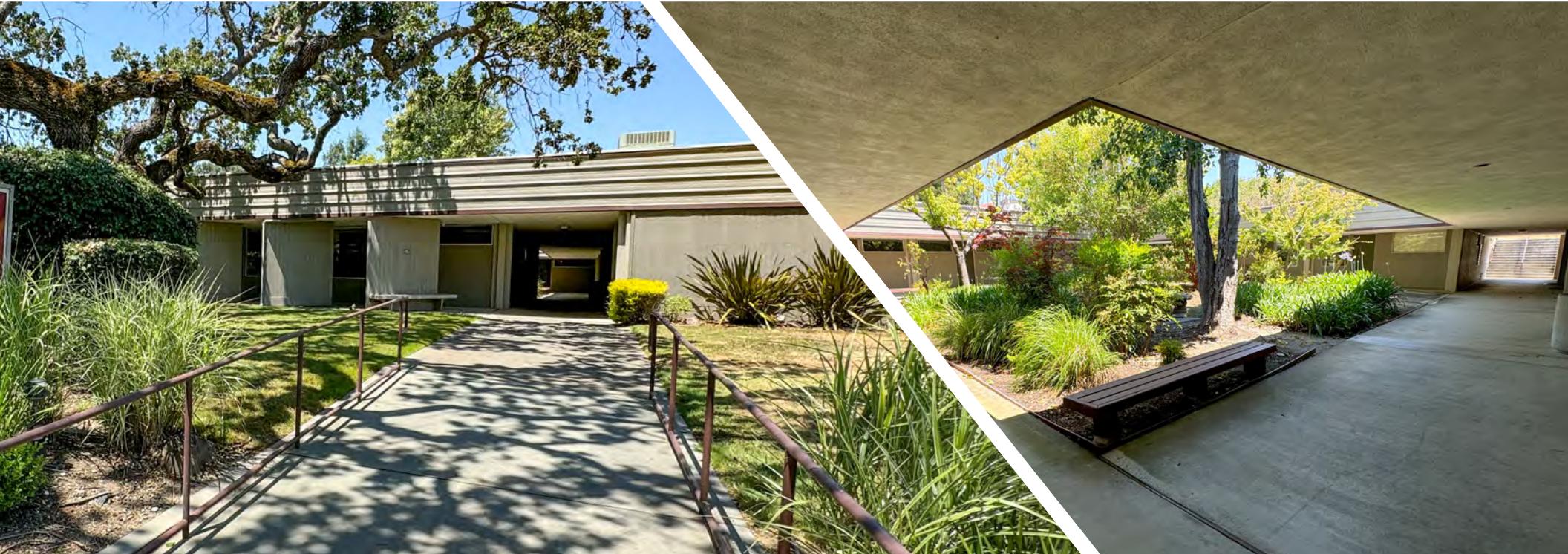


FOR LEASE & SALE

OFFICE CONDOMINIUM



1615 HILL ROAD - UNITS 9/10
NOVATO, CA

STEVEN LEONARD - MANAGING DIRECTOR - 415 722 1080 - STEVEN.LEONARD@CUSHWAKE.COM - LIC #: 00909604

DREW SOLTIS - ASSOCIATE - 415 451 2415 - DREW.SOLTIS@CUSHWAKE.COM - LIC #: 02163430

PROPERTY OVERVIEW



HIGHLIGHTS

- Turn-key opportunity
- Seller financing available
- Abundant natural light
- Beautiful finishes
- Garden-like setting
- Upgraded electrical & plumbing systems
- Convenient location
- Abundant parking



NEARBY AMENITIES

- San Marin Plaza with Harvest Market, Starbucks, Bank of America, and Mary's Pizza
- Novato Fair Shopping Center with Safeway, Rite-Aid, T-Mobile and Habit Burger Grill
- Downtown Novato with Whole Foods, Rustic Bakery, Trader Joe's and numerous other restaurants



TRANSPORTATION ACCESS

- Immediate access to Highway 101
- Close proximity to public transportation and the SMART train

OVERVIEW UNITS 9 & 10

UNIT 9 & 10

Space Available: ±1,135 SF

Sale Price: \$335,000

HOA fees: \$1,125.00

Lease Rate: \$1.85 MG

APN #'s: 140-490-10 & 140-490-11

Parking: Abundant on-site

Zoning: BPO



Click Here for a virtual tour of the space

- Upgraded dual unit
- Abundant natural light
- Reception
- Open work area
- Private restroom
- Kitchenette
- Break/conference room with a sink



OPEN AREA

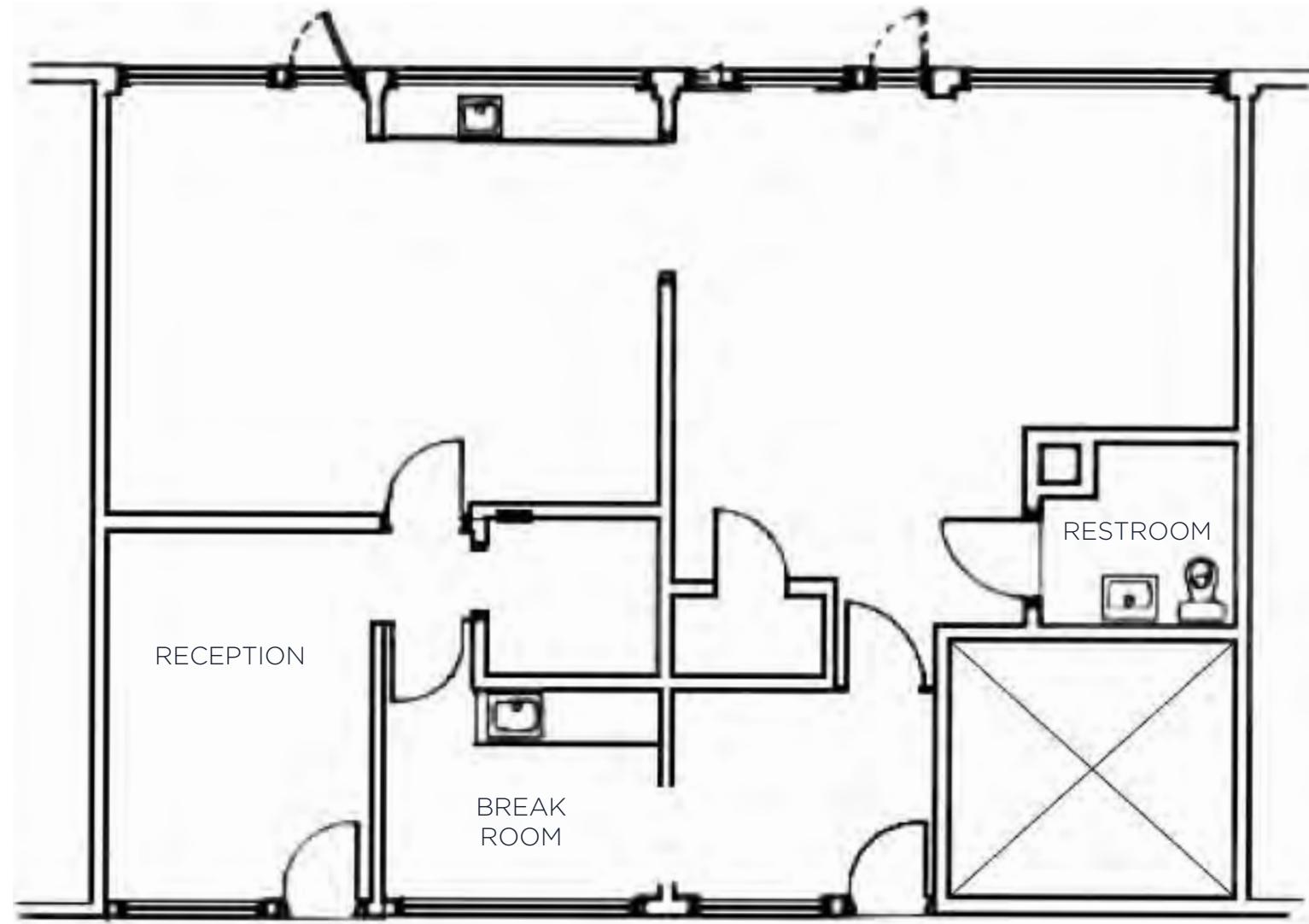


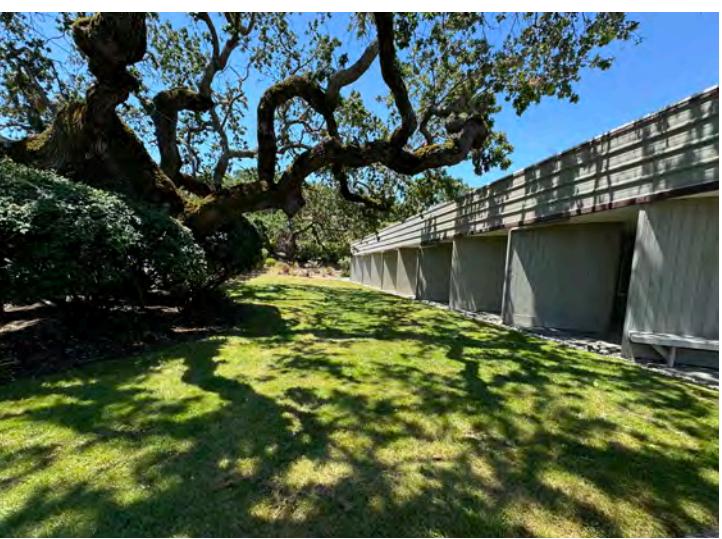
ABUNDANT LIGHT

FLOOR PLAN

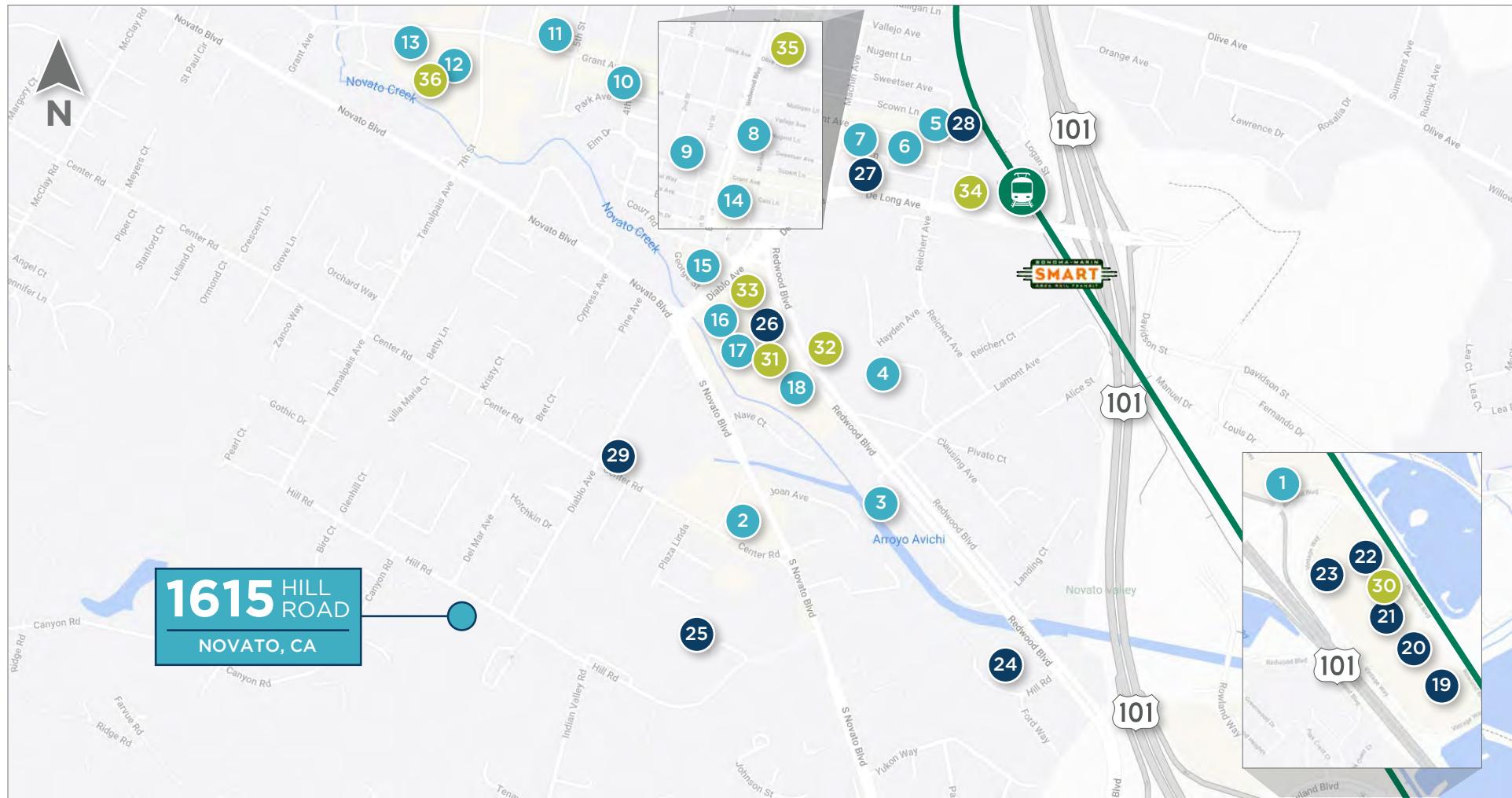
UNITS 9/10

1615 HILL ROAD, NOVATO CA





AERIAL MAP



FOOD/BEVERAGE

1. Chick-Fil-A
2. Redwood Bagel Company
3. China Palace
4. Ayawasaka Hilltop Novato
5. Dr. Insomiac's Fine Co-ee, Tea
6. Blue Barn Novato
7. Finnegan's Marin
8. Trek Winery
9. Marvin's Breakfast Club
10. Rustic Bakery
11. Bacon
12. Creekside Bakery
13. Tiagliaferri's Delicatessen
14. McDonalds
15. Panda Express
16. Starbucks
17. The Habit Grill
18. Starbucks
19. Costco
20. Petco
21. Target
22. Ross Dress For Less
23. Vintage Oaks Shopping Center
24. Marin County Ford
25. Pini Hardware
26. Novato Fair S.C
27. Downtown Novato Community Farmers
28. Novato Glass
29. 7-Eleven
30. CVS
31. Dollar Tree
32. Eckhart Corporation
33. Safeway
34. Wholefoods
35. Trader Joe's
36. CVS

RETAIL

1. Chick-Fil-A
2. Redwood Bagel Company
3. China Palace
4. Ayawasaka Hilltop Novato
5. Dr. Insomiac's Fine Co-ee, Tea
6. Blue Barn Novato
7. Finnegan's Marin
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GROCERY/DRUG STORE

LEGEND





CONTACT **INFORMATION**

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