



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**1400 GRANT AVENUE
NOVATO, CA**

High Quality, Newly Renovated
Office Suites



Go beyond broker.

REPRESENTED BY:

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

PARKING FOR
1400
NOVATO, CA
Only
NOVATO, CA
NOVATO, CA
NOVATO, CA



OFFICE SUITES FOR LEASE



1400 GRANT AVENUE
NOVATO, CA

**HIGH QUALITY,
NEWLY RENOVATED**

PROPERTY INFORMATION

HIGHLIGHTS

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

OFFICE SPACE

Suite 150: 1,376+/- sq. ft

Suite 200: 1,250+/- sq ft

Suite 205: 533+/- sq ft

DESCRIPTION

Nice ground floor suite. Two private offices, open area, private bathrooms, kitchenette.

Second floor corner suite.

Open office with good light.

DESCRIPTION OF PREMISES

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

LEASE TERMS

Size

533 - 1,376+/- 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.
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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 mix with boutiques, spas, and restaurants, all housed in recently built or beautifully restored buildings.

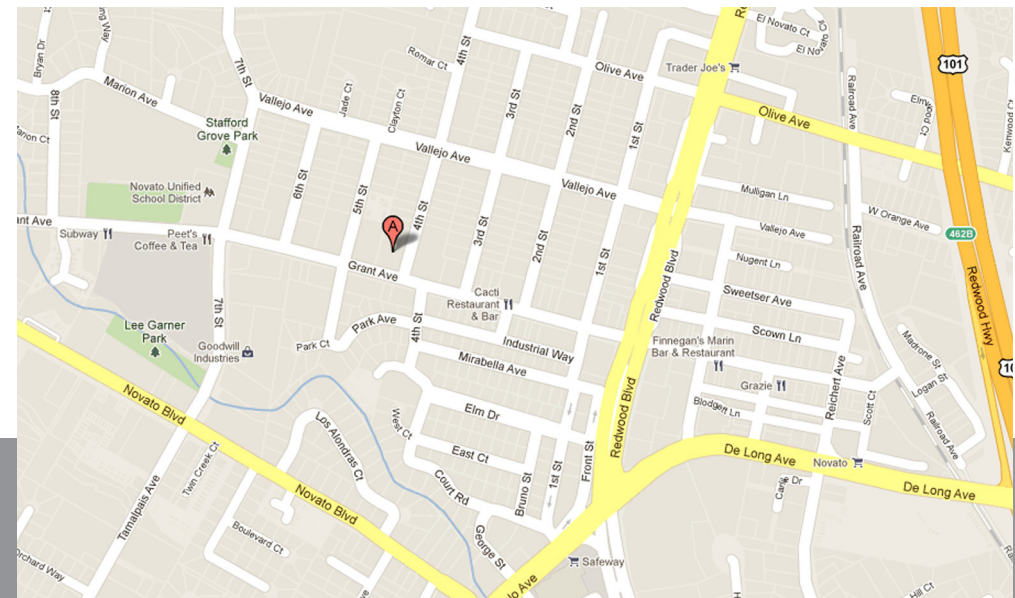
NEARBY AMENITIES

- 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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