

FOR LEASE

165 Rowland Way

Novato, California

Office and Medical Space



Property Description:

The property consists of a three story class A medical office building located just off US 101 at Rowland Way adjacent to the Vintage Oaks Shopping Center and the Novato Community Hospital.

The exterior is well landscaped, has exterior seating areas and is connected to the Novato Community Hospital Building.

SIX SUITES AVAILABLE - FIRST AND THIRD FLOOR

For more information, contact:



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900 Larkspur Landing Circle, Suite 295
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Property Highlights:

- Novato's premiere medical office building
- Freeway visible location with easy access
- Mature landscaping with exterior seating areas
- Views of Marin County's open space and wetlands
- Location provides easy access to a variety of restaurants, hotels, gyms & shopping options
- One block from public transportation
- Bicycle and pedestrian path located behind the building
- Abundant free parking
- On-site cafe
- Connected to the Novato Community Hospital
- On-site security

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Available Spaces:

165	Rowland
Suite	Rentable Square Feet
101	±2,356 RSF
103	±1,684 RSF
208	±1,291 RSF
301	±2,023 RSF
303	±2,275 RSF
311	±4,358 RSF

Asking Rent:	\$2.60 PSF
Load Factor:	17.5%
Parking Ratio	5/1,000

Fully built out medical suites including exam rooms, plumbing and sinks.

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VICINITY FEATURES

- | | |
|----|---------------------------------|
| 1 | 100 Rowland Way |
| 2 | 101 Rowland Way |
| 3 | 165 Rowland Way |
| 4 | Novato Community Hospital |
| 5 | Novato Fire Protection District |
| 6 | Staples |
| 7 | Moylan's Brewery and Restaurant |
| 8 | Cinemark Rowland Plaza |
| 9 | Novato Toyota |
| 10 | Macy's Home Store |
| 11 | Starbucks |
| 12 | Target |
| 13 | Southern Pacific Smokehouse |
| 14 | Chase |
| 15 | Sports Authority |
| 16 | Costco |



For more information, contact:



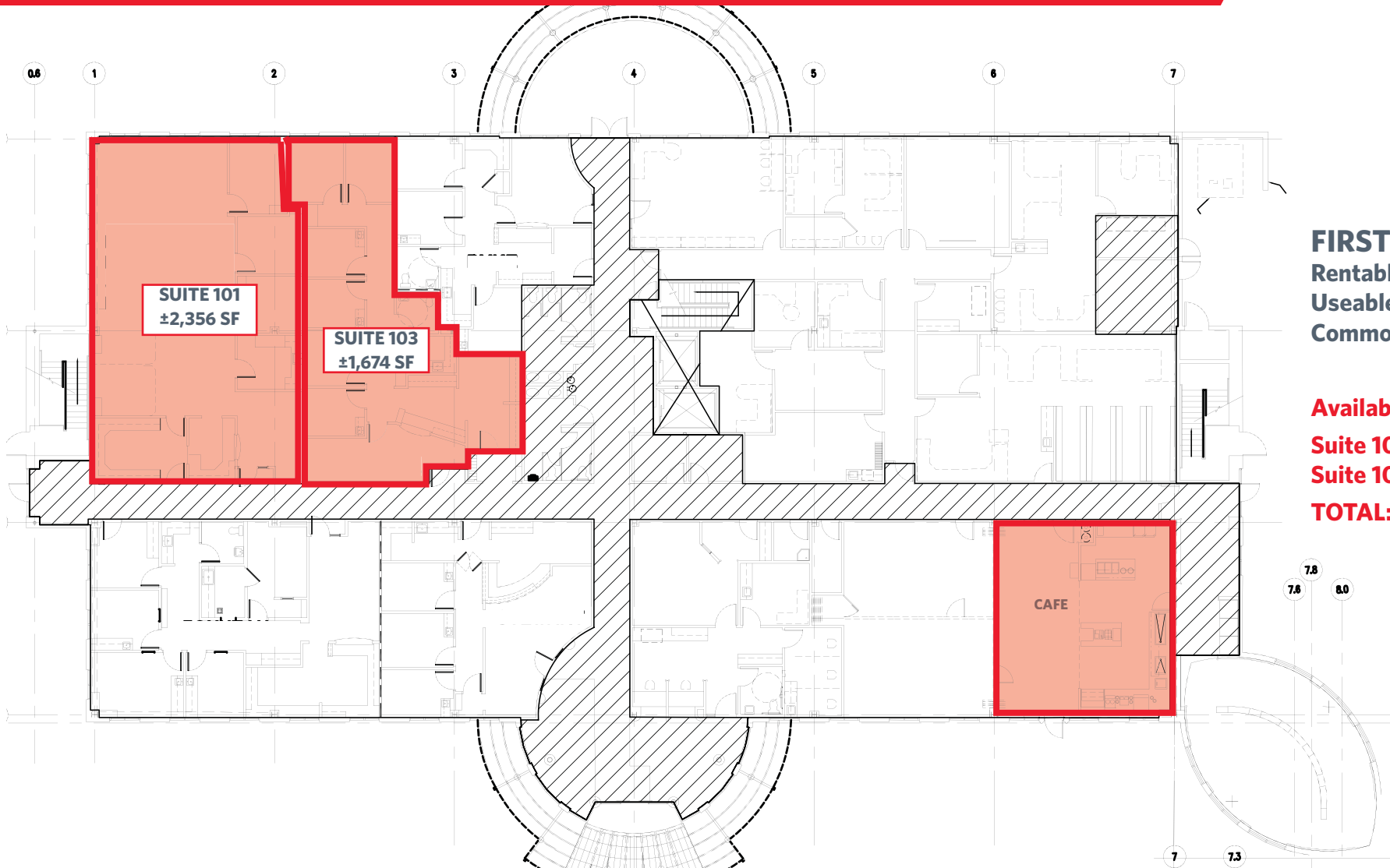
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FIRST FLOOR
Rentable : 18,111 SF
Useable: 14,432 SF
Common: 3,679 SF

Available: 3 Suites
Suite 101 - ±2,356 SF
Suite 103 - ±1,674 SF
TOTAL: ±4,030 SF

For more information, contact:



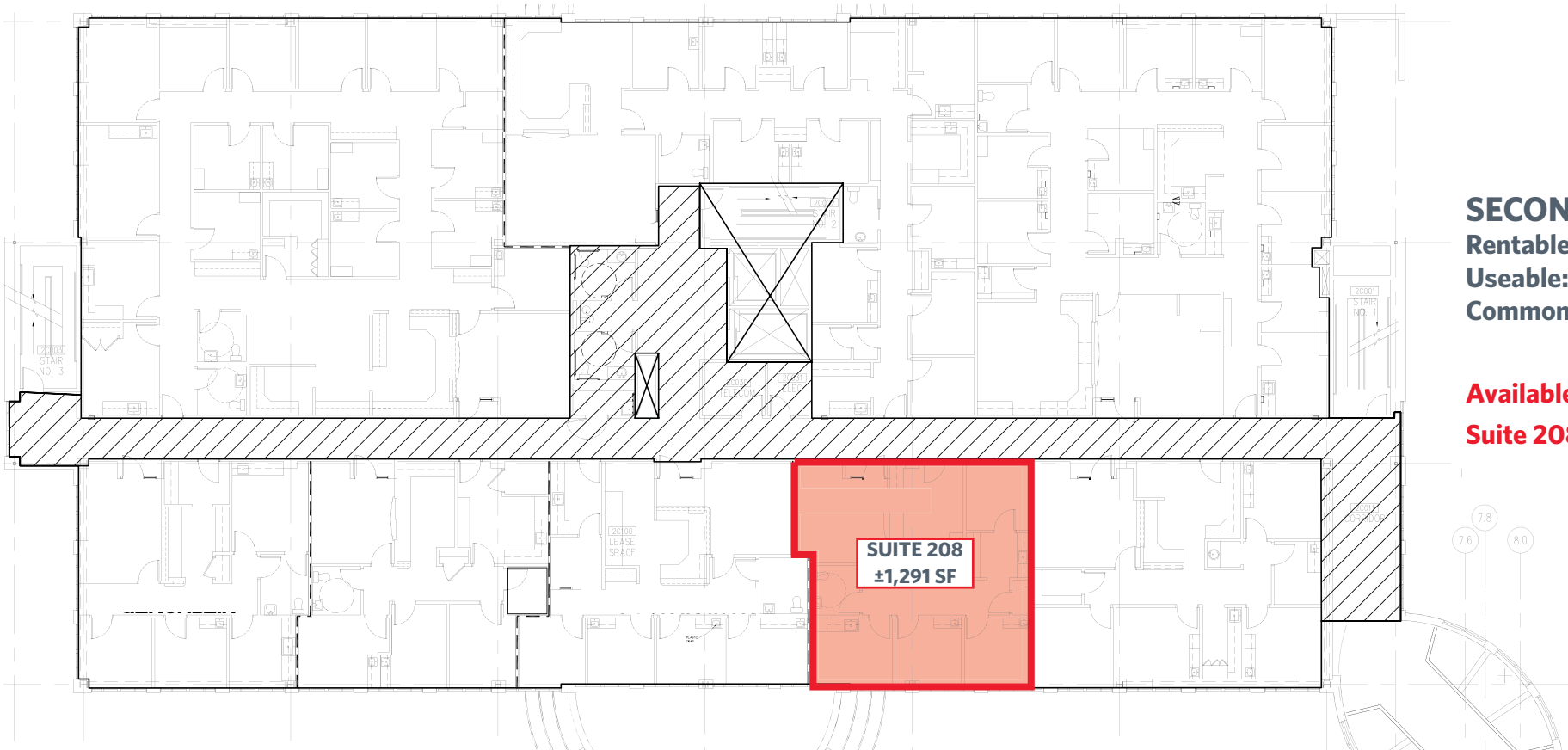
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SECOND FLOOR
Rentable : 17,464 SF
Useable: 15,237 SF
Common: 2,227 SF

Available: 1 Suites
Suite 208 - ±1,291 SF

For more information, contact:



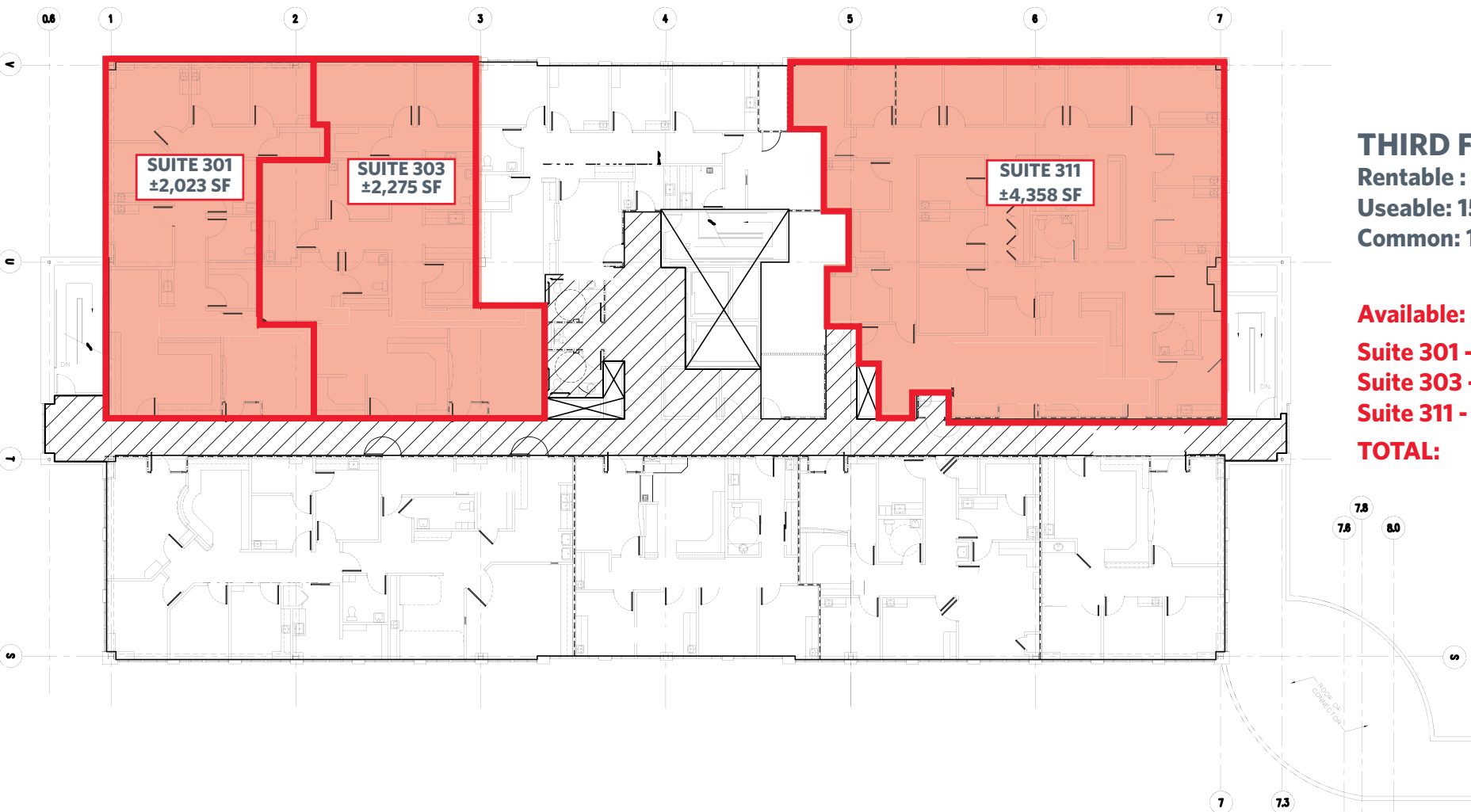
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THIRD FLOOR
Rentable : 17,254 SF
Useable: 15,274 SF
Common: 1,980 SF

Available: 3 Suites
Suite 301 - ±2,023 SF
Suite 303 - ±2,275 SF
Suite 311 - ±4,358 SF
TOTAL: ±8,653 SF

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