

FOR LEASE

7595 & 7599 Redwood Blvd

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Novato, CA 94945

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|---|
| LEASE RATE: | \$1.75 - \$2.00 SF/month (Full Service; Gross) |
| NUMBER OF UNITS: | 40 |
| AVAILABLE SF: | 808 - 5,448 SF |
| LOT SIZE: | 79,866 SF |
| BUILDING SIZE: | 31,271 SF |

PROPERTY DESCRIPTION

SVN MG Property Advisors is pleased to present 7595 & 7599 Redwood Blvd, Novato. This property offers abundant natural light, suites with private offices, kitchenettes, and reception areas. With easy access to HWY 101, it provides convenience for both employees and clients. The property's sleek professional exterior is complemented by a well-maintained interior, making it an attractive option for a variety of businesses. With plenty of parking, this quiet two building complex has a parklike setting and many amenities. (Please note, Bldg. 7595 does not have an elevator, but Bldg. 7599 Redwood does have an elevator)

PROPERTY HIGHLIGHTS

- Wonderful layouts with private offices, kitchenettes and reception areas.
- Ground floor space available
- Abundant natural light for an inviting work environment
- Ample parking for employees and clients
- Convenient access to HWY 101 and two blocks from a SMART station

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LEASE SPACES

LEASE INFORMATION

| | | | |
|---------------------|---------------------|--------------------|--------------------------|
| LEASE TYPE: | Full Service; Gross | LEASE TERM: | Negotiable |
| TOTAL SPACE: | 808 - 5,448 SF | LEASE RATE: | \$1.75 - \$2.00 SF/month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---|-----------|------------------|--------------|-----------------|---|
| 7595 Redwood Blvd, Suite 203 | Available | 808 SF | Full Service | \$1.75 SF/month | Perfect size Suite with an open reception or cubicle area with one large private office with windows. |
| 7599 Redwood Blvd., Ste 214 | Available | 1,451 SF | Full Service | \$1.85 SF/month | Wonderful space with 3 large offices, open floor area and kitchenette with operable windows and plenty of natural light. Some nice furniture if needed. Very nice layout for most businesses. |
| 7599 Redwood Blvd, Suite 100/103 (SUBLEASE) | Available | 1,850 - 5,448 SF | Gross | \$2.00 SF/month | Ground floor, modern, clean office space with 8 private rooms, 2 large conference rooms, 2 kitchenettes with a nice reception area, right off the main lobby area. Some furniture may be included. This Suite also has a separate, private entrance right off the parking light as well as the main lobby entrance. It is very light and bright with many windows. This sublease space may be demised in a few different ways with the square footage potential for approx. 1,200sf - 1,850sf. Flexible term. May go direct with Landlord for longer term. Sublease Term ends 7/31/2030. |
| 7599 Redwood Blvd, Suite 200 | Available | 2,857 SF | Full Service | \$1.85 SF/month | Nice second floor offices with an elevator served. The suite has a large kitchenette, clean office space and many private rooms, of which may be utilized as a conference room, several private offices and a large storage room. There is an open reception area and a direct exit to the parking garage. |

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