

165 ROWLAND WAY, NOVATO

MEDICAL OFFICE SPACE FOR LEASE



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Steven Leonard
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900 Larkspur Landing Circle
Suite 295
Larkspur, CA, 94939



Property Description:

Class A medical office building located just off US 101 at Rowland Way adjacent to the Vintage Oaks Shopping Center and the Novato Community Hospital. The exterior is well landscaped, has exterior seating areas and is connected to the Novato Community Hospital Building.

Property Highlights:

- Mature landscaping with exterior seating areas
- Views of Marin County's open space and wetlands
- Location provides easy access to a variety of restaurants, hotels, gyms & shopping options | On-site cafe
- Freeway visible location with easy access
- One block from public transportation
- Bicycle and pedestrian path located behind the building
- 5/1,000 Parking

FOOD / BEVERAGE

1. Jack in the Box
2. Round Table Pizza
3. Redwood Bagel Co
4. Bacon
5. Rustic Bakery
6. La Michoacana
7. McDonalds
8. Mi Pueblo
9. Blue Barn
10. Trek Winery
11. Mountain Mike's
12. Indian Valley Brewing
13. Viking Cocktail Lounge
14. Panda Express
15. Ayawaska Hilltop
16. Italian Delite
17. Dr. Insomniac's
18. Matsuyama
19. Mantra Wines
20. Brown's Binyerd
21. My Thai II
22. Marvin's Breakfast Club
23. Las Guitarras
24. Chianti Cucina

GROCERY / DRUG STORES

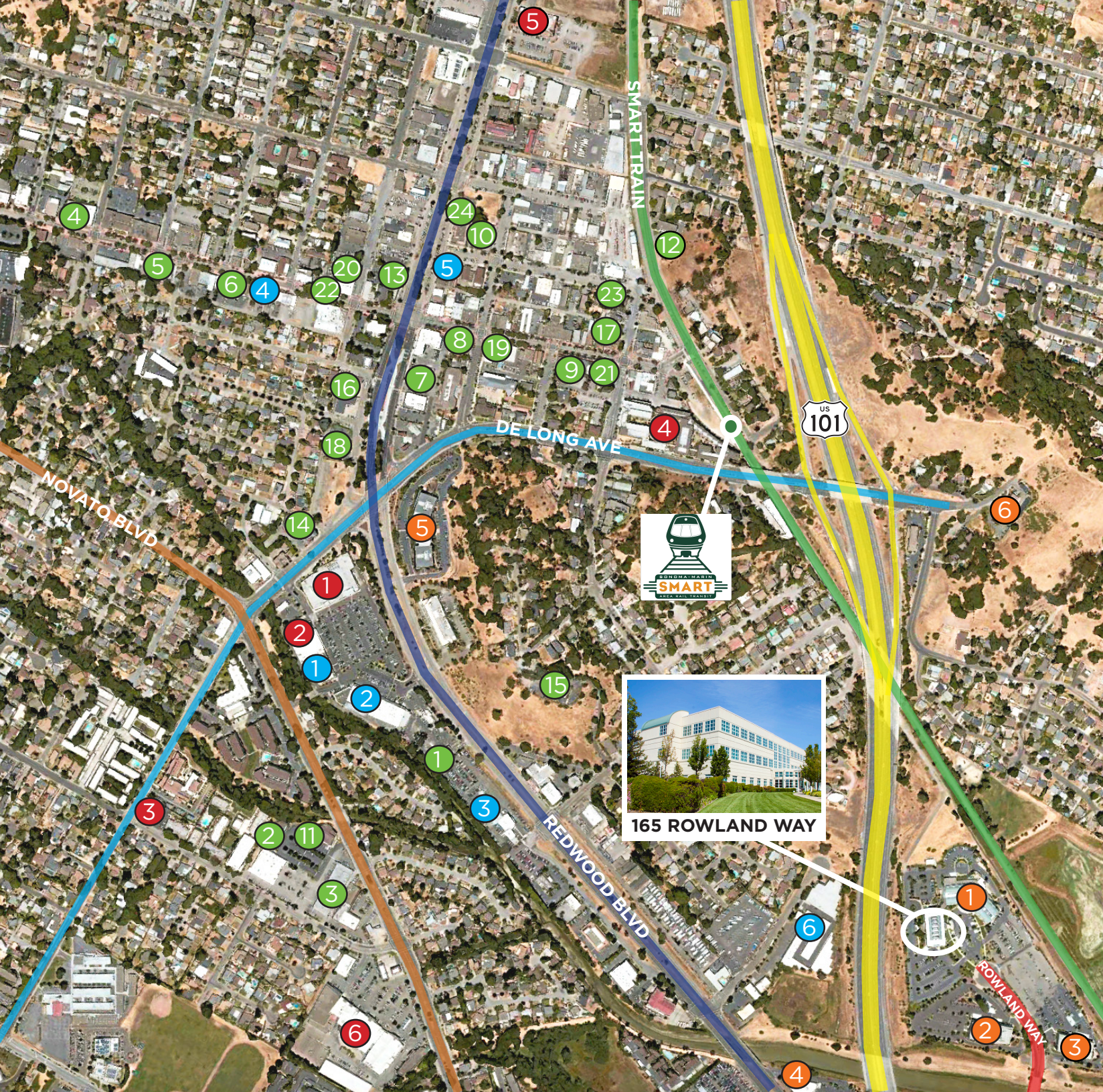
1. Safeway
2. Rite Aid
3. 7-Eleven
4. Whole Foods
5. Trader Joes
6. Grocery Outlet

RETAIL / STORAGE

1. Pet Food Express
2. Dollar Tree
3. Novato Chevrolet
4. Watt's Music
5. Beercraft
6. Public Storage

MEDICAL

1. Novato Community Hospital
2. Sutter Health Care Center
3. Kaiser Hearing Center
4. Marin Community Clinic
5. Wilson & Kim Orthodontics
6. Allegro MedSpa



165 Rowland Way

Suite Rentable Square Feet

103 ± 1,684 RSF

208 ± 1,291 RSF

215 ± 3,478 RSF

303 ± 2,275 RSF

310 ± 1,488 RSF

311 ± 4,358 RSF

Asking Rent: \$2.60 PSF

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VICINITY FEATURES

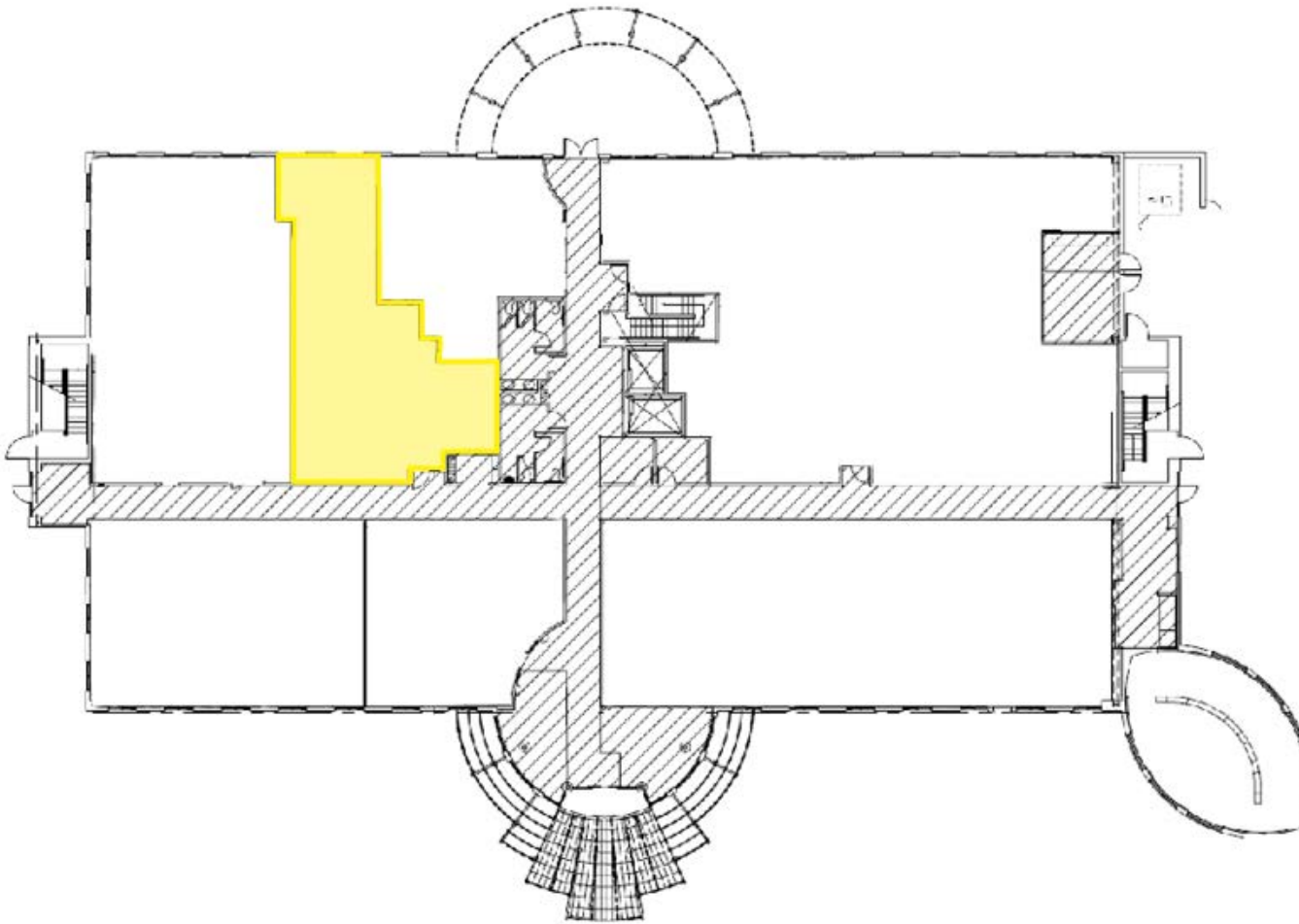
- | | |
|----|---------------------------------|
| 1 | 100 Rowland Way |
| 2 | 101 Rowland Way |
| 3 | 165 Rowland Way |
| 4 | Novato Community Hospital |
| 5 | Novato Fire Protection District |
| 6 | Staples |
| 7 | Moylan's Brewery and Restaurant |
| 8 | Cinemark Rowland Plaza |
| 9 | Novato Toyota |
| 10 | Macy's Home Store |
| 11 | Starbucks |
| 12 | Target |
| 13 | Southern Pacific Smokehouse |
| 14 | Chase |
| 15 | Sports Authority |
| 16 | Costco |

1ST FLOOR

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2ND FLOOR

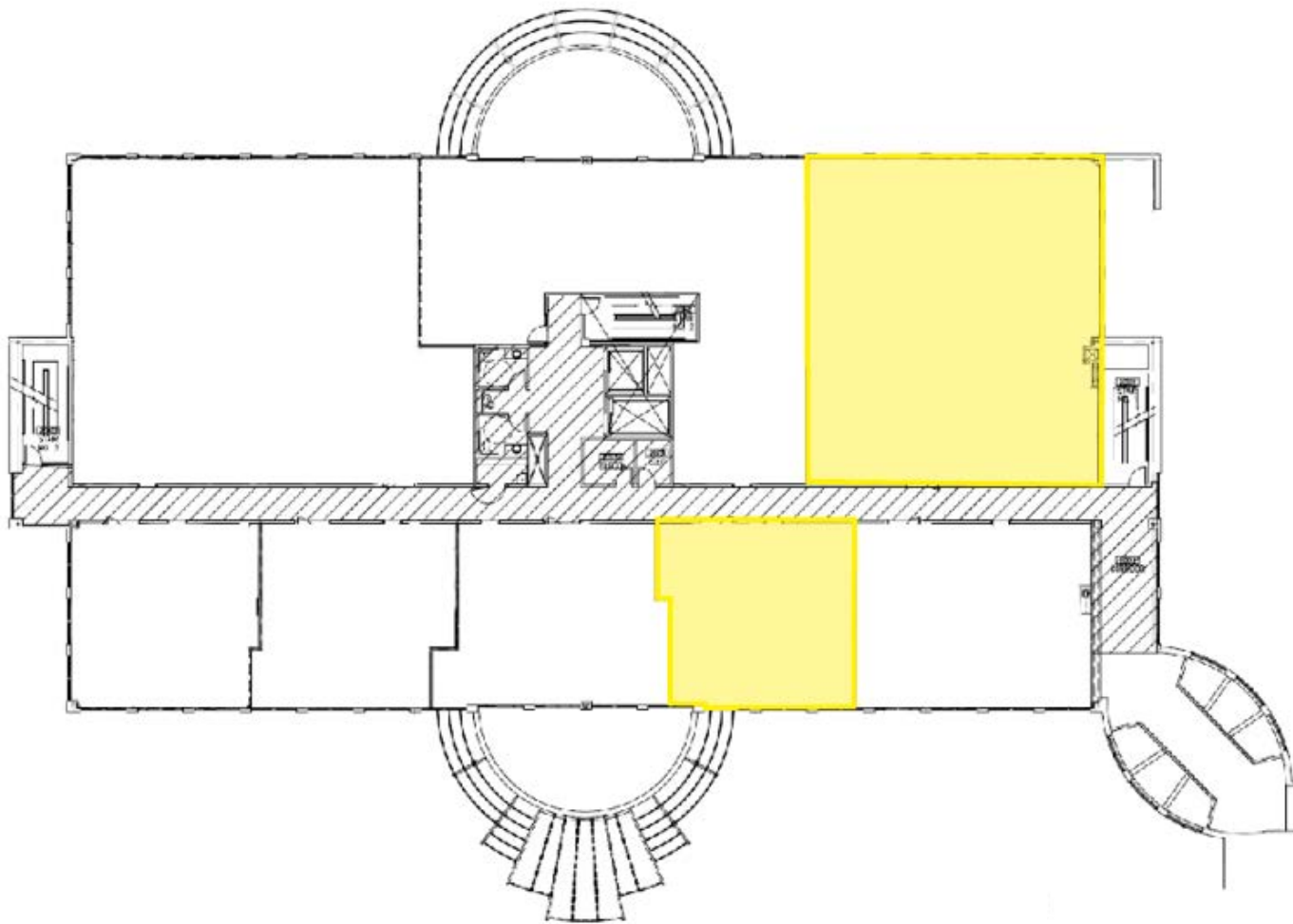
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3RD FLOOR

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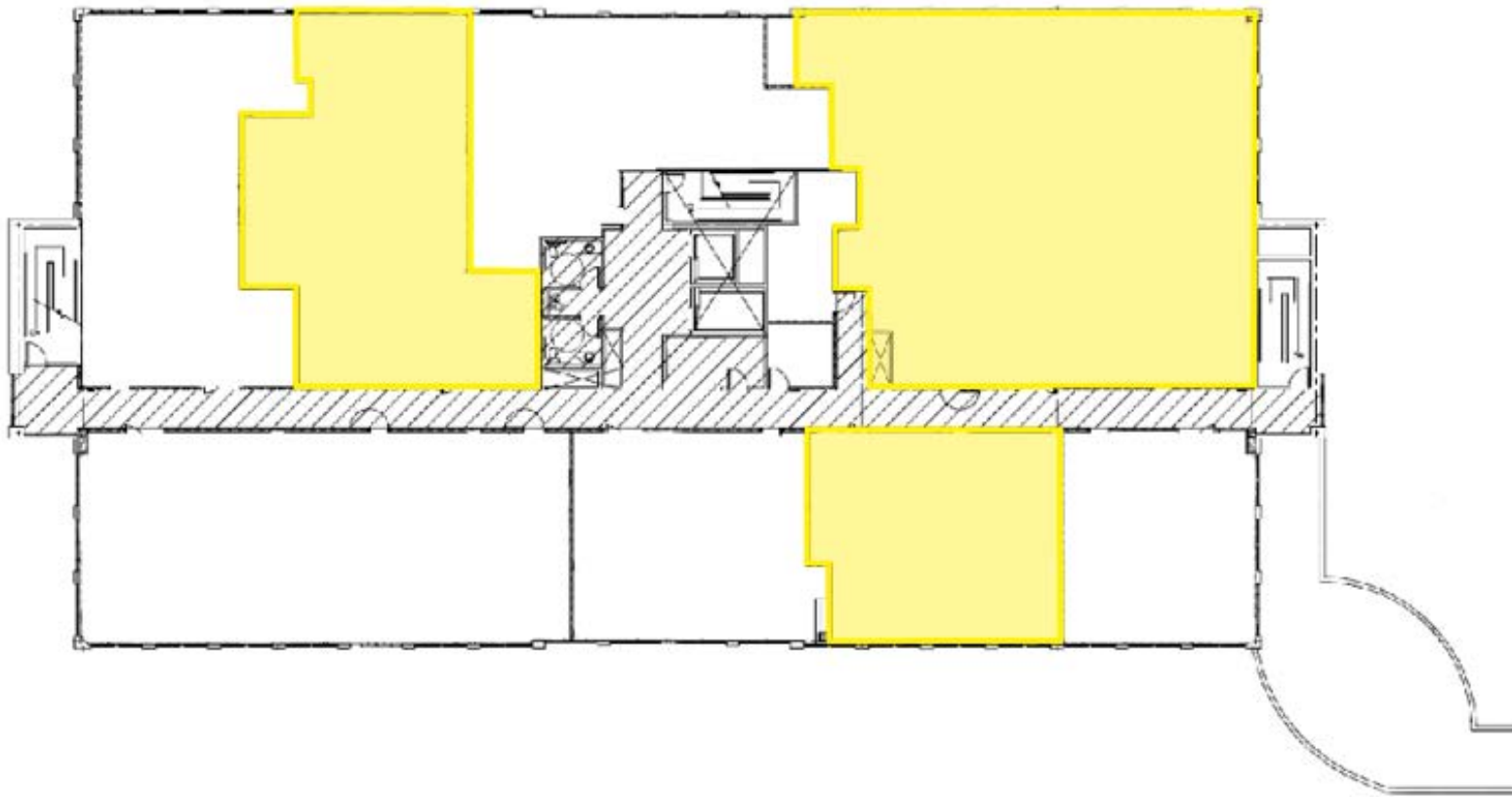
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