

# WOODSIDE OFFICE CENTER

7250 Redwood Boulevard Novato, CA 94945



FOR LEASE

**PROMOTIONAL RATE ON SELECT SUITES**



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

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





# WOODSIDE

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## PROPERTY HIGHLIGHTS

Woodside Office Center located in the heart of downtown offers the highest quality construction 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

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D U N H I L L P A R T N E R S W E S T

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## WHY WOODSIDE



### COMMUTING 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	<b>\$1.25 PRSF Full Service "Promotional Rate"</b>
1st	Suite 109	± 3,444 RSF	<b>\$1.99 PRSF Full Service "Promotional Rate"</b>
1st	Suite 111	± 2,841 RSF	<b>\$1.99 PRSF Full Service "Promotional Rate"</b>
1st	Suite 114	± 3,191 RSF	\$2.75 Full Service
2nd	Suite 212	± 2,040 RSF	\$2.75 Full Service
3rd	Suite 360	± 1,890 RSF	\$2.75 Full Service
3rd	Suite 375	± 5,174 RSF*	\$2.75 Full Service   *Divisible

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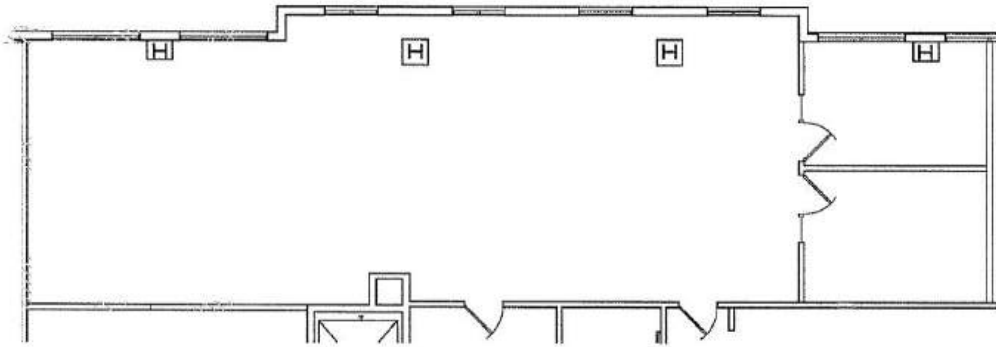


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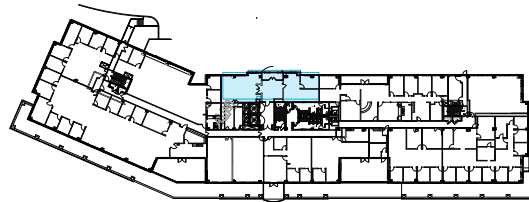


## SUITE 100: ± 1,815 RSF



## SUITE HIGHLIGHTS

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



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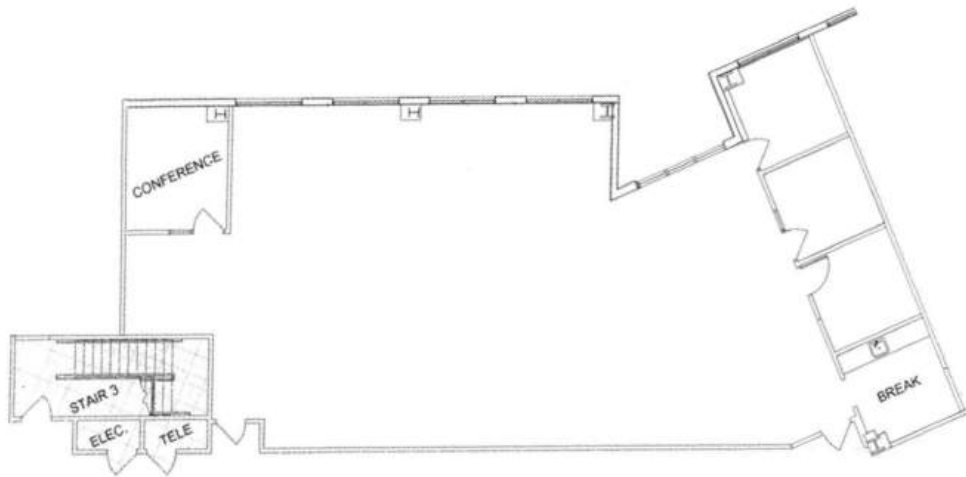


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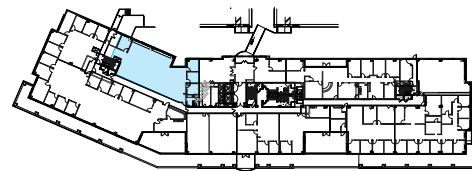


## SUITE 102: ± 3,383 RSF



### SUITE HIGHLIGHTS

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



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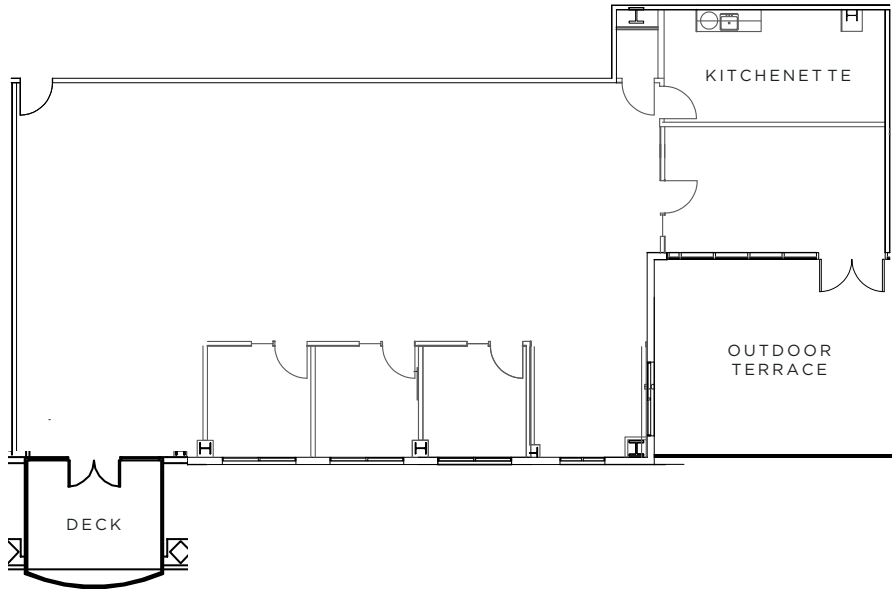


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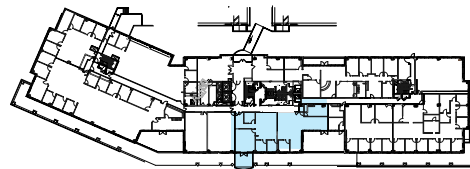


## SUITE 109: ± 3,444 RSF



### SUITE HIGHLIGHTS

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



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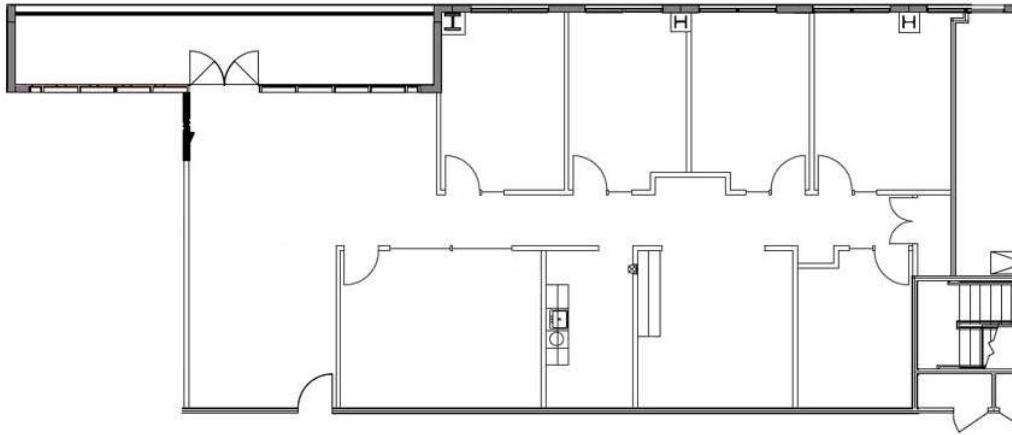


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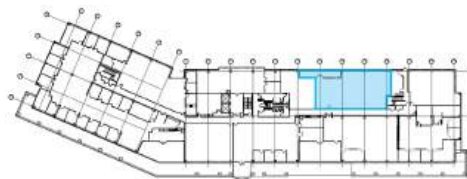


## SUITE 111: ± 2,841 RSF



## SUITE HIGHLIGHTS

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



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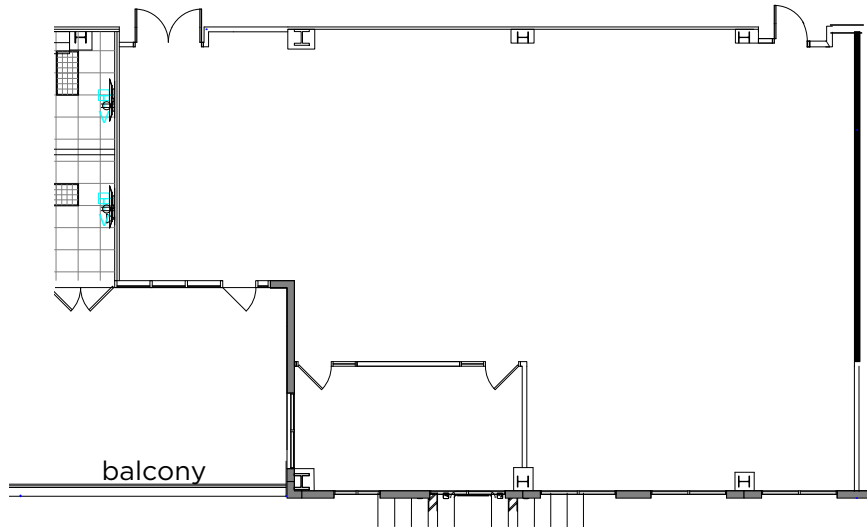


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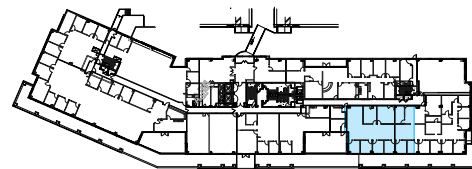


## SUITE 114 ± 3,191 RSF



### SUITE HIGHLIGHTS

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



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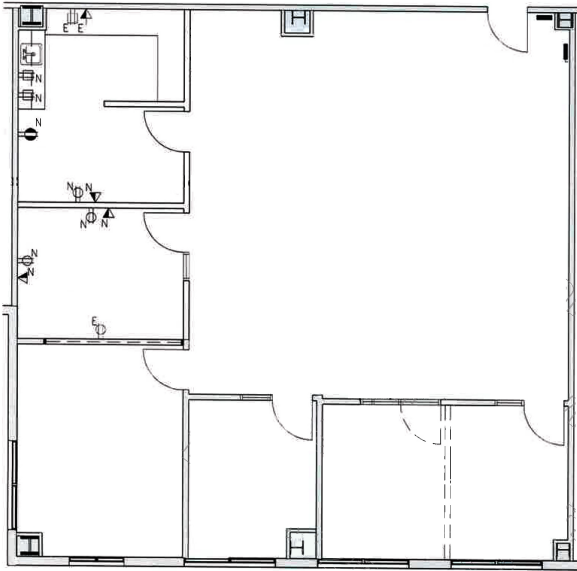


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## SUITE 212 ± 2,040 RSF



### SUITE HIGHLIGHTS

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

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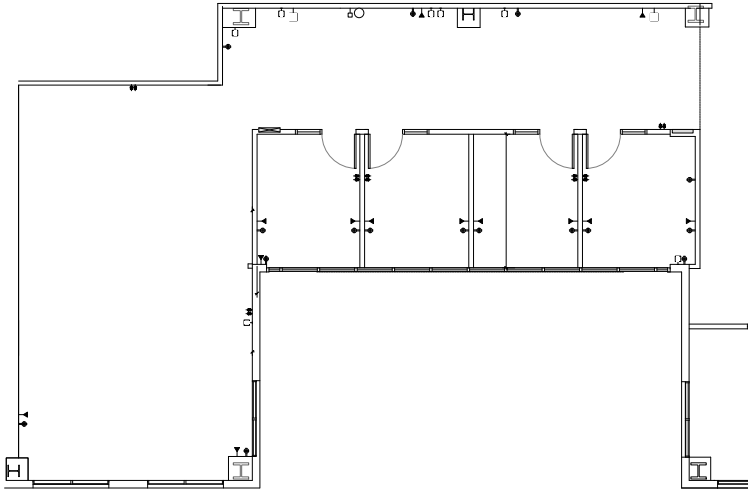


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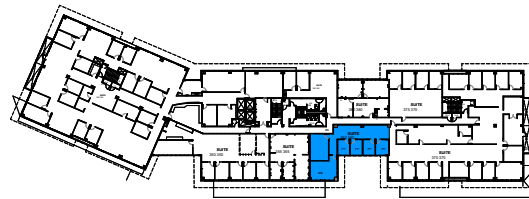


## SUITE 360 ± 1,890 RSF



### SUITE HIGHLIGHTS

- Spacious open area
- 4 private offices



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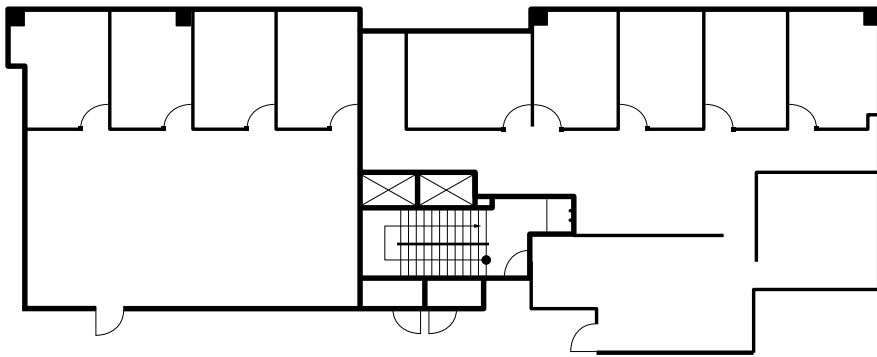
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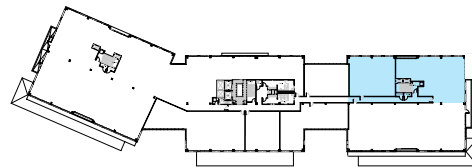
## SUITE 375: ± 5,174 RSF\*

\*Can be divisible



## SUITE HIGHLIGHTS

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



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AMPLE PARKING &  
ELECTRIC CHARGING  
STATION

SHARED  
CONFERENCE ROOM

LARGE WINDOWS  
W/ SCENIC  
OUTLOOKS

COVERED  
PARKING

QUALITY  
FINISHES  
THROUGH OUT

## NEIGHBORHOOD AMENITIES



**RUSTIC BAKERY**  
RESTAURANT



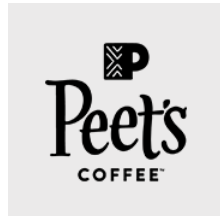
**CHIPOTLE**  
RESTAURANT



**MATSUYAMA**  
RESTAURANT



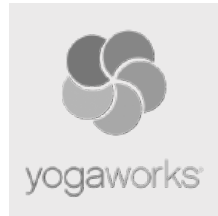
**FINNEGAN'S**  
RESTAURANT



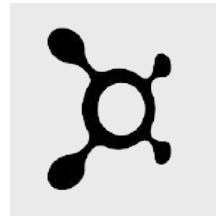
**PEET'S COFFEE**  
COFFEE



**STARBUCKS**  
COFFEE



**YOGAWORKS**  
FITNESS



**ORANGE THEORY**  
FITNESS



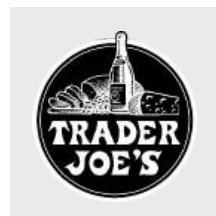
**CHASE**  
BANK



**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  
Las Guitarras Mexican & Sea-food

### 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