

HAMILTON LANDING

NOVATO | CALIFORNIA

CREATE SPACE | NOURISH IDEAS | PILOT THE FUTURE

UP TO ±200,000SF AVAILABLE



NEWMARK

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A LEGACY ASSET BUILT ON HISTORY AND FREEDOM

Hamilton Air Force Base was built in the 1930's and named after Marin fighting ace Lloyd Andrew Hamilton. Spanish-style construction and abundance of clear days perfect for flying.



THE FUTURE OF WORK

When home is chaotic and the city is dense, Hamilton Landing presents itself as a unique opportunity that provides space and freedom unlike ever imagined.

Soaring ceiling heights and sun drenched suites inspire, energize and motivate its occupants to build the future and maintain health, wellness and happiness.





PRIZED WORK ENVIRONMENT

Soaring ceilings, dramatic views, and access to unmatched nearby amenities. New outdoor tenant amenity space "The Landing" for meetings, team events, or a walk on the Hamilton Wetlands which is adjacent to Hamilton Landing.



FLEXIBILITY

Approximately 411,128 SF project size allows business to grow in place with available spaces from $\pm 1,374$ - $\pm 200,000$ RSF with an ample parking ratio of $\pm 4.00/1000$ SF. Modular underfloor systems allowing easy relocation of HVAC, and electrical and data systems. Spaces can more easily and cost effectively improved.



EXCELLENT LOCATION

At the intersection of US 101 and Hwy 37, Hamilton is conveniently accessed from all directions.



GREEN FEATURES

Electric vehicle charging stations, award-winning HVAC systems, low emission and high performance finishes and materials.



PRIDE OF OCCUPANCY

Unique adaptive reuse of airforce hangars featuring massive glass curtain walls, impressive steel truss system, and extra deep window wells.



CONNECTED

Located a few minutes walk from the Hamilton SMART station connecting employees to Sonoma County in the north and the Larkspur Ferry Terminal in the south. Comcast and AT&T virtually connect tenants to the world over fiber.





OUTDOOR DINING



MEETING AREA



DOG RUN



BOCCE BALL

RECHARGE - REINVIGORATE - REJOICE

SPACE AVAILABLE FROM $\pm 1,374$ - $\pm 200,000$ RSF

HANGAR 5

Suite 100 $\pm 4,263$ RSF

Suite 130 $\pm 6,014$ RSF

Suite 160 $\pm 18,555$ RSF

SUITES 100, 130, & 160 CAN BE COMBINED TO $\pm 28,832$ RSF

HANGAR 4

Suite 100 $\pm 21,957$ RSF

HANGAR 4

Suite 200 $\pm 11,285$ RSF

Suite 210 $\pm 9,191$ RSF

Suite 250 $\pm 2,750$ RSF

SUITES 200, 210 & 250 CAN BE COMBINED TO $\pm 23,226$ RSF

HANGAR 6

Suite 155 $\pm 3,641$ RSF

Suite 190 $\pm 1,494$ RSF

Suite 100 $\pm 19,261$ RSF

Suite 160 $\pm 8,360$ RSF

Suite 160A $\pm 1,374$ RSF

Suite 220 $\pm 7,978$ RSF

Suite 230 $\pm 1,965$ RSF

Suite 235 $\pm 1,393$ RSF

Suite 240 $\pm 5,995$ RSF

SUITES 100, 160 & 160A CAN BE COMBINED TO $\pm 28,995$ RSF

SUITES 220, 230, 235 & 240 CAN BE COMBINED TO $\pm 17,331$ RSF

$\pm 46,326$ RSF HANGAR 3 CAN BE AVAILABLE FOR CONTIGUOUS USE

Suite 100 $\pm 28,805$ RSF

Suite 210 $\pm 13,461$ RSF

SUITES 100 & 210 CAN BE COMBINED TO $\pm 42,266$ RSF

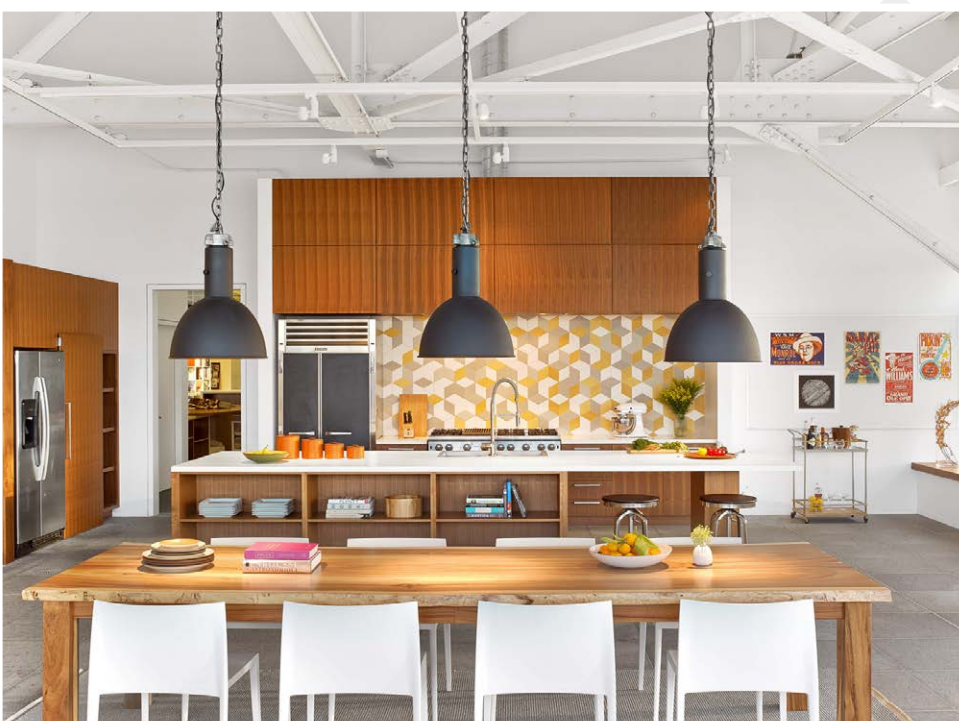
Ground Floor $\pm 33,664$ RSF

HANGAR 3

HANGAR 7

HANGAR 10

ENGAGING INTERIORS



MODERN - FUN - INSPIRING

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AMENITIES



TENANT AMENITY AREA = ★

101 FREEWAY = —

SONOMA-MARIN AREA RAIL TRANSIT = ★

SONOMA-MARIN RAPID TRANSIT LINE = - - -

SAN FRANCISCO BAY TRAIL =



SMART TRAIN

COMMUTE TIME TO HAMILTON FIELD

Trains run every 30 minutes
during peak commute hours

San Rafael to Novato estimated
8-10 minutes

Petaluma to Novato estimated
8-10 minutes

Santa Rosa to Novato estimated
25-30 minutes

HAMILTON LANDING

ESTIMATED PROXIMITY TO

Oakland
30 miles

San Francisco (Golden Gate Bridge)
19 miles

Petaluma
16 miles

Santa Rafael
8 miles

SMART TRAIN = 
SMART TRAIN STATIONS = 

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