



NEW TURN-KEY OFFICE
FOR LEASE

5400

±2,513 RENTABLE SF

HANNA RANCH ROAD | NOVATO





View Site Specific COVID-19 Prevention Plan

±2,513 RSF

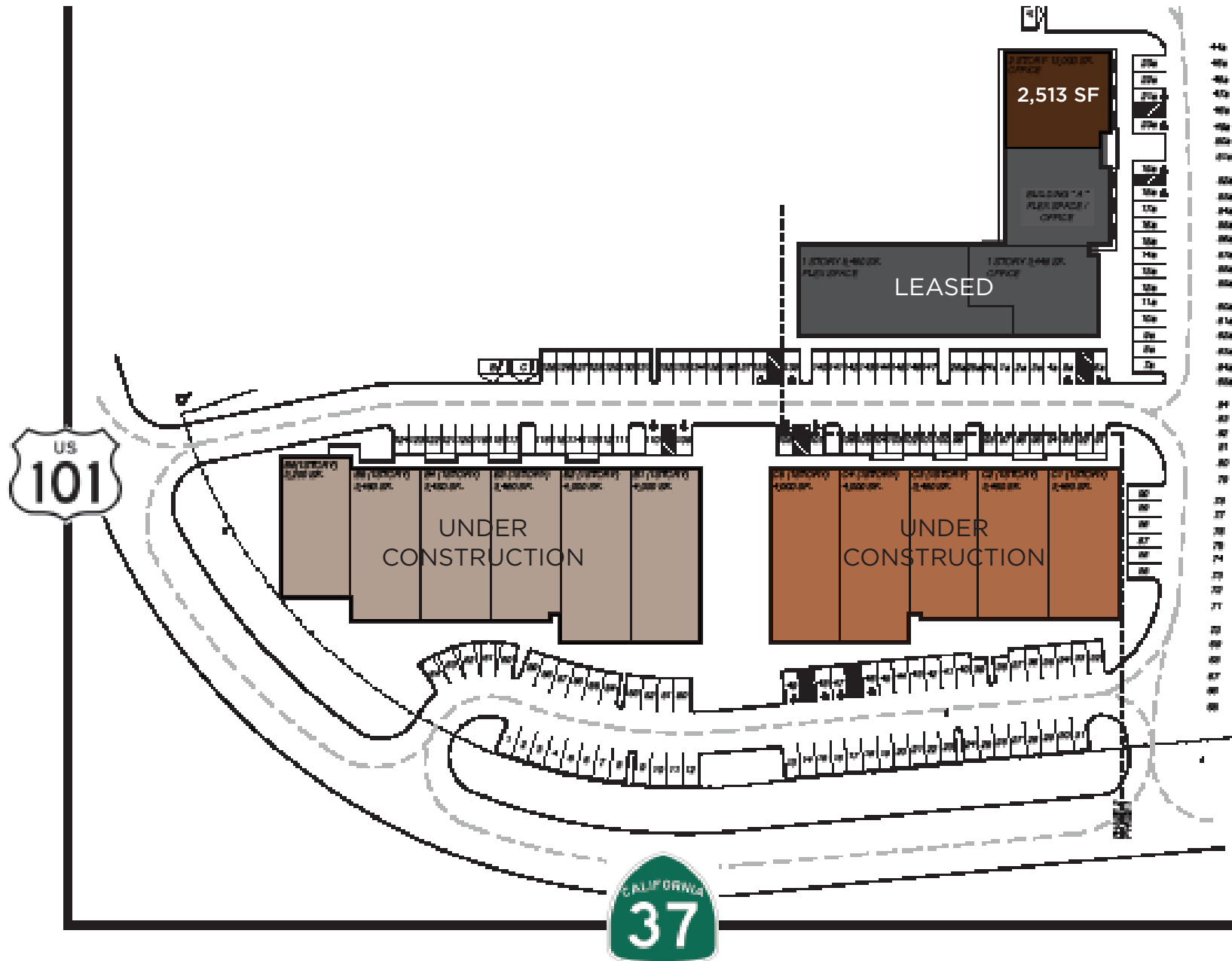
Property Highlights

Brand new construction, spec office space. Available July 2020.

- 5400 Hanna Ranch Road | Novato, CA
- @ Highway 37 + U.S. 101
- Up to 146 Car On-site Parking (3.5/1000)
- Easy access to Highway 37 + U.S. 101
- \$1.75 PSF Gross
- New Construction
- One mile from Vintage Oaks
- Views of Wetlands
- Great Natural Light
- Additional warehouse space available

± 2,513 RSF

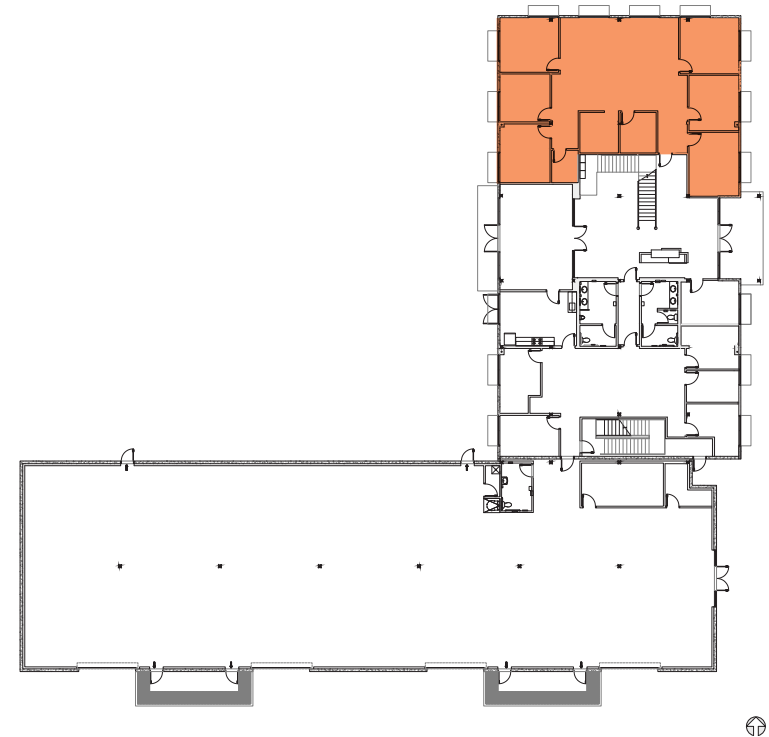
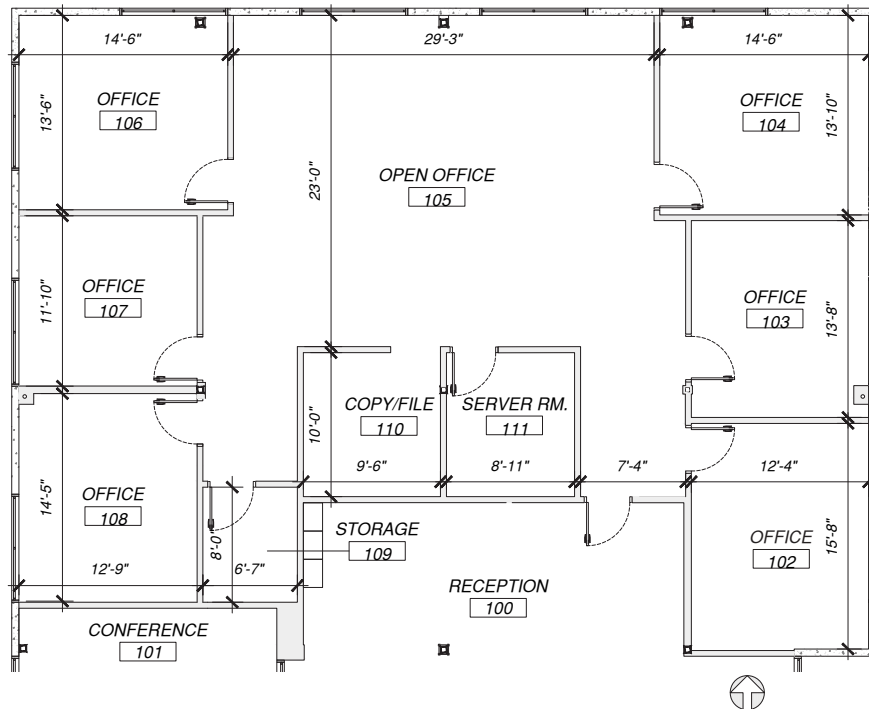
Site Plan

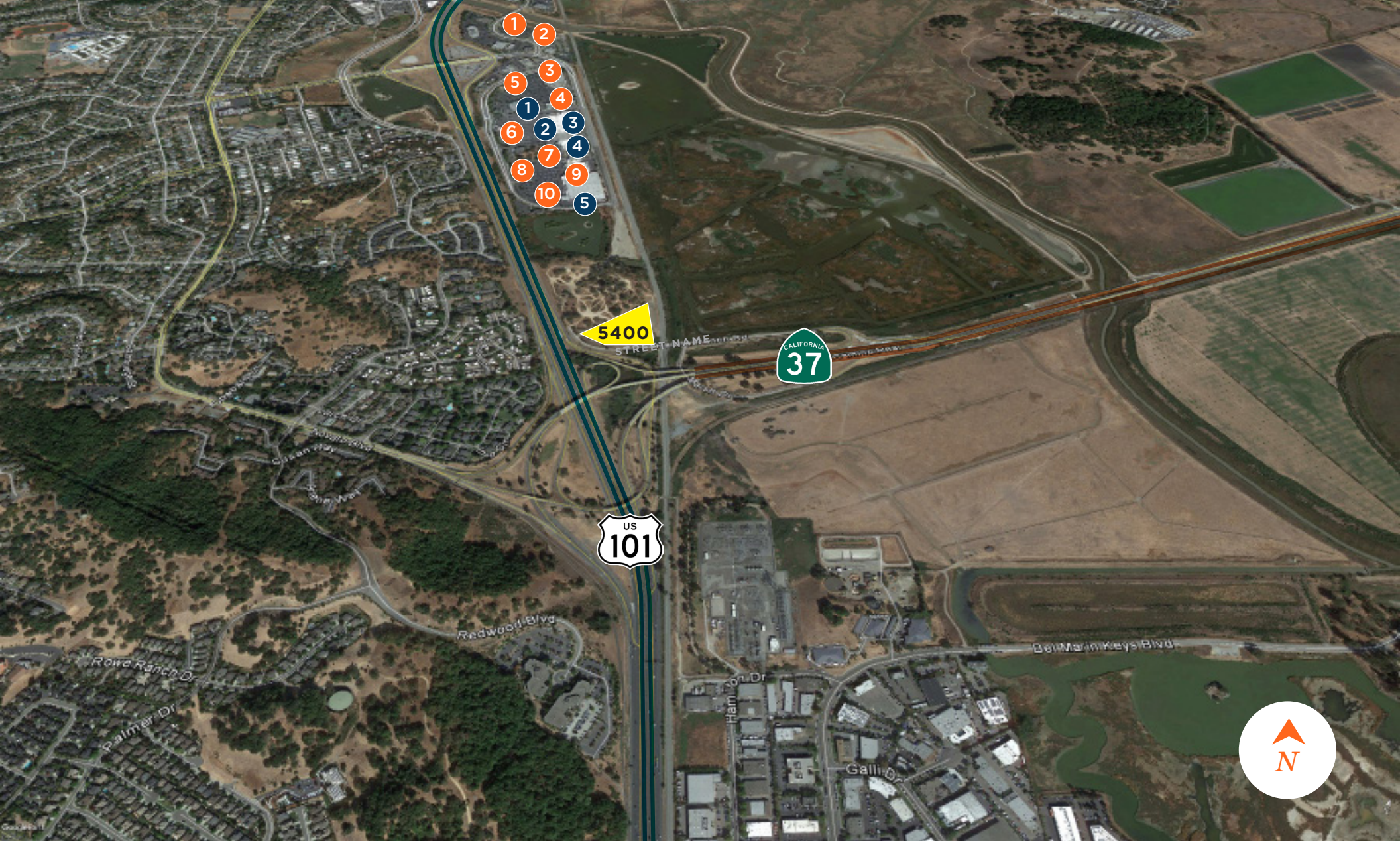


BUILDING A

AVAILABILITIES:

- $\pm 2,513$ RSF
- **Rental Rate:** \$1.75 PSF Gross





Area Amenities



RESTAURANTS

1. Chick-fil-A
2. Moylan's Brewing Company
3. Checker NY Deli
4. Extreme Pizza-Novato
5. Starbucks

RESTAURANTS

6. Tuttimelon
7. Sushi Holic
8. Jennie Low's Chinese Cuisine
9. In-N-Out Burger
10. HopMonk Tavern Novato

RETAIL OPTIONS

1. Target
2. CVS Pharmacy
3. Marshalls
4. Nordstrom Rack Vintage Oaks
5. Costco Wholesale



CONTACT INFORMATION

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