



## For Lease: Grant Avenue Retail

1217 Grant Avenue, Novato, CA

- Good Window Line
- New Streetscape Completed
- Private Parking for the Building

### Offering Summary

Available Sq. Ft.:	1650 +/- sf
Initial Base Rent:	\$1.85 psf
Lease Type:	Mod. Gross
Min. Lease Term:	3 - 5 Years
Available:	Now

Contact: **Dirck Brinckerhoff**  
(415) 446-4222  
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**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

# For Lease : Old Town Novato Retail Space

1217 Grant Avenue, Novato, CA 94945

## Property Description:

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Well configured space with good windows on Novato's most active street. Employee and customer parking in rear lot.

## Location Description:

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The property is conveniently located close to Highway 101 and there is a private parking lot as well as ample street parking. 1217 Grant is near lively restaurants, cafes, gas stations, banks, and offices, and is just blocks from the downtown SMART station.

## Space Information/Features:

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Total Available Square Feet:	1650 +/- sq. ft. (agents have not verified dimensions square footage)
Retail Type:	Street
Divisible:	No
Signage:	Above windows and possibly on projecting sign
Parking:	Onsite in rear lot and street parking

## Building Information/Features:

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Total Building Square Feet:	3,275 +/- sq. ft.
Year Constructed/Renovated:	1952
Zoning Designation:	<a href="#">CDR: D:H (Downtown Core Retail:Downtown Novato Specific Plan:Historic)</a>
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

## Lease Terms:

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Minimum Lease Term:	3 - 5 Years
Initial Base Rent:	\$1.85 per sq. ft.
Base Rent Increases:	3 % per annum
Lease Type:	Modified Gross
Tenant Expenses:	Gas, electricity, trash, water, telephone, internet, % of shared water costs, tax and insurance increases

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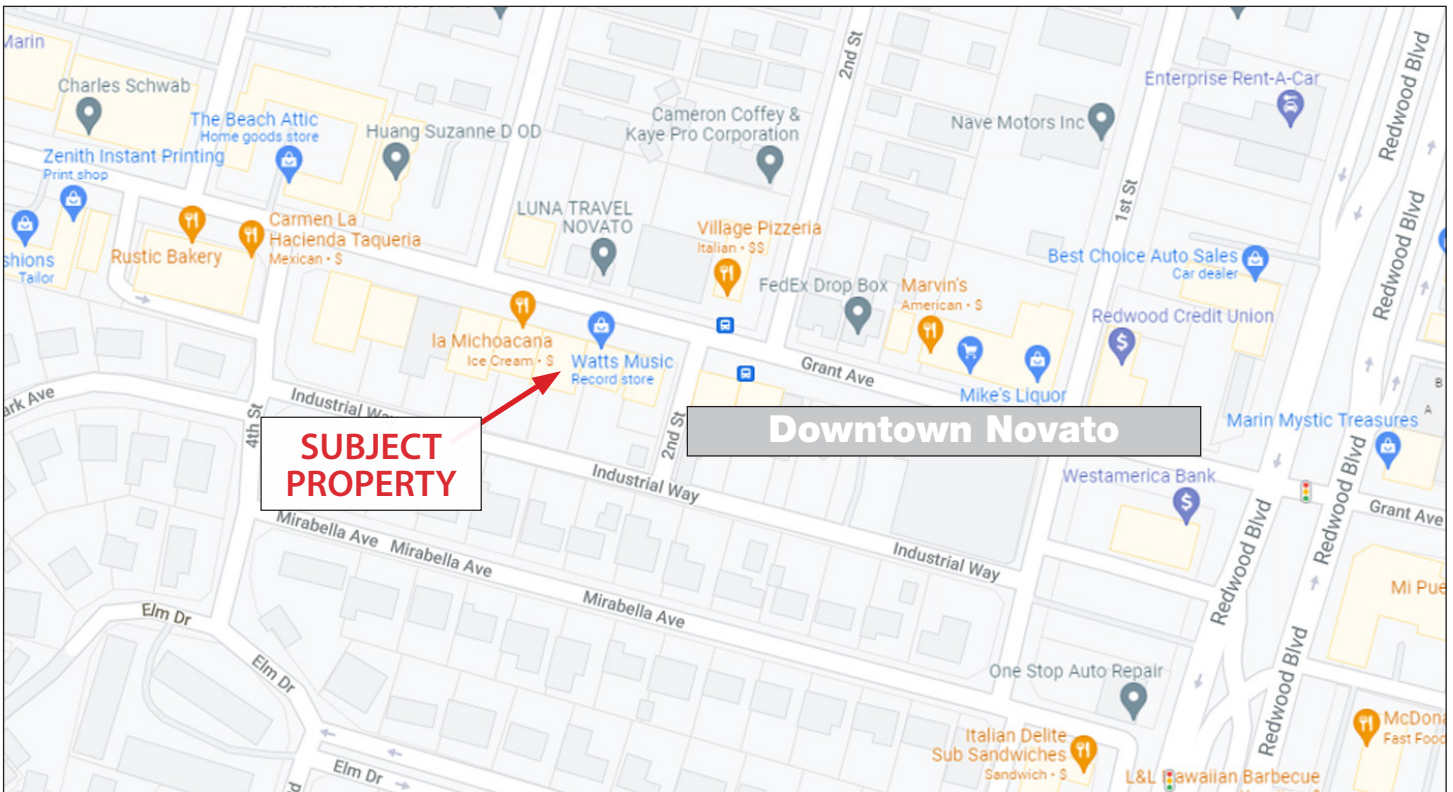
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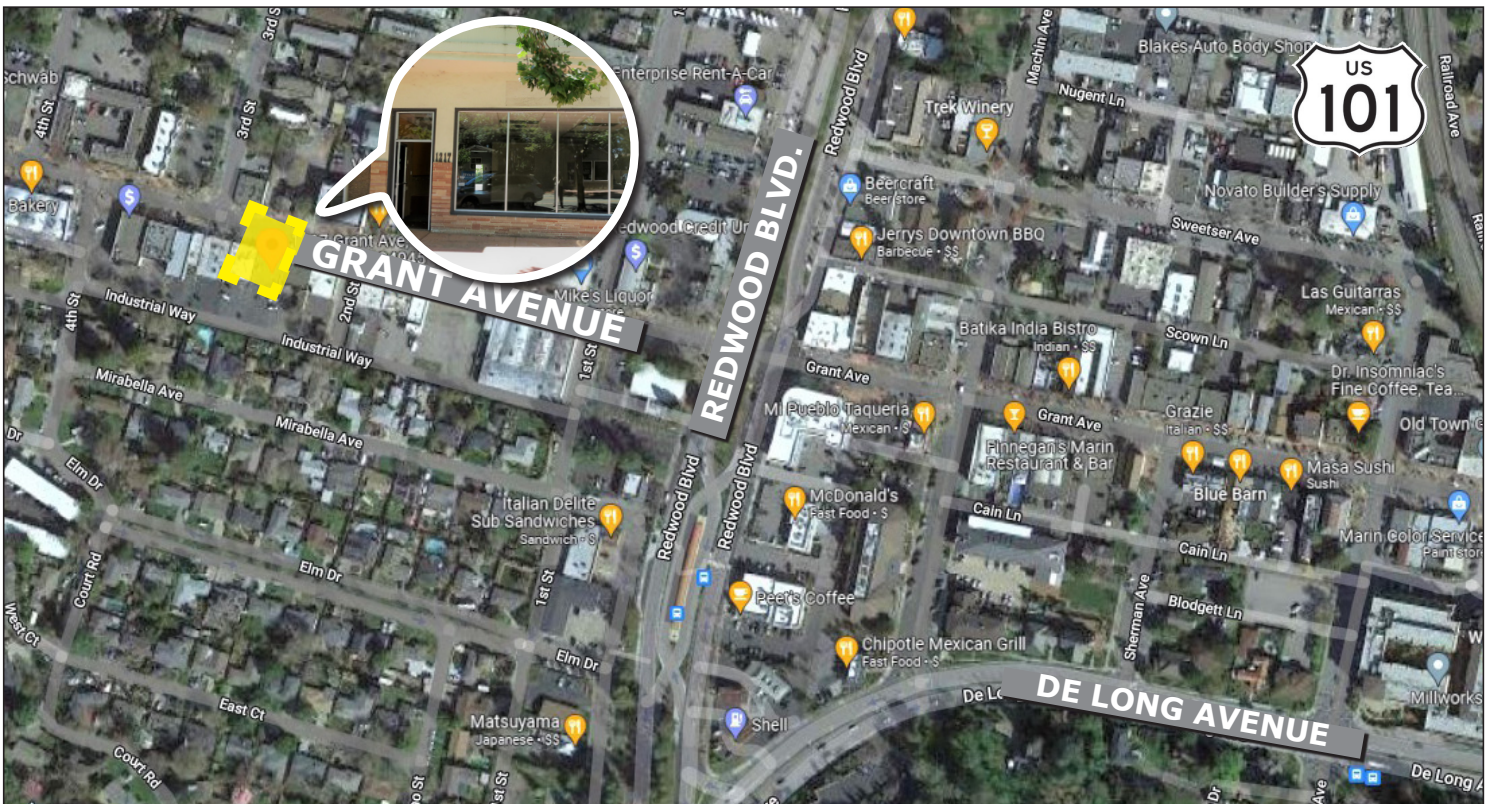
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Floor Plan Not to Scale

Grant Avenue