



## For Lease : Grant Plaza Office Suite

1300 Grant Avenue, Suite 202, Novato, CA

- Two Private Offices
- Reception and Central Work Area
- Wet Bar
- 2nd Floor with Private Balcony
- Central Downtown Location
- Exterior Signage
- Security Controlled Building Entrance

### Offering Summary

Available Sq Ft:	700 +/- sf
Initial Base Rent:	\$2.19 psf
Lease Type:	Mod. Full Service
Lease Term:	3 - 5 Years
Available:	Now

Contact:

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# For Lease: Grant Plaza Office Suite

1300 Grant Avenue, Suite 202, Novato, CA 94945

## Property Description:

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This second floor office suite includes a private office, a reception area and central work area. There is a private balcony off the private office. Exterior signage space available. Two allocated, unreserved parking spaces.

## Location Description:

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This property is located in central downtown Novato close to banks, restaurants, and many retail services.

## Space Information/Features:

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Total Available Square Feet:	700 +/- sq. ft. (the owner is source, agent has not verified square footage)
Office Type:	Street
Divisible:	No
Parking:	24 unreserved, shared spaces on site.

## Building Information/Features:

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Total Building Square Feet:	7,343 +/- sq. ft.
Year Constructed:	1986 +/-
Zoning Designation:	<a href="#">CDR (Downtown Core Retail)</a>
Elevator:	No
Fire Sprinklers:	Yes
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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Lease Term:	3 - 5 Years
Initial Base Rent:	\$2.19 per sq. ft.
Base Rent Increases:	3%
Lease Type:	Modified Full Service
Tenant Expenses:	Telephone, Internet and janitorial of interior of tenant's premises

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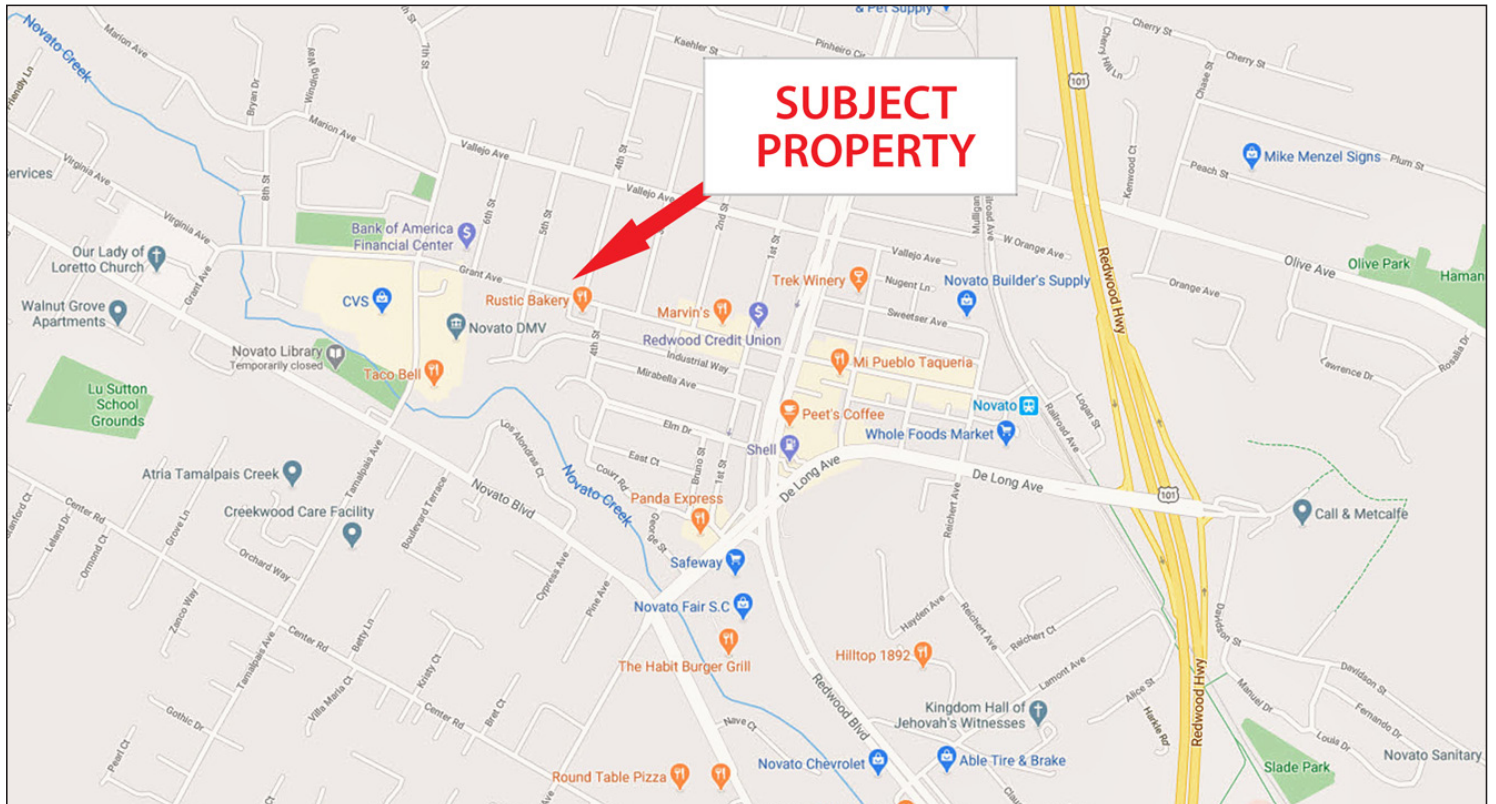
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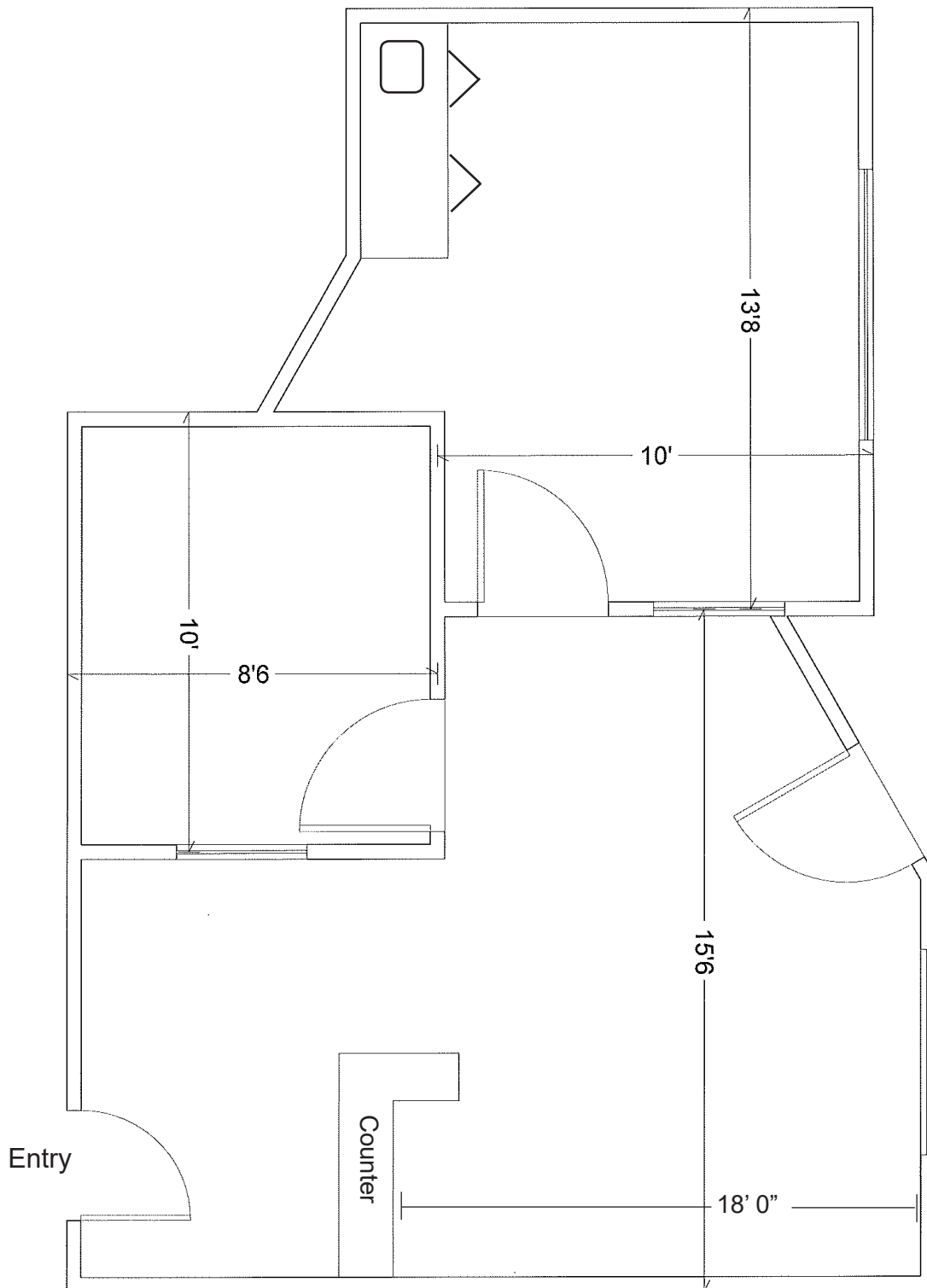
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Measurements are Approximate  
Floor Plan Not to Scale