WOODSIDE OFFICE CENTER

7250 Redwood Boulevard Novato, CA 94945

DUNHILL PARTNERS WEST

FOR LEASE



Steven Leonard
+1 415 722 1080
steven.leonard@cushwake.com
Lic. 00909604

Whitney Strotz
+1 415 451 2406
whitney.strotz@cushwake.com
Lic. 01351397

CUSHMAN & WAKEFIELD



WOODSIDE

PROPERTY HIGHLIGHTS

Woodside Office Center located in the heart of downtown of-fers the highest quality constructon and finishes in Novato. Located just blocks from Highway 101, the project is minutes from Highway 37 and provides easy commute access for Marin County, Sonoma County in addition to points to the east. This new office complex is across the street from amenities like Starbucks, Whole Foods, Safeway and various restaurants. The property is also walking distance to city hall and a short distance to the future SMART Train stop.

- "Class A", 3-story building totaling ±87,000 SF
- Prominent corner location
- Expansive windows with spectacular hill views
- Flexible floor plans
- Adjacent to downtown restaurants, grocery stores, banks, City
- Hall and public transportation
- Covered parking

DUNHILL PARTNERS WEST

Steven Leonard
+1 415 722 1080
steven.leonard@cushwake.com
Lic. 00909604

Whitney Strotz
+1 415 451 2406
whitney.strotz@cushwake.com
Lic. 01351397

CUSHMAN & WAKEFIELD

WHY WOODSIDE



COMMUNTING OPTIONS

SMART TRAIN 1 BLOCK AWAY & BUS STOP DIRECTLY IN FRONT OF BUILDING



COFFEE, LUNCH & DINNER OPTIONS

OVER 30 RESTAURANTS WITHIN A 1 MILE RADIUS



HEALTH & MIND

EASY WALK TO 2 FITNESS GYMS, 10 HIKING TRAILS & A TRACK

WHY WOODSIDE

BEST BUILDING IN TOWN

Convenient access to food, exercise, city hall and the other amenities of downtown. Class A building with extensive amenities like conference room with free wifi, covered garage parking, electric car charging, on-site showers. Quality interior suites with high ceilings, large windows and great outlooks over the Northern Marin hillsides.

CLASS "A" OFFICE SPACE

FOR LEASE

Floor	Suite	RSF	Rent
1st	Suite 100	± 1,815 RSF	$2.75 Full Service
1st	Suite 102	± 3,383 RSF	$1.25 PRSF Full Service "Promotional Rate"
1st	Suite 109	± 3,444 RSF	$2.75 Full Service
1st	Suite 111	± 2,841 RSF	$2.75 Full Service
1st	Suite 114	± 3,191 RSF	$2.75 Full Service
2nd	Suite 212	± 2,040 RSF	$2.75 Full Service
3rd	Suite 375	± 5,174 RSF*	$2.75 Full Service | *Divisible

Steven Leonard
+1 415 722 1080
steven.leonard@cushwake.com
Lic. 00909604

Whitney Strotz
+1 415 451 2406
whitney.strotz@cushwake.com
Lic. 01351397

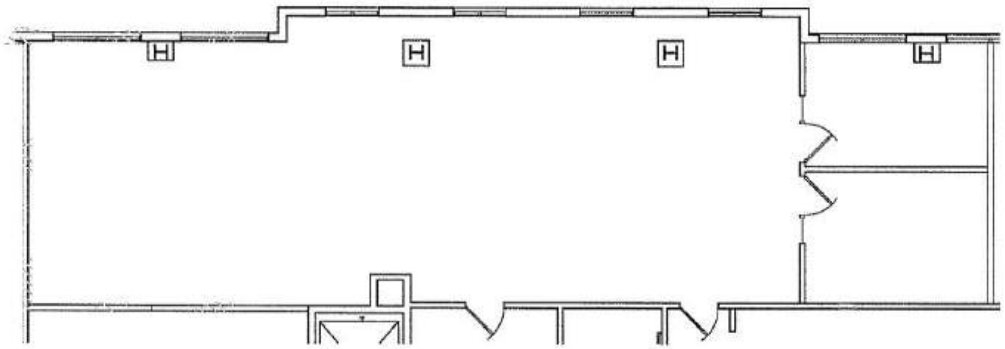
CUSHMAN & WAKEFIELD

WOODSIDE OFFICE CENTER

7250 Redwood Boulevard Novato, CA 94945

DUNHILL PARTNERS WEST

SUITE 100: ± 1,815 RSF

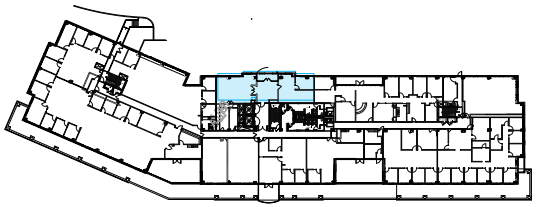






SUITE HIGHLIGHTS

- 2 privates and open area
- Direct access off the elevator



Steven Leonard
+1 415 722 1080
steven.leonard@cushwake.com
Lic. 00909604

Whitney Strotz
+1 415 451 2406
whitney.strotz@cushwake.com
Lic. 01351397

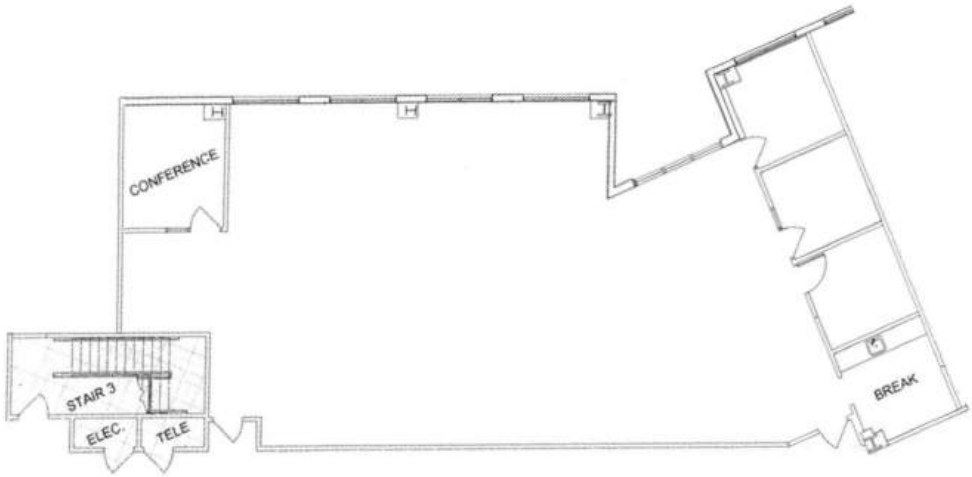
CUSHMAN & WAKEFIELD

WOODSIDE OFFICE CENTER

7250 Redwood Boulevard Novato, CA 94945

DUNHILL PARTNERS WEST

SUITE 102: ± 3,383 RSF

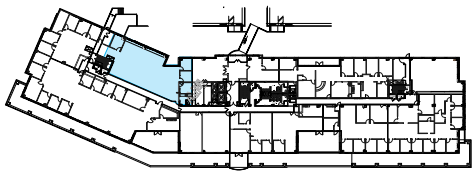






SUITE HIGHLIGHTS

- Break room
- 3 private offices
- Conference room
- Open area



Steven Leonard
+1 415 722 1080
steven.leonard@cushwake.com
Lic. 00909604

Whitney Strotz
+1 415 451 2406
whitney.strotz@cushwake.com
Lic. 01351397

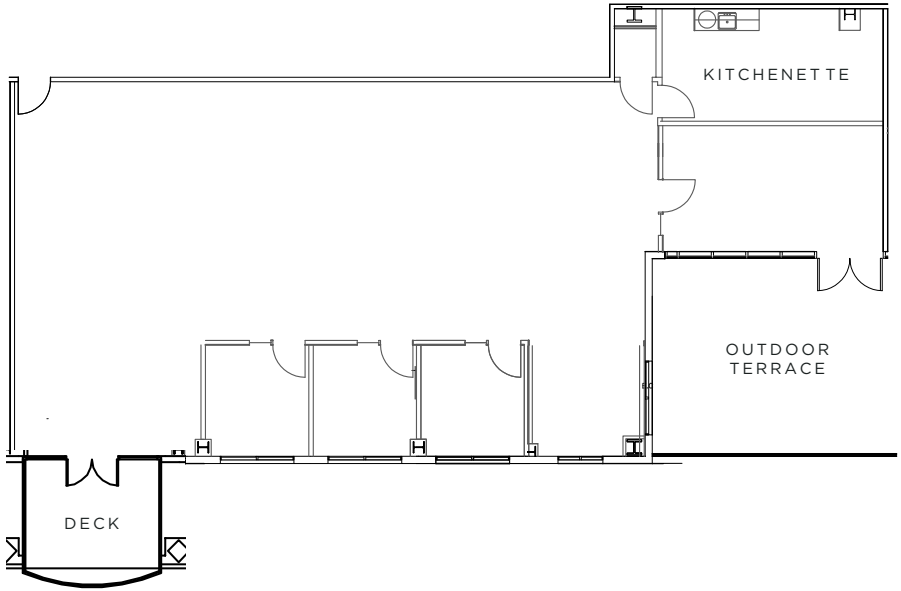
CUSHMAN & WAKEFIELD

WOODSIDE OFFICE CENTER

7250 Redwood Boulevard Novato, CA 94945

DUNHILL PARTNERS WEST

SUITE 109: ± 3,444 RSF

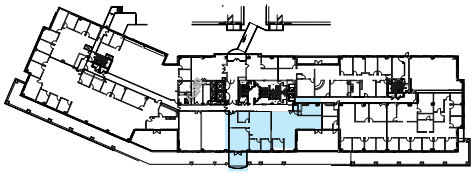






SUITE HIGHLIGHTS

- 3 private offices
- Conference room
- Kitchenette
- Large open creative space
- Outdoor terrace
- Deck



Steven Leonard
+1 415 722 1080
steven.leonard@cushwake.com
Lic. 00909604

Whitney Strotz
+1 415 451 2406
whitney.strotz@cushwake.com
Lic. 01351397

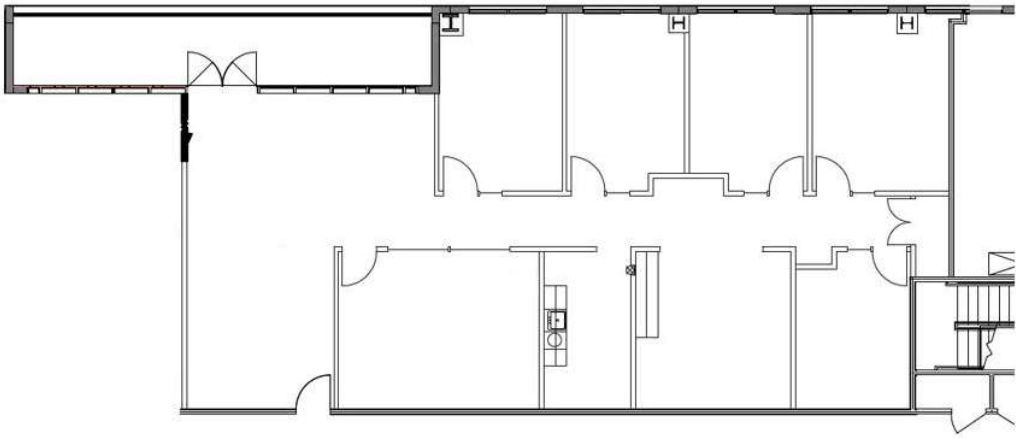
CUSHMAN & WAKEFIELD

WOODSIDE OFFICE CENTER

7250 Redwood Boulevard Novato, CA 94945

DUNHILL PARTNERS WEST

SUITE 111: ± 2,841 RSF

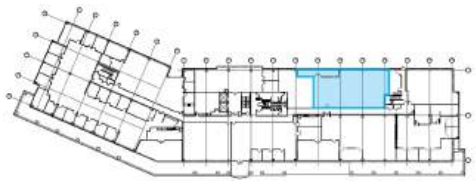






SUITE HIGHLIGHTS

- 4 private offices
- 1 conference room
- Kitchenette
- Copy room
- Outdoor terrace



Steven Leonard
+1 415 722 1080
steven.leonard@cushwake.com
Lic. 00909604

Whitney Strotz
+1 415 451 2406
whitney.strotz@cushwake.com
Lic. 01351397

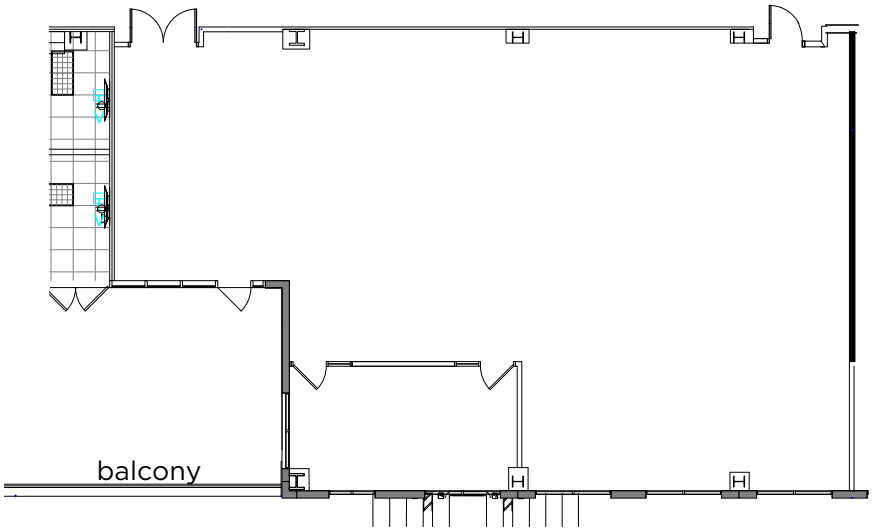
CUSHMAN & WAKEFIELD

WOODSIDE OFFICE CENTER

7250 Redwood Boulevard Novato, CA 94945

DUNHILL PARTNERS WEST

SUITE 114 ± 3,191 RSF

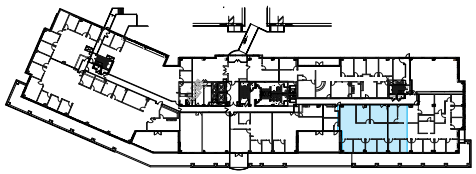






SUITE HIGHLIGHTS

- Conference room
- Kitchenette
- Large shared balcony
- Open area with the ability to add private offices



Steven Leonard
+1 415 722 1080
steven.leonard@cushwake.com
Lic. 00909604

Whitney Strotz
+1 415 451 2406
whitney.strotz@cushwake.com
Lic. 01351397

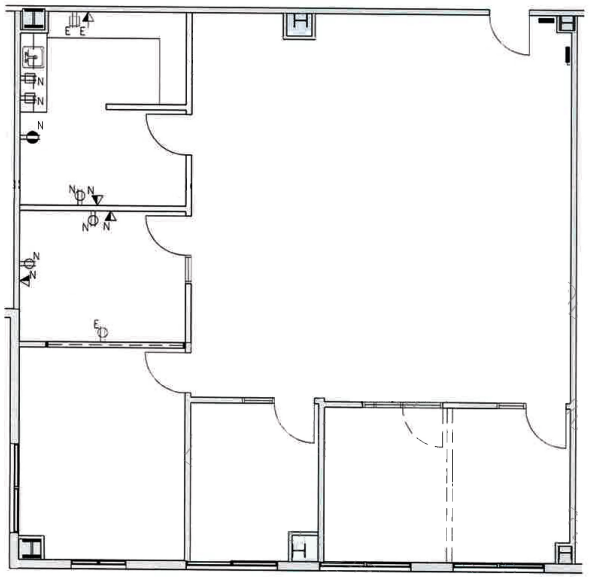
CUSHMAN & WAKEFIELD

WOODSIDE OFFICE CENTER

7250 Redwood Boulevard Novato, CA 94945

DUNHILL PARTNERS WEST

SUITE 212 ± 2,040 RSF







SUITE HIGHLIGHTS

- Office/conference room
- 4 private offices
- Kitchenette
- Open area

Steven Leonard
+1 415 722 1080
steven.leonard@cushwake.com
Lic. 00909604

Whitney Strotz
+1 415 451 2406
whitney.strotz@cushwake.com
Lic. 01351397

CUSHMAN & WAKEFIELD

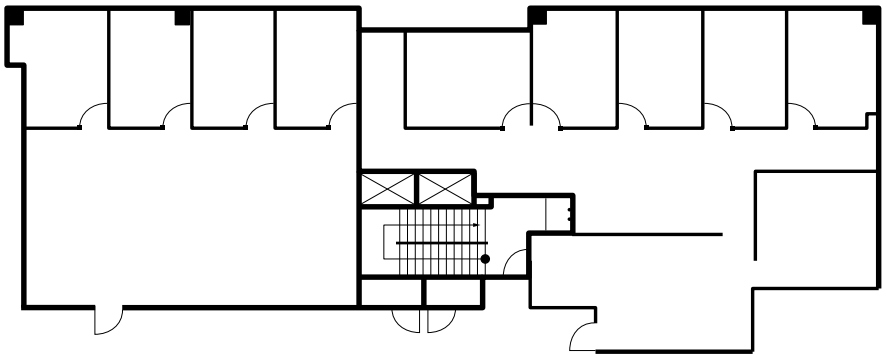
WOODSIDE OFFICE CENTER

7250 Redwood Boulevard Novato, CA 94945

DUNHILL PARTNERS WEST

SUITE 375: ± 5,174 RSF*

*Can be divisible

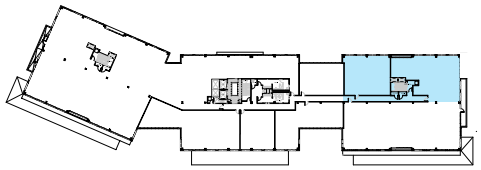






SUITE HIGHLIGHTS

- Exterior private offices
- Large conference room
- Great window-line
- Kitchen



Steven Leonard
+1 415 722 1080
steven.leonard@cushwake.com
Lic. 00909604

Whitney Strotz
+1 415 451 2406
whitney.strotz@cushwake.com
Lic. 01351397

CUSHMAN & WAKEFIELD

DUNHILL PARTNERS WEST



Steven Leonard
+1 415 722 1080
steven.leonard@cushwake.com
Lic. 00909604

Whitney Strotz
+1 415 451 2406
whitney.strotz@cushwake.com
Lic. 01351397

CUSHMAN & WAKEFIELD

NEIGHBORHOOD AMENITIES

RUSTIC BAKERY
RESTAURANT

CHIPOTLE
RESTAURANT

MATSUYAMA
RESTAURANT

FINNEGAN'S
RESTAURANT

PEET'S COFFEE
COFFEE

STARBUCKS
COFFEE

YOGAWORKS
FITNESS

ORANGE THEORY
FITNESS

CHASE
BANK

UMPQUA
BANK

WHOLE FOODS
GROCERY

TRADER JOE'S
GROCERY



RESTAURANTS
Chipotle Mexican Grill
McDonald's
Marvin's Restaurant
Rustic Bakery
Panda Express
Subway
Red Boy Pizza
KFC
Hilltop 1892
Matsuyama Japanese Cuisine
Italian Delite Subs
Finnegan's Restaurant & Pub
Batika Indian Bistro
Mi Pueblo Mexican Food
Las Guitarras Mexican & Seafood

BANKS
Wells Fargo
Umpqua Bank
Westamerica Bank
Bank of the West
Citibank
Bank of America
Chase Bank

CAFES
Peet's Coffee & Tea
Starbucks
Powell's Sweet Shoppe

GROCERY/DRUG
Whole Foods
Trader Joe's
Safeway
Rite Aid

Steven Leonard
+1 415 722 1080
steven.leonard@cushwake.com
Lic. 00909604

Whitney Strotz
+1 415 451 2406
whitney.strotz@cushwake.com
Lic. 01351397

CUSHMAN & WAKEFIELD