



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1400 GRANT AVENUE  
NOVATO, CA

High Quality, Affordable  
Office Suite



RENTAL OF BUSINESS  
SQUARE METERS  
915-490-4278

LAMONT  
FINANCIAL SERVICES

LAMONT

REPRESENTED BY:

Go beyond broker.

**MATT STORMS, PARTNER**  
LIC # 01233478 (415) 461-1010, EXT 123  
MSTORMS@KEEGANCOPPIN.COM

PARKING FOR  
**1400**  
Only  
NO OTHER VEHICLES  
ALLOWED TO PARK  
HERE AT ANY TIME  
NOV 11 2011



# OFFICE SUITES FOR LEASE



1400 GRANT AVENUE  
NOVATO, CA

**HIGH QUALITY,  
AFFORDABLE**

## PROPERTY INFORMATION

### HIGHLIGHTS

- High-quality finishes throughout
- Best downtown Novato location
- Newly renovated suites
- Many upgraded improvements

### OFFICE SPACE

**Suite 201 D:** 350+/- sq. ft

### DESCRIPTION

Single office with reception.  
Shared kitchen area.

### DESCRIPTION OF PREMISES

All newly renovated office suites with upgraded improvements featuring brand new ceilings, great lighting and beautiful carpet.

### LEASE TERMS

#### Size

350+/- sq ft

#### Rate

\$1.90 per sq ft

#### Terms

Gross unserviced

3 - 5 year lease term

Tenant pays increases in operating expenses over base year

#### Parking

On-site parking lot

#### Zoning

CBD:D

#### Load

10%

Keegan & Coppin Co., Inc.  
101 Larkspur Landing Circle, Ste. 112  
Larkspur, CA 94939  
www.keegancoppin.com  
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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## DESCRIPTION OF AREA

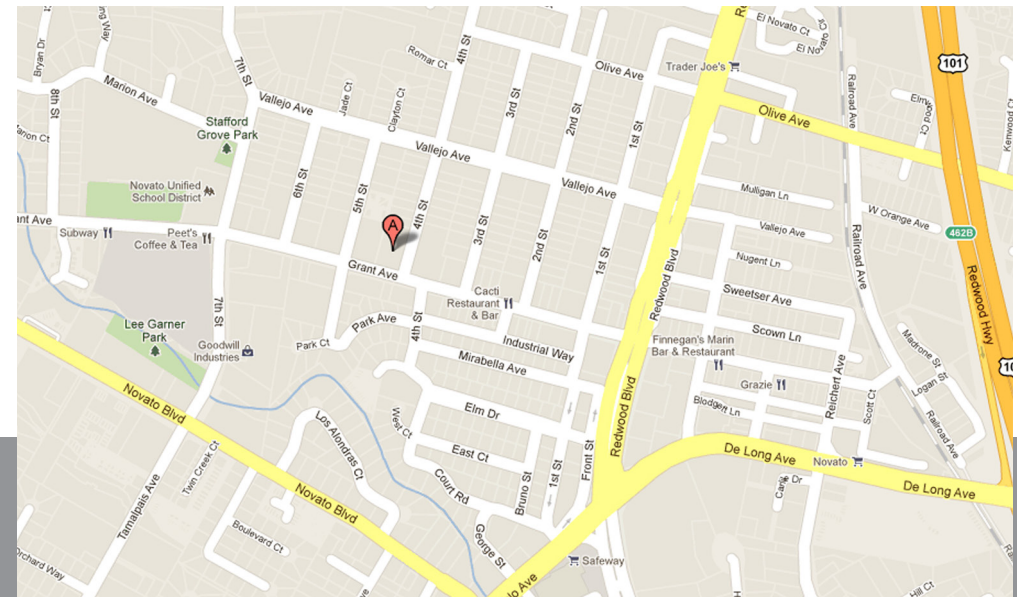
Novato is the northernmost city in Marin County, located approximately 29 miles north of San Francisco and 37 miles northwest of Oakland. Novato, which covers 28 square miles, has a population of nearly 53,000. Just off the city's major transportation arteries lies Grant Avenue, a hub of vibrant retail and commercial activities in the heart of Novato's historic downtown. Businesses providing services to local and regional residents mixed with boutiques, spas, and restaurants, all housed in recently built or beautifully restored buildings.

## NEARBY AMENITIES

- Immediate proximity to Novato's downtown core
- Diverse and eclectic mix of restaurants and shops
- Steps from all city services
- Adjacent to a wide variety of professional and medical services

## TRANSPORTATION ACCESS

- Novato Transit Center, 1 minute
- Downtown Novato SMART Train Station, 3 minutes
- Highway 101, 5 minutes



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