



For Lease: Grant Avenue Office

863-A Grant Avenue, Novato, CA

- 5 Private Offices
- Ground Floor
- Rear Parking Lot
- New Flooring
- Freshly Painted

Offering Summary

Available Sq. Ft.:	1,252 +/- sf
Initial Base Rent:	\$2.00/psf
Lease Type:	Mod. Gross
Min. Lease Term:	3 - 5 Years
Available:	Now

Contact:

Joe Morrison
(415) 366-0022
joe@hlcre.com
Lic#: 02067309

Mark Cooper
(415) 608-1036
mark@hlcre.com
Lic# 01814831



HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

For Lease: Grant Avenue Office

863-A Grant Avenue, Novato, CA 94945

Property Description:

Well configured space on Novato's most active street. Five private offices for many uses. Employee and customer parking in rear lot.

Location Description:

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

Space Information/Features:

Total Available Square Feet:	1,252 +/- sq. ft. (agents have not verified dimensions square footage)
Divisible:	No
Signage:	On side of building
Parking:	Onsite in rear lot and street parking

Building Information/Features:

Total Building Square Feet:	1,252 +/- sq. ft.
Year Constructed/Renovated:	1952
Zoning Designation:	CDR: D:H (Downtown Core Retail:Downtown Novato Specific Plan:Historic)
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Out

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:

Minimum Lease Term:	3 - 5 Years
Initial Base Rent:	\$2.00/sq.ft. per month
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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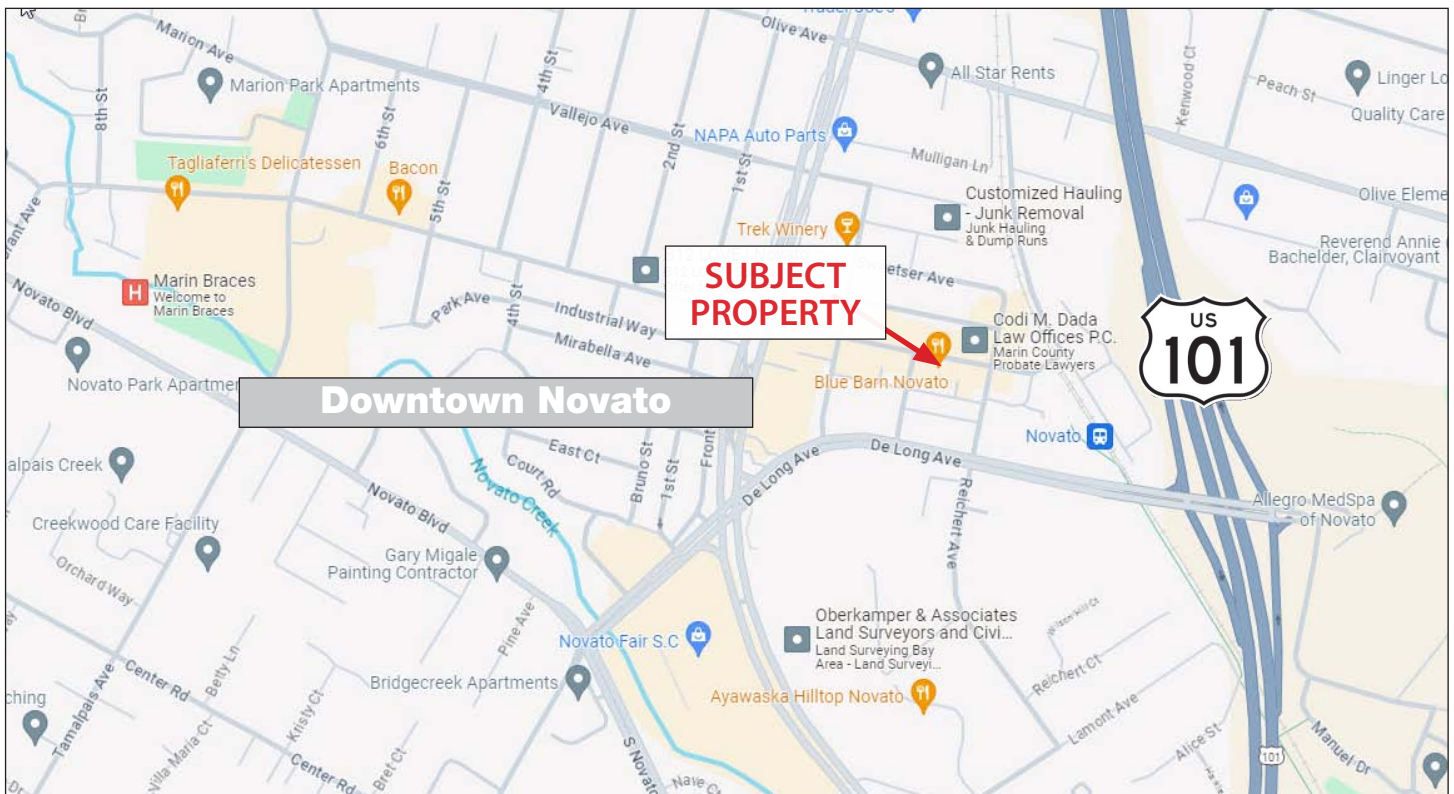


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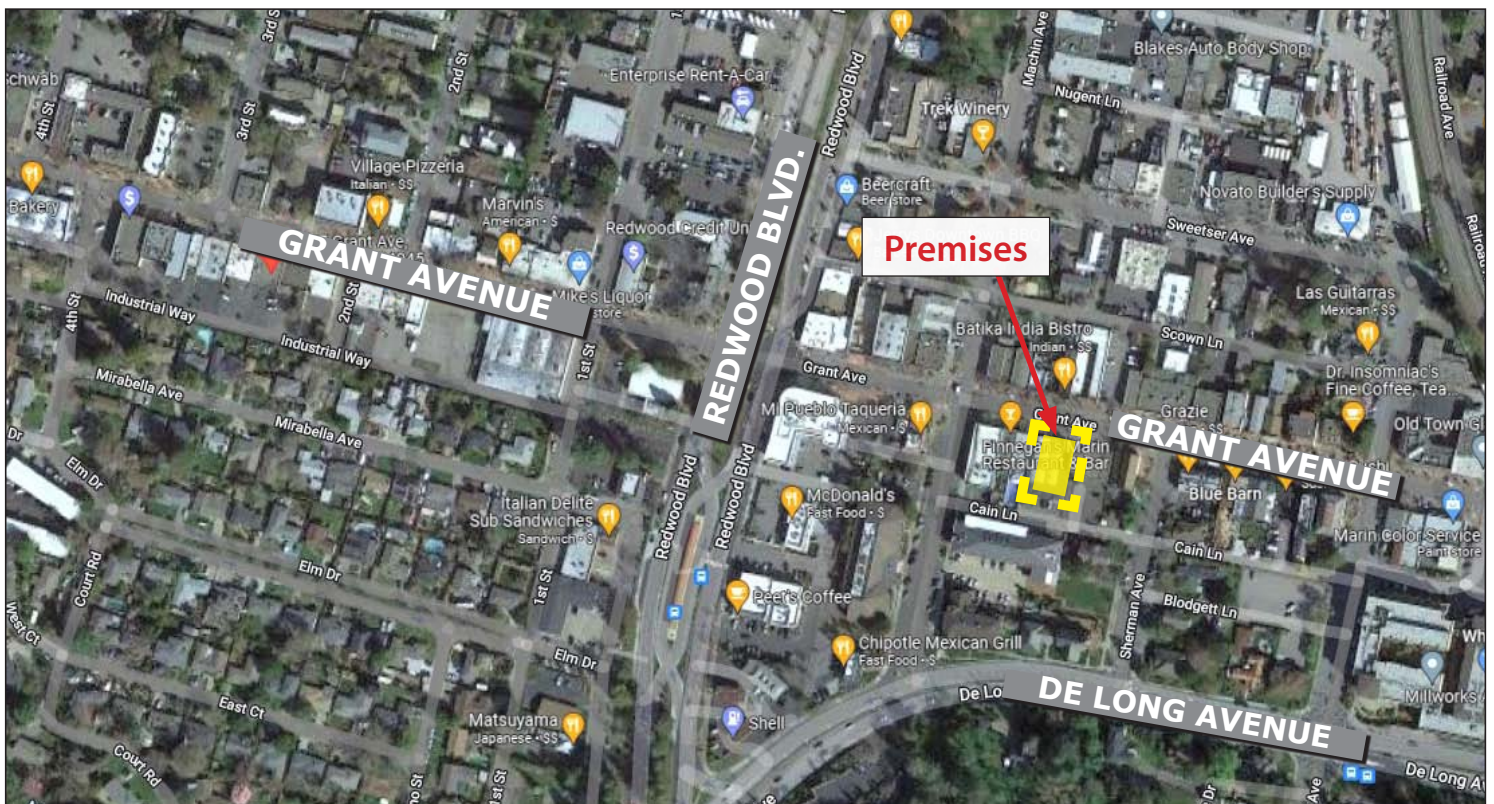
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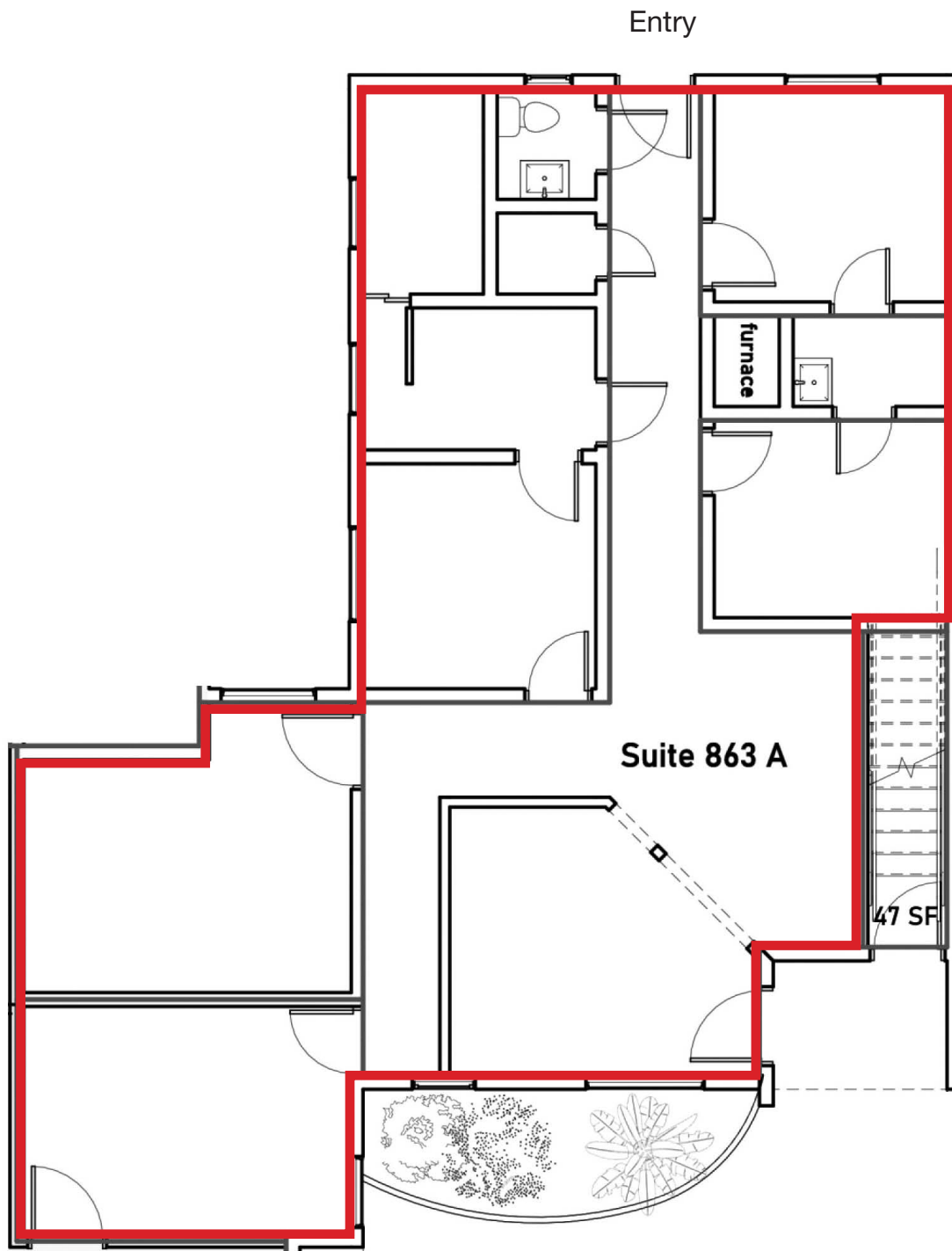


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Floor Plan Not to Scale

Grant Avenue

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