



For Lease : Grant Plaza Office

1300 Grant Avenue, Suite 201, Novato, CA

- Corner Office
- Reception and Central Work Area
- 2nd Floor with Private Balcony
- Central Downtown Location
- Exterior Signage

Offering Summary

Available Sq Ft:	740 +/- sf
Initial Base Rent:	\$2.19 psf
Lease Type:	Mod. Full Service
Lease Term:	3 - 5 Years
Available:	Now

Contact:

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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
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For Lease: Ground Floor Office Suite

1300 Grant Avenue, Suite 201, Novato, CA 94945

Property Description:

This second-floor corner office suite features exterior views from three sides of the building, offering abundant natural light throughout. The layout includes a private office with a private balcony, a reception area, and a central work area. Exterior signage space is available. Two unreserved, allocated parking spaces are included.

Location Description:

Located at 1300 Grant Avenue in the heart of downtown Novato, this property offers a prime location at the corner of Grant and 3rd Street. The surrounding area features a variety of banks, restaurants, and retail services, providing convenience for both clients and employees. Additionally, the property is within walking distance to local amenities, making it an ideal spot for businesses seeking a vibrant and accessible environment.

Space Information/Features:

Total Available Square Feet:	740 +/- 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:

Total Building Square Feet:	7,343 +/- sq. ft.
Year Constructed:	1986 +/-
Zoning Designation:	CDR (Downtown Core Retail)
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:

Lease Term:	3 - 5 Years
Initial Base Rent:	\$2.19 psf/mo. (\$1,620.60/mo)
Base Rent Increases:	3%
Lease Type:	Modified Full Service
Tenant Expenses:	Telephone, Internet and janitorial of interior of tenant's premises & pro-rata share of increases in taxes & insurance

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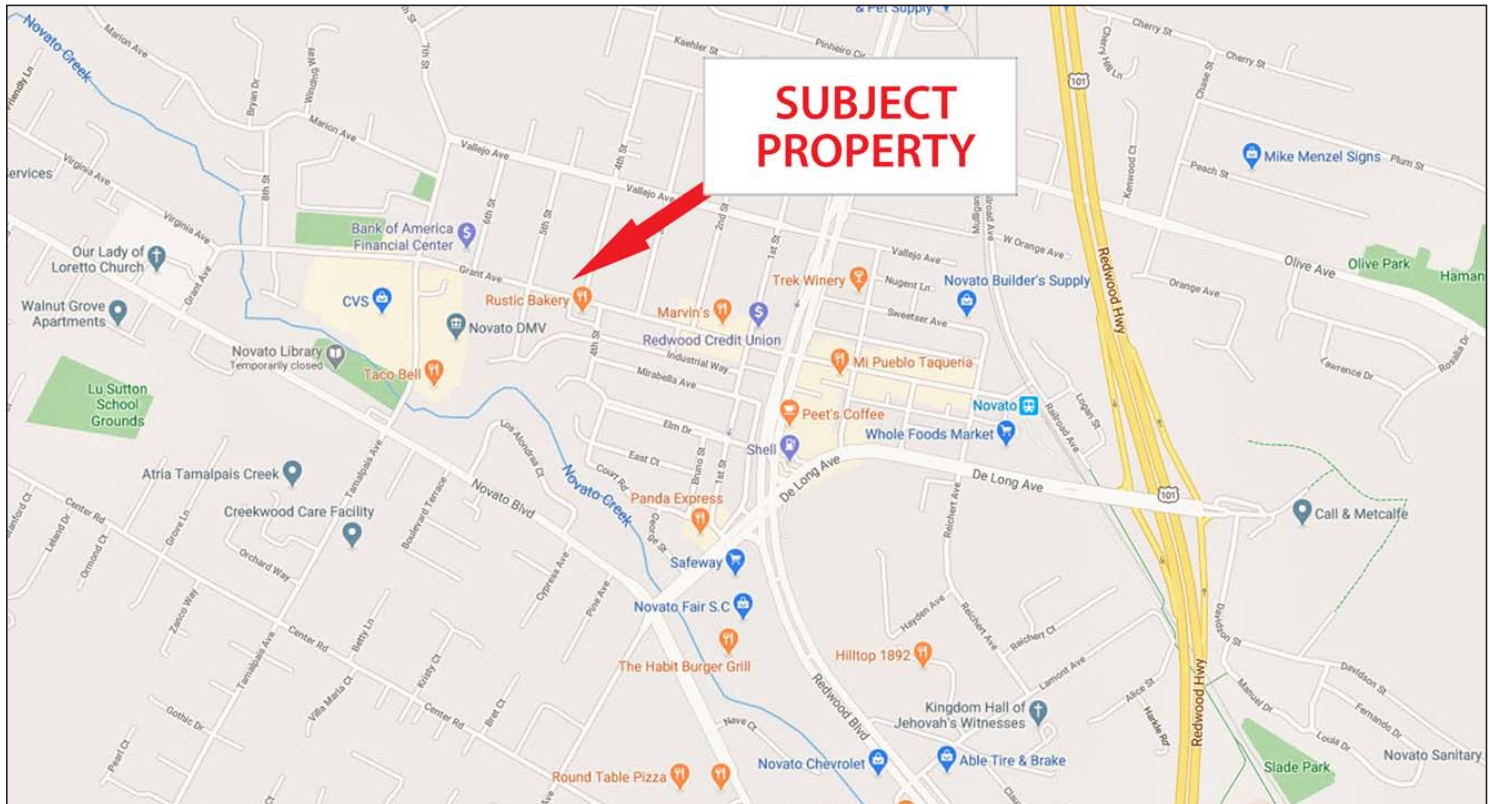


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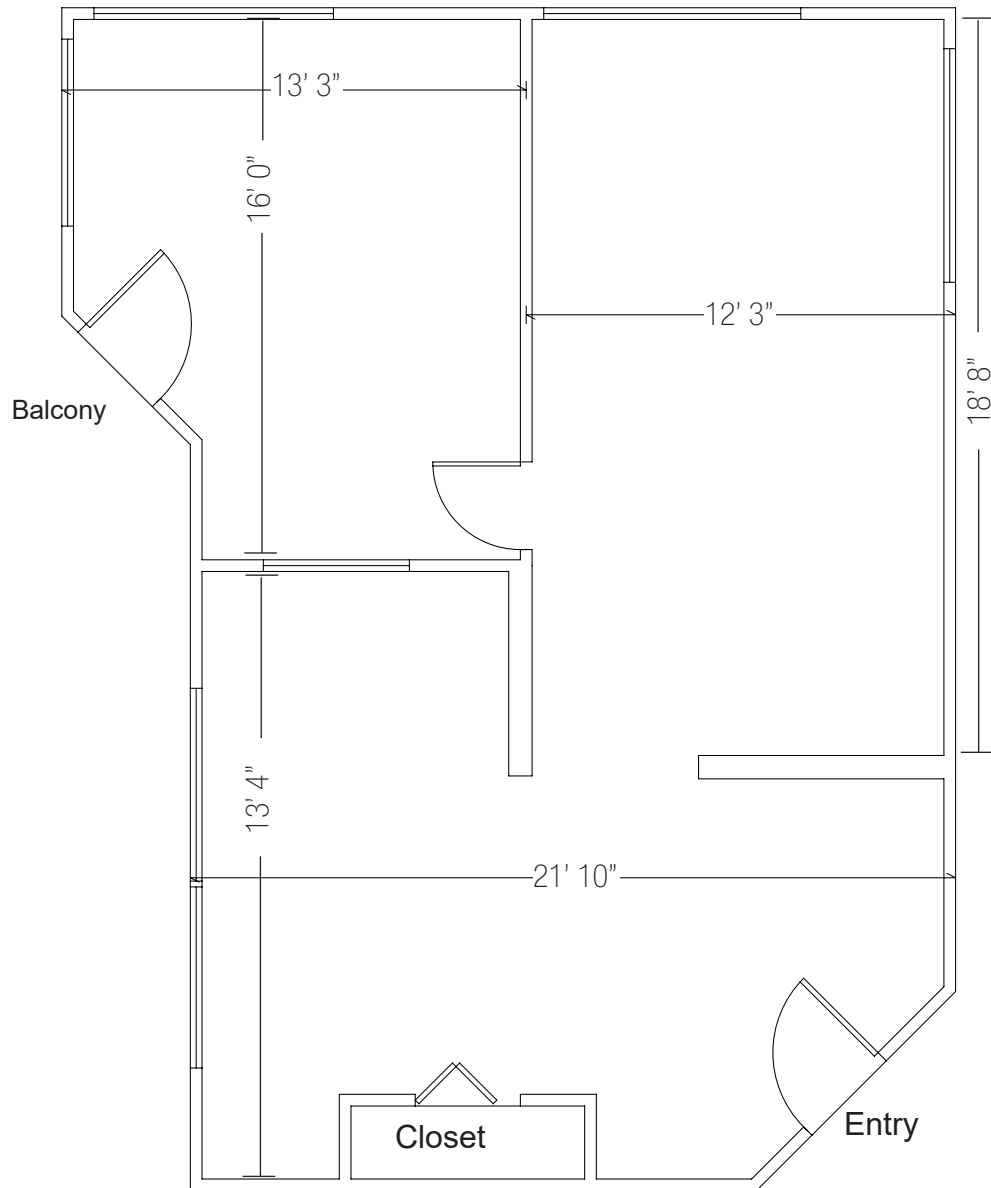


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Measurements are Approximate
Floor Plan Not to Scale