



**YOUR  
NAME HERE!**

**Cute  
Space!**



## For Lease : Office / Retail Space

7395 Redwood Blvd., Suite A, Novato, CA

- Central Downtown Location
- Wide Range of Uses
- 13' Ceiling Height
- Shared Bathroom
- Signage

### Offering Summary

Available Sq. Ft.:	302 +/- sf
Initial Base Rent:	\$2.98 psf
Lease Type:	Gross
Min. Lease Term:	3 - 5 Years
Available:	Now

Contact:

**Joe Morrison**  
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Lic#: 02067309

**Mark Cooper**  
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**HL Commercial Real Estate**  
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# For Lease : Office / Retail Space

7395 Redwood Blvd., Suite A, Novato, CA 94945

## Property Description:

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This Novato retail space features 13-foot ceilings in a great location. The space includes new flooring, a shared restroom, and a HVAC unit.

## Location Description:

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The property is conveniently located close to Highway 101 and there is ample street parking and city lots which is surrounded by lively restaurants, cafes, coffee shops, gas stations, banks, and is less than 1 mile from the San Marin Smart train station.

## Space Information/Features:

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Total Available Square Feet:	302 +/- sq. ft. (owner building plans are source, agents have not verified square footage)
Retail Type:	Street
Divisible:	No
Signage:	Yes, on sign
Parking:	2 Assigned spaces

## Building Information/Features:

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Total Building Square Feet:	1,788 +/- sq. ft.
Year Constructed/Renovated:	1956
Zoning Designation:	<a href="#">CG</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:	\$2.98 per sq. ft.
Base Rent Increases:	3% per annum
Lease Type:	Gross
Tenant Expenses:	\$40 Flat Fee for electricity

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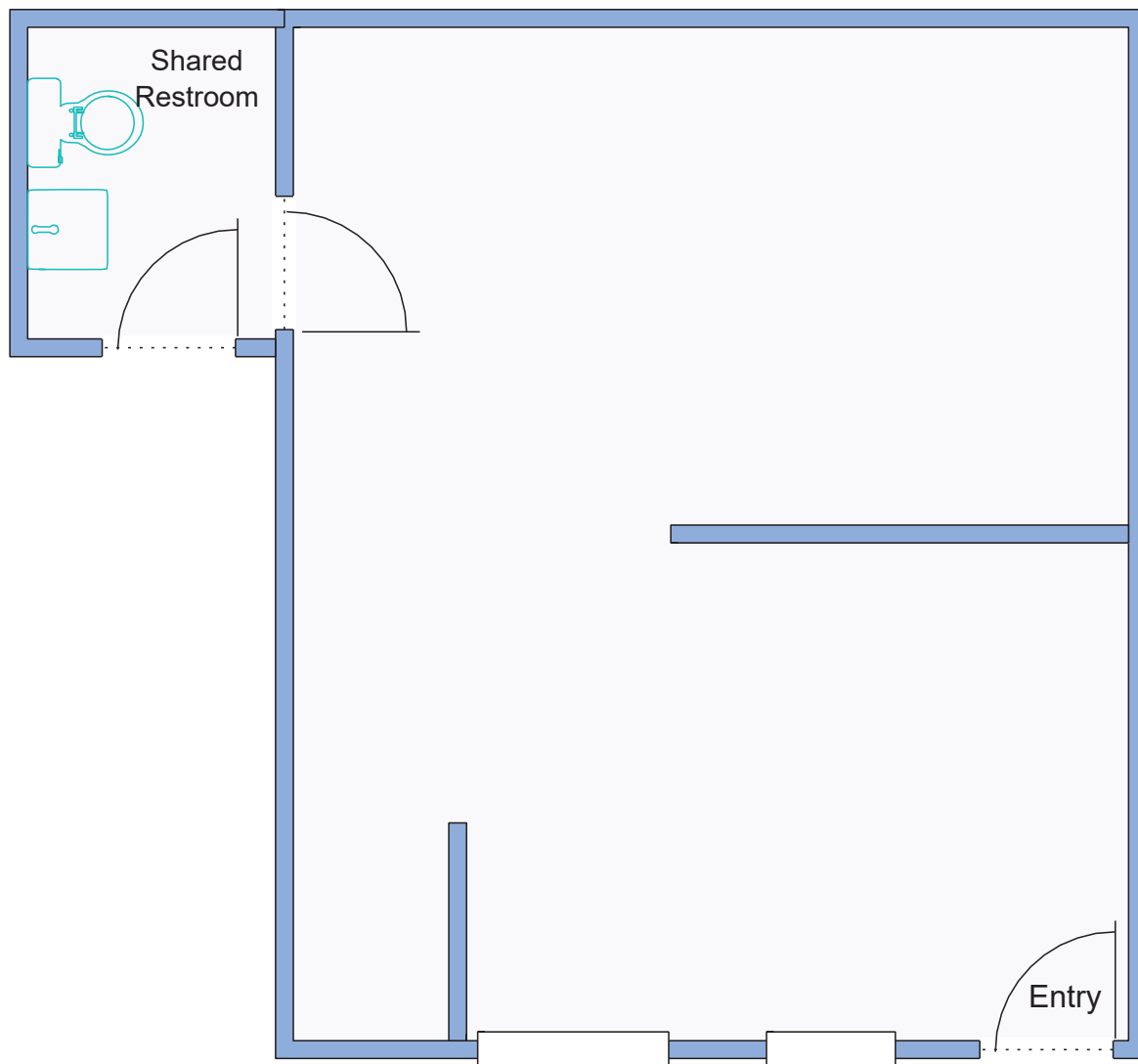


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