

FOR LEASE

7200 REDWOOD BLVD

Novato, CA 94945



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

NICK EGIDE

CA LIC #01859524
(415) 762-8067

nick@meridiancommercial.com

RORY TUTTLE

CA LIC #01927108
(415) 870-2036

rory@meridiancommercial.com

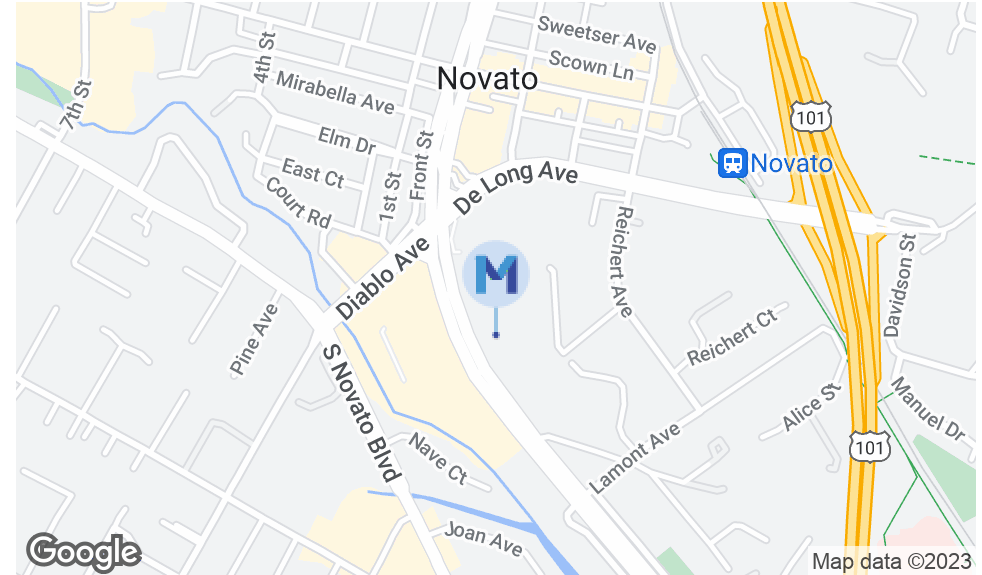


FOR LEASE

Property Summary

7200 REDWOOD BLVD

Novato, CA 94945



PROPERTY DESCRIPTION

Now under new ownership! 7200 Redwood Boulevard provides one of the nicest office experiences in Novato. Third floor office availabilities provide great window lines with expansive Mount Tam views. The suites are accessible directly through the lobby at the upper parking lot. Suites also provide large shared outdoor balconies to really maximize the views. New owners plan on making upgrades to the lobbies and common areas to help provide a top Novato office experience.

PROPERTY HIGHLIGHTS

- Highly visible monument signage facing Redwood Boulevard
- Upgraded LED lighting throughout the common areas
- Private parking lot accessing 1st and 3rd floors
- On site gym with showers and lockers
- Easy access to Highway 101 and downtown Novato amenities

LOCATION DESCRIPTION

Located across from the Novato Fair Shopping Center. Walking distance to downtown Novato, close to all services, with convenient to Highway 101.

OFFERING SUMMARY

Lease Rate:	\$2.50 SF/month (Full Service)
Number of Units:	23
Available SF:	±2,294 - 6,559 SF
Building Size:	±54,777 SF
Property Type:	Office

NICK EGIDE

CA LIC #01859524
(415) 762-8067

nick@meridiancommercial.com

RORY TUTTLE

CA LIC #01927108
(415) 870-2036

rory@meridiancommercial.com



FOR LEASE

Lease Spaces

7200 REDWOOD BLVD

Novato, CA 94945

LEASE INFORMATION

Lease Type:	Full Service
Total Space:	2,294 - 6,559 SF

Lease Term:	Negotiable
Lease Rate:	\$2.50 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	DESCRIPTION
Suite 312	2,294 - 6,559 SF	Full Service	Newly built out Spec Suite, 3 private offices, kitchenette, great glass lines, direct access to balcony. Can be combined with Suite 320.
Suite 320	4,265 - 6,559 SF	Full Service	Open floor plan, TI allowance available for office build out and kitchenette to Tenant specifications, great window lines and views of Mount Tam. Can be combined with Suite 312.



NICK EGIDE
CA LIC #01859524
(415) 762-8067
nick@meridiancommercial.com

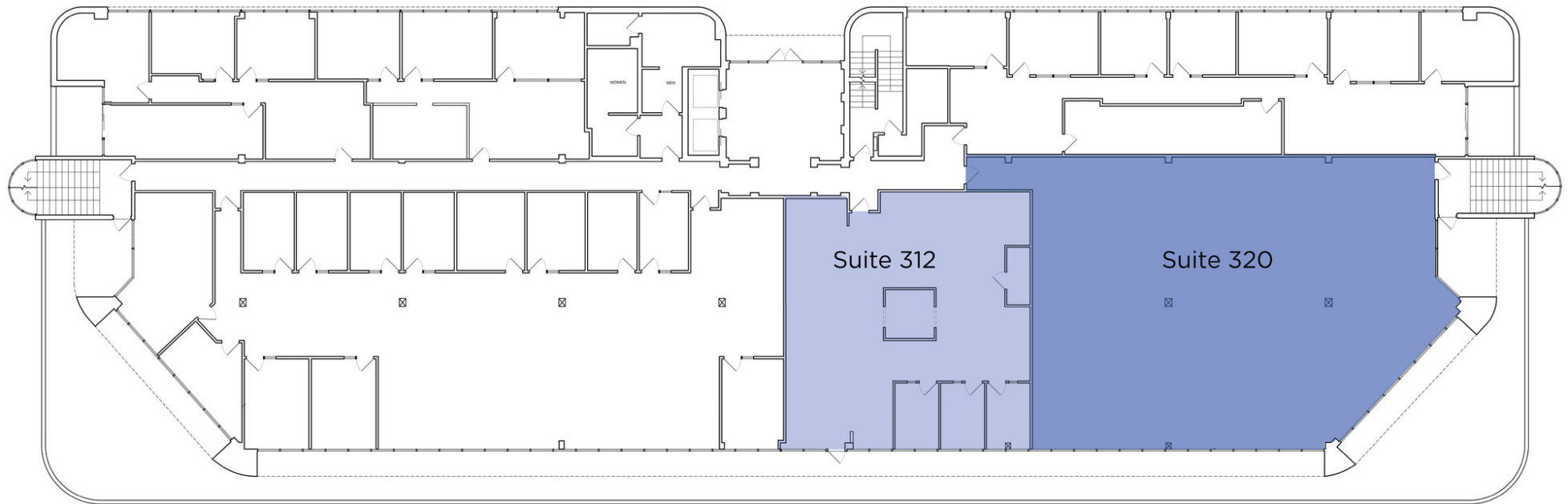
RORY TUTTLE
CA LIC #01927108
(415) 870-2036
rory@meridiancommercial.com

FOR LEASE

Floor Plans

7200 REDWOOD BLVD

Novato, CA 94945



NICK EGIDE

CA LIC #01859524
(415) 762-8067

nick@meridiancommercial.com

RORY TUTTLE

CA LIC #01927108
(415) 870-2036

rory@meridiancommercial.com



FOR LEASE

Retailer Map

7200 REDWOOD BLVD

Novato, CA 94945



Google

Map data ©2023

NICK EGIDE

CA LIC #01859524
(415) 762-8067

nick@meridiancommercial.com

RORY TUTTLE

CA LIC #01927108
(415) 870-2036

rory@meridiancommercial.com



FOR LEASE

Demographics Map & Report

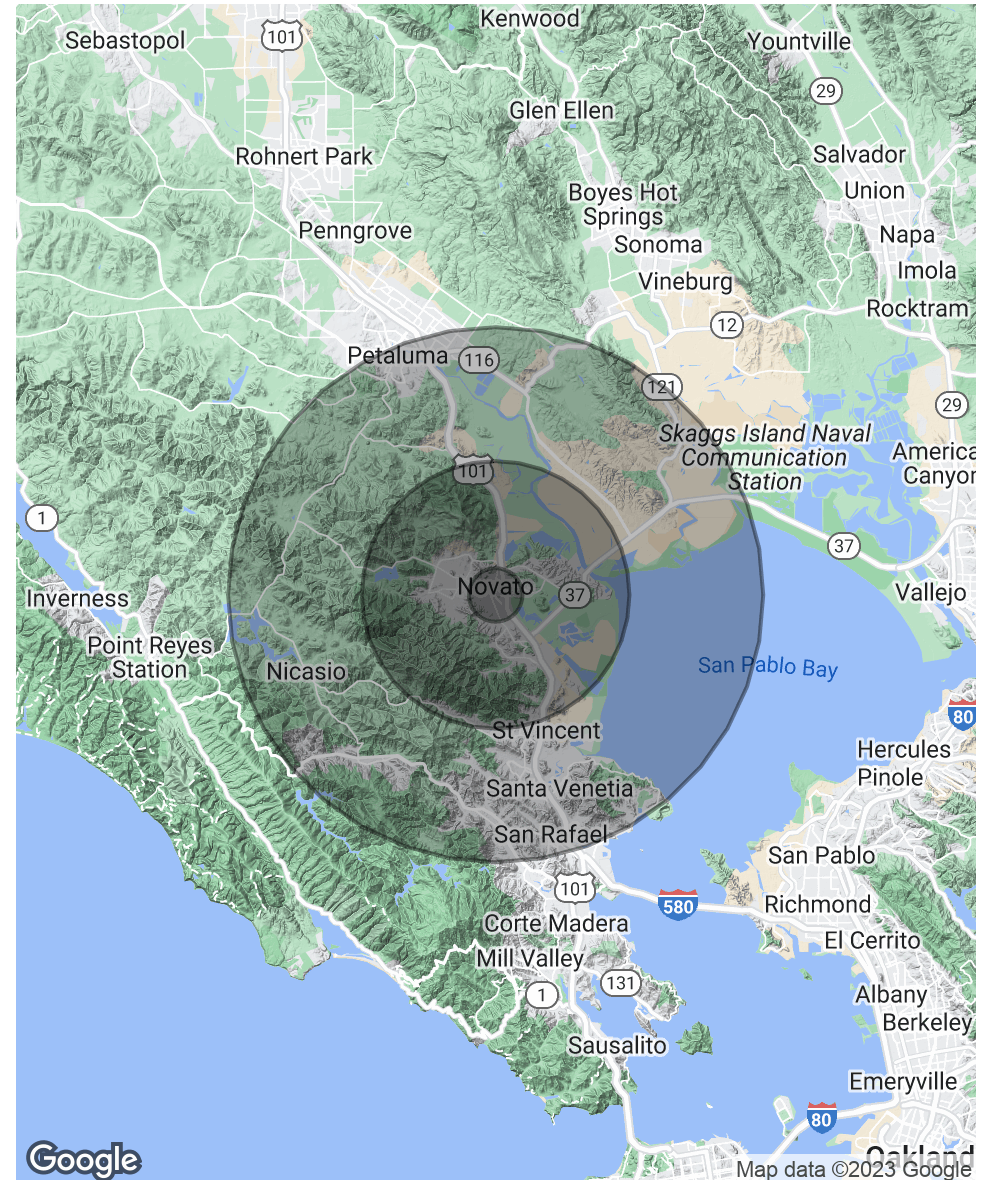
7200 REDWOOD BLVD

Novato, CA 94945

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,695	64,067	174,052
Average Age	44.1	48.6	47.5
Average Age (Male)	39.7	46.5	45.9
Average Age (Female)	46.6	49.7	49.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,335	26,093	73,366
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$107,162	\$141,631	\$145,266
Average House Value	\$700,847	\$824,988	\$910,745

* Demographic data derived from 2020 ACS - US Census



NICK EGIDE

CA LIC #01859524
(415) 762-8067

nick@meridiancommercial.com

RORY TUTTLE

CA LIC #01927108
(415) 870-2036

rory@meridiancommercial.com

