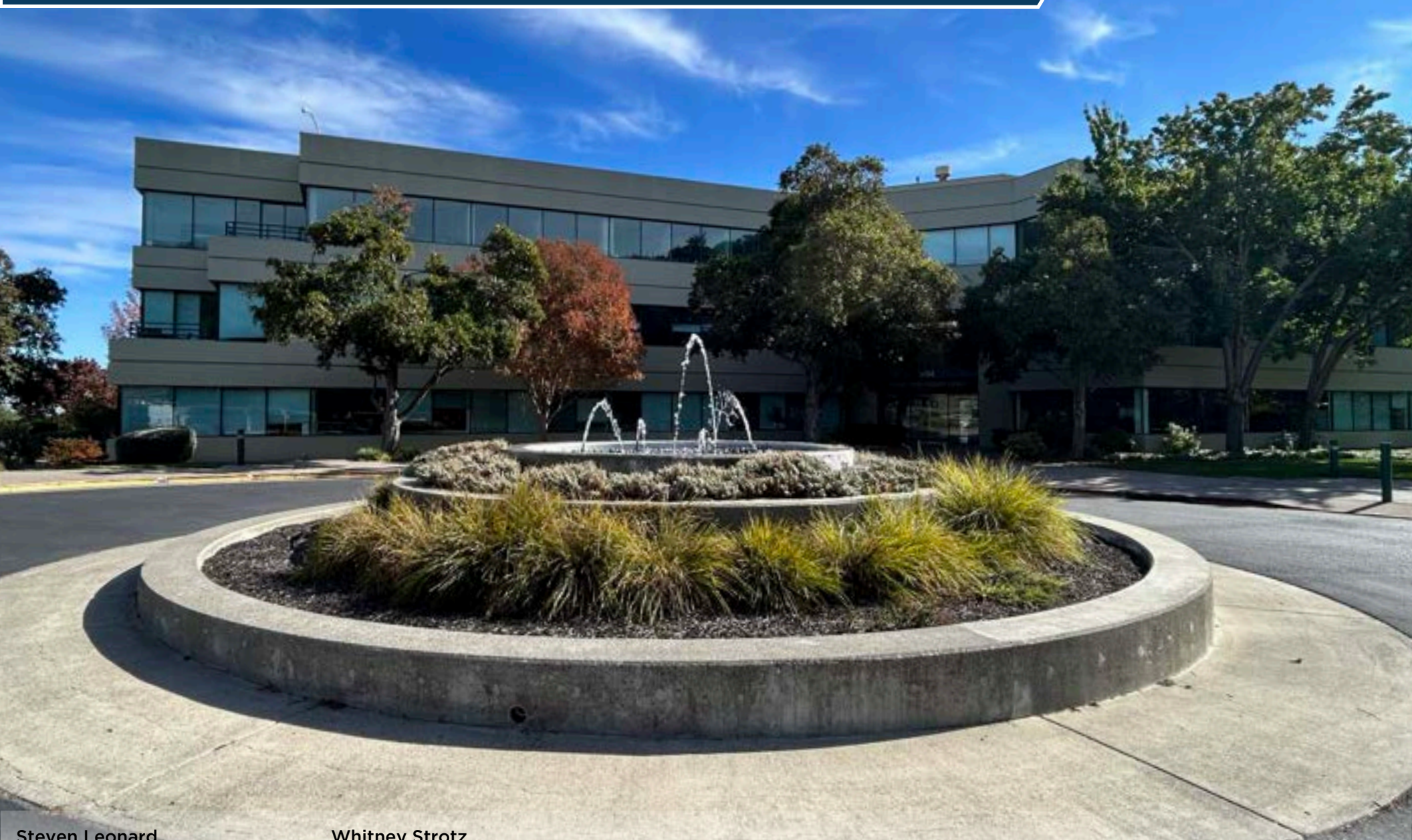


PELL PLAZA OFFICES FOR LEASE

504 REDWOOD BLVD, NOVATO



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PROPERTY OVERVIEW

PELL PLAZA NOVATO

Pell Plaza consists of two highly visible, Class “A” office buildings, conveniently located near the confluence of highways U.S. 101 + 37 with immediate access to major transportation routes.

The modern three-story buildings have elegant glass window lines, fresh air outdoor view balconies and ample covered parking.

This parklike campus is surrounded by the oak studded Marin hillsides, with direct access to hiking trails and natural paths.

Pell Plaza offers outstanding accessibility to and visibility from nearby Highway 101. Its close proximity to Highway 37 is ideal for commuters from Sonoma County, as well as Napa County and the I-880 Corridor. This central location also allows commuters a ‘reverse commute’ from San Francisco, the East Bay, or South Marin. Less than a mile away sits Vintage Oaks, a major shopping center that is home to a variety of restaurants, retailers, theaters, breweries and more.

Pell Plaza has all the modern amenities and technologies that make this gorgeous setting the perfect home for a centrally located corporate office. Pell Plaza is also across U.S. 101 from the Hamilton S.M.A.R.T. train stop.

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AMENITIES
PELL PLAZA NOVATO



**Campus
Setting with
Wifi**



**On-site gym
with showers
& lockers**



**Patios with
views of
wetlands &
rolling hills**



**10 min walk
from multiple
restaurants &
services**



**Immediate
Access to
HWY 101**



**Communal
outdoor
seating area**



**Ample on-site
parking**



**Outdoor
water
feature**

AVAILABILITIES

PELL PLAZA NOVATO



504 Redwood Blvd.
Suite 223: ±9,833 RSF
Suite 300: ±23,169 RSF
Suite 320: ±2,414 RSF



500 Redwood Blvd.
Floor 1: ±23,370 RSF
Floor 2: ±23,470 RSF
Floor 3: ±22,840 RSF

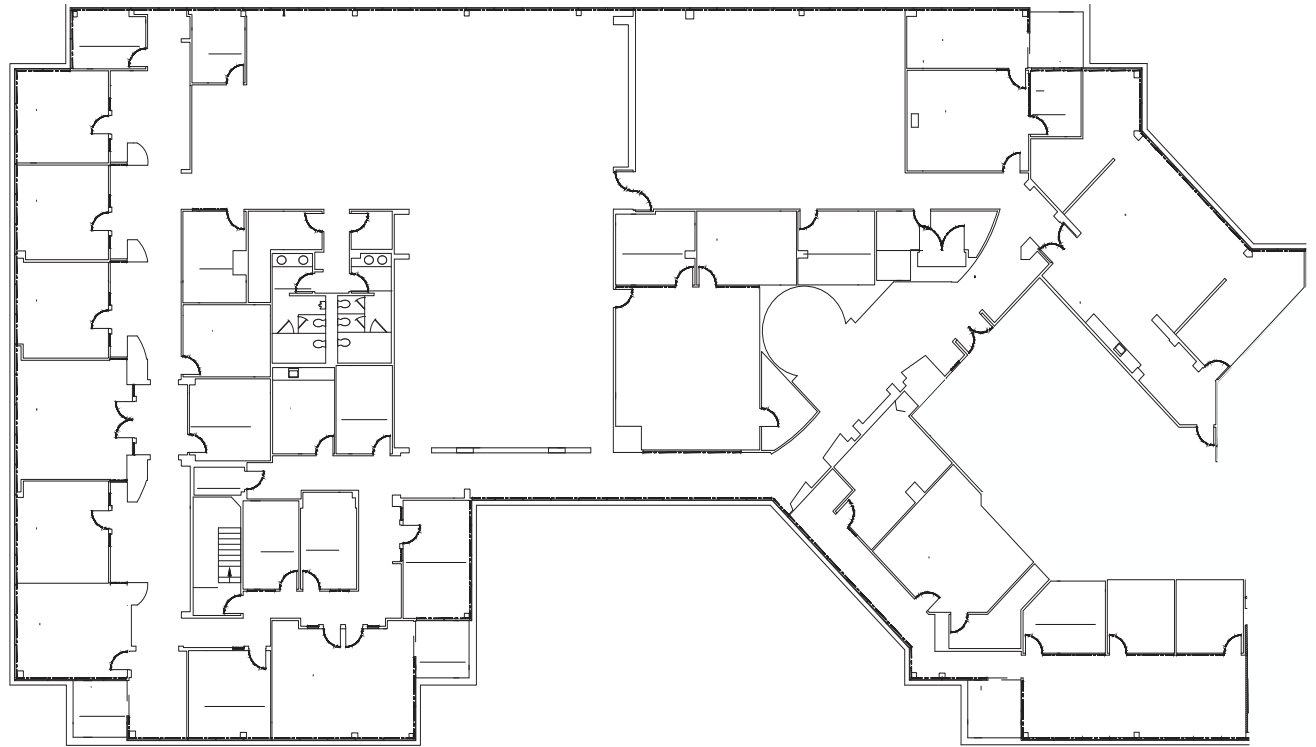
504 PELL PLAZA

SUITE 223: ±9,833 RSF (Divisible)



504 PELL PLAZA

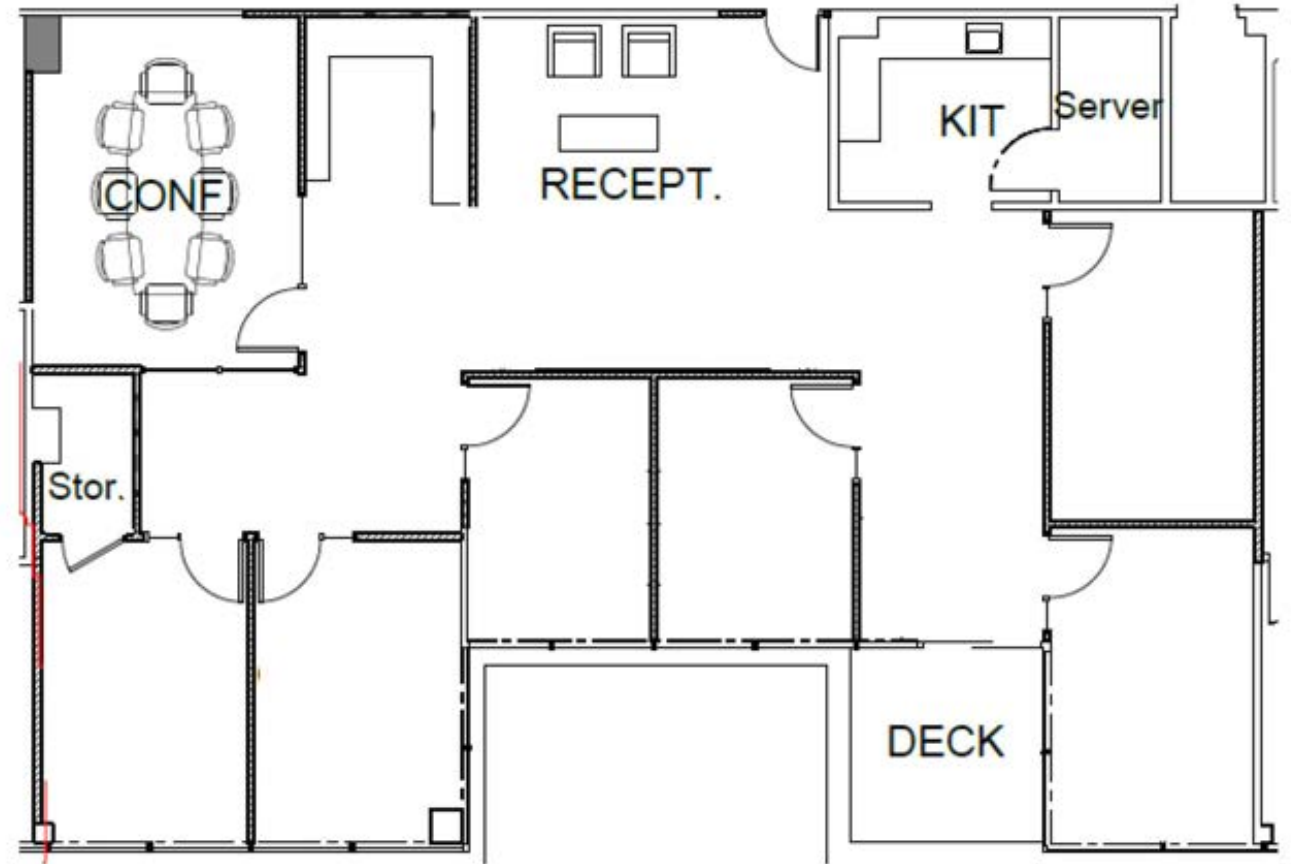
SUITE 300: ±23,169 RSF*



*Can be combined with suite 320 for a total of ±25,583 RSF

504 PELL PLAZA

SUITE 320: ±2,414 RSF



*Can be combined with suite 300 for a total of ±25,583 RSF

AERIAL MAP

504 REDWOOD BLVD, NOVATO CA

