

JUST REDUCED!
FOR LEASE

7595 & 7599 REDWOOD BLVD

Novato, CA 94945

PRESENTED BY:

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CalDRE # #01990180

JULIE SOMMER

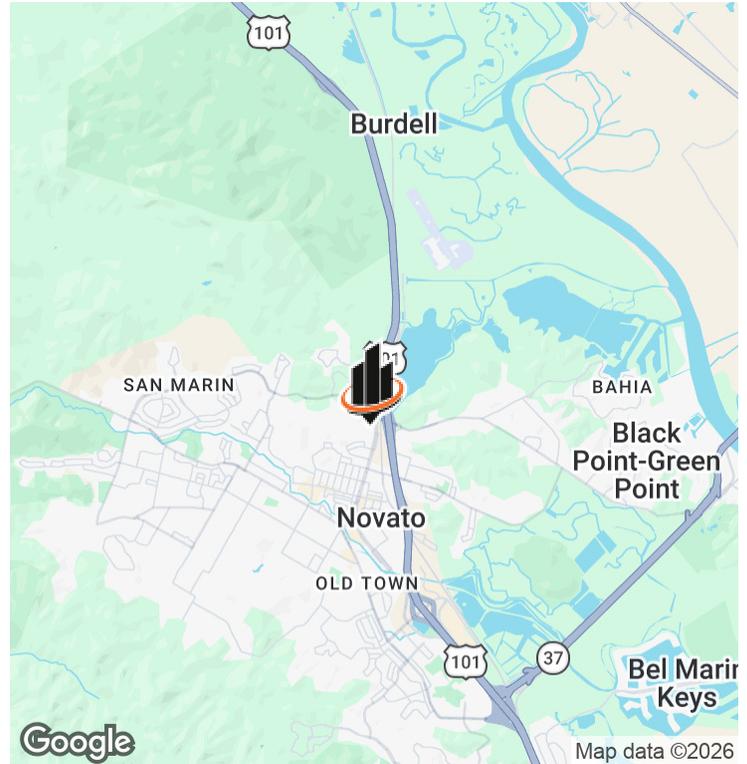
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PROPERTY SUMMARY- FREE RENT & TI ALLOWANCE AVAILABLE!



OFFERING SUMMARY

LEASE RATE:	\$1.75 - \$2.00 SF/month (Full Service)
NUMBER OF UNITS:	4
AVAILABLE SF:	808 - 2,857 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

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Full Service; Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	808 - 2,857 SF	LEASE RATE:	\$2.20 - \$2.40 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 SF	Gross	\$2.00 SF/month	Ground floor, modern, clean office space with 6 private rooms, of which one may be utilized as a conference room, nice reception area, right off the main lobby area. 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 may be through 7/31/2030.

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LEASE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7599 Redwood Blvd, Suite 200	Available	2,857 SF	Full Service	\$2.00 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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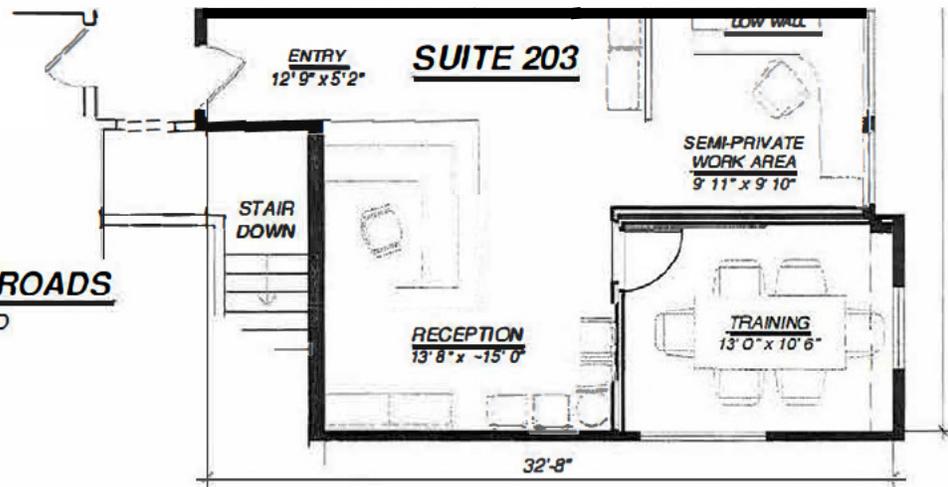
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SUITE 203

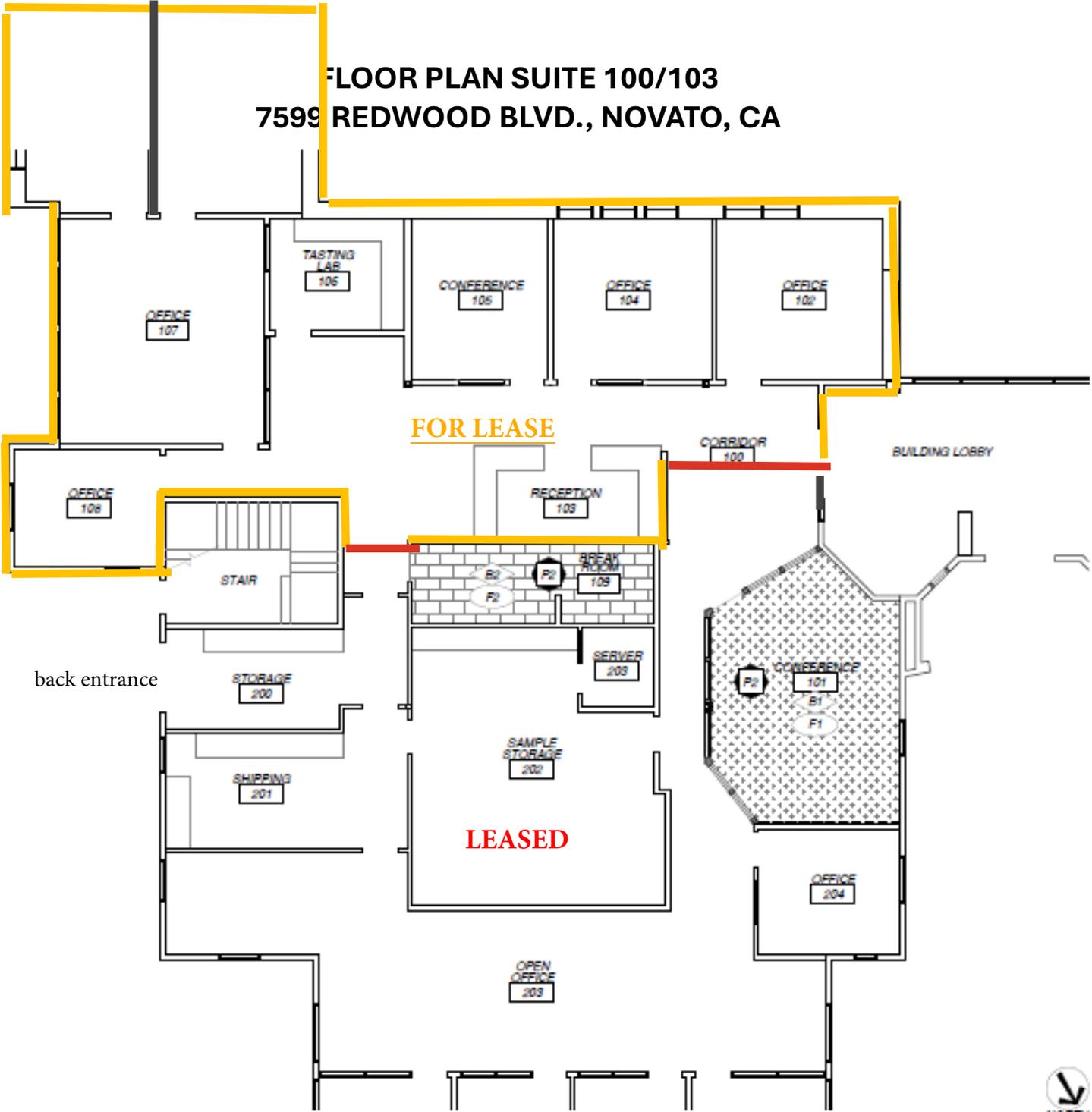
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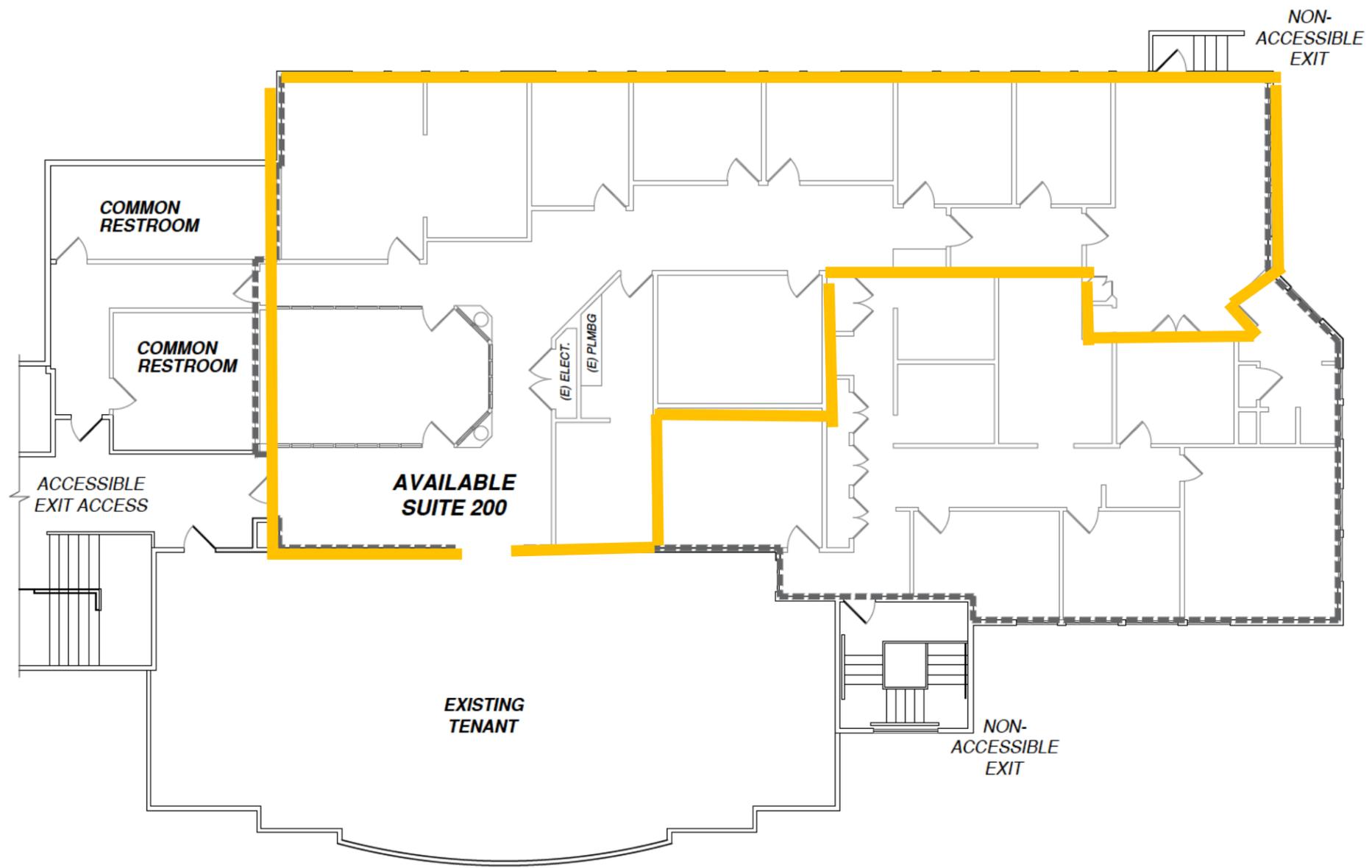
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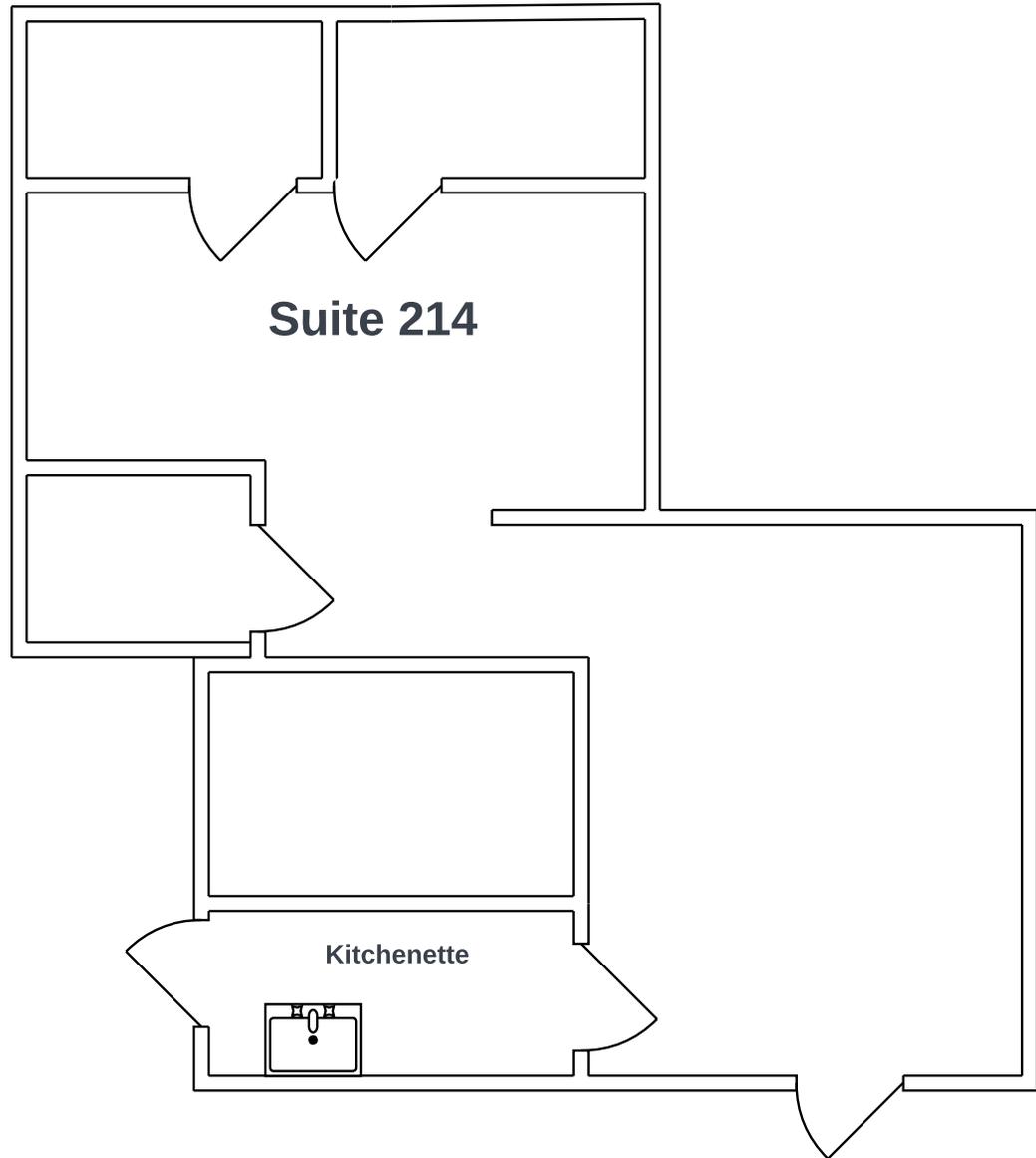
REDWOOD CROSSROADS
7595 REDWOOD BOULEVARD
NOVATO, CALIFORNIA



FLOOR PLAN SUITE 100/103
7599 REDWOOD BLVD., NOVATO, CA







*not professionally drawn/measured