

FULL BUILDING LEASE OPPORTUNITY

PELL PLAZA: 500 REDWOOD BLVD, NOVATO CA



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FULL BUILDING OPPORTUNITY

500 REDWOOD BLVD, NOVATO CA

500 Redwood Blvd offers a unique opportunity to lease an entire ± 69,680 SF building. The modern three-story building has elegant glass window lines, balconies with views, ample parking, and a landscaped courtyard with outdoor seating.

The building is one of two Class A office buildings located at Pell Plaza. The site is conveniently located near the confluence of highways U.S. 101 + 37 with immediate access to major transportation routes, and close proximity to the Sonoma Marin SMART Train. The parklike campus is surrounded by the oak studded Marin hillsides, with direct access to hiking trails and natural walking/biking paths. The gorgeous setting is the perfect home for a centrally located corporate office.



Building Identity Potential



Gateway to Hwy 37/Wine Country



Ample Outdoor Seating/Courtyard Space



Direct Access to 2nd Floor

AMENITIES

500 REDWOOD BLVD, NOVATO CA



**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**



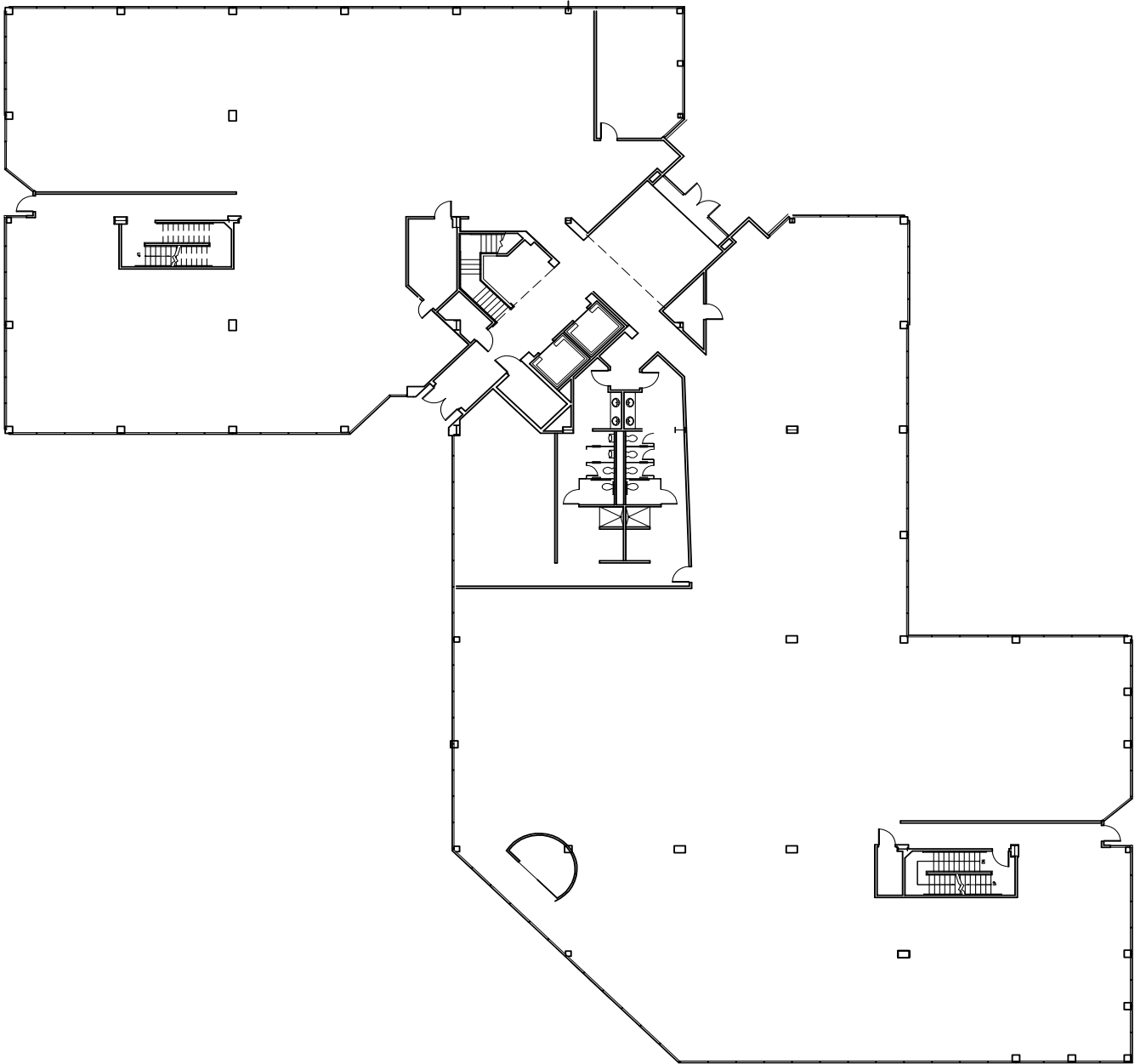
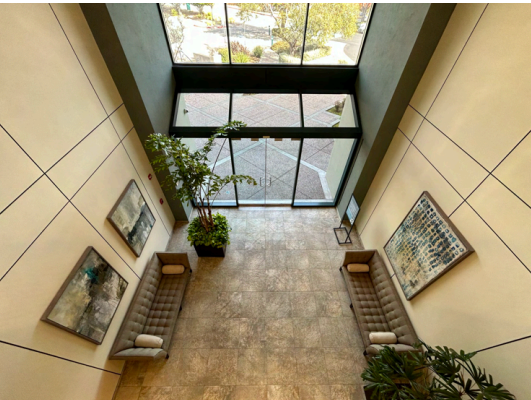
**Ample on-site
parking**



**Outdoor
water
feature**

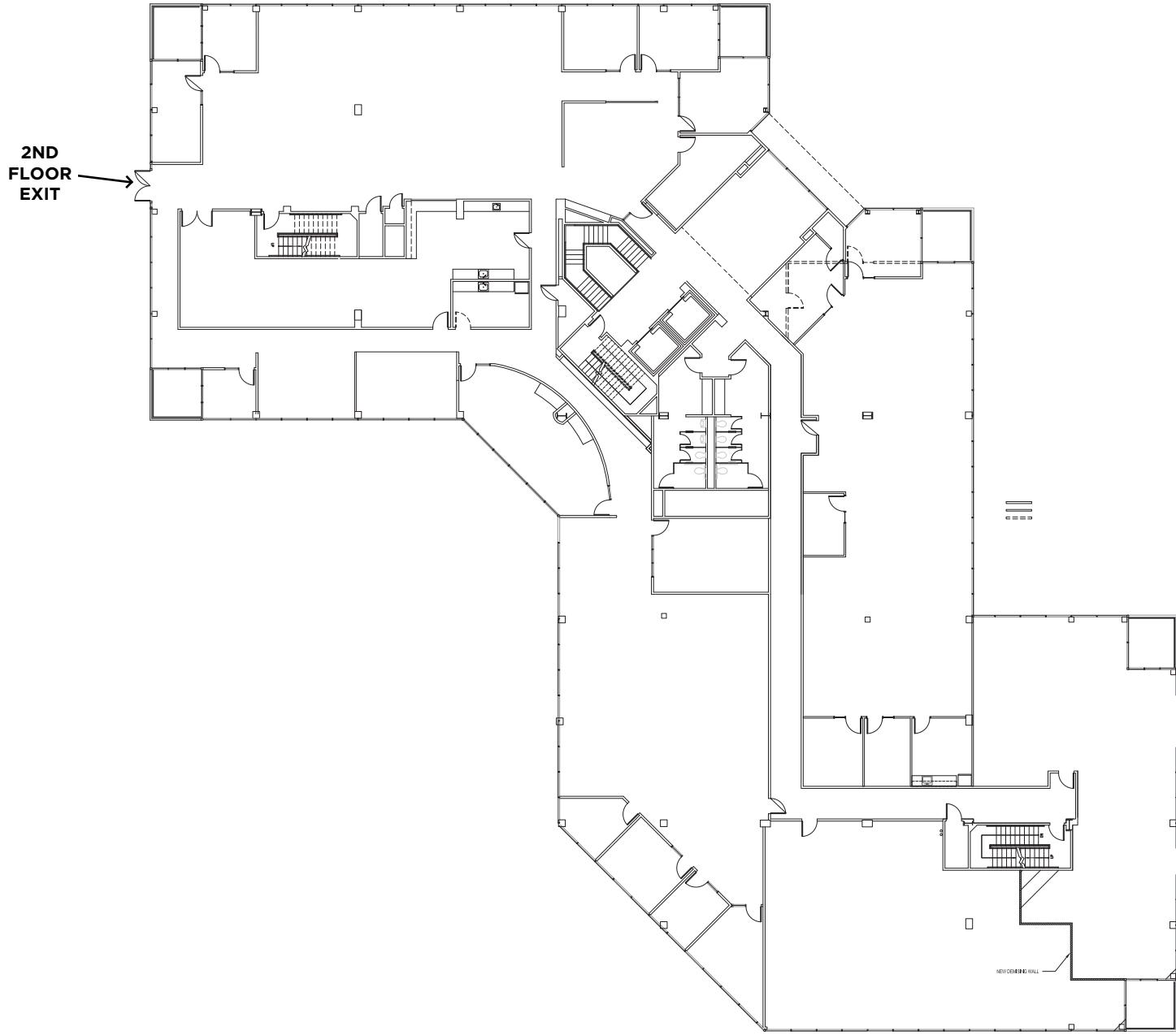
FIRST FLOOR: ±23,370 RSF

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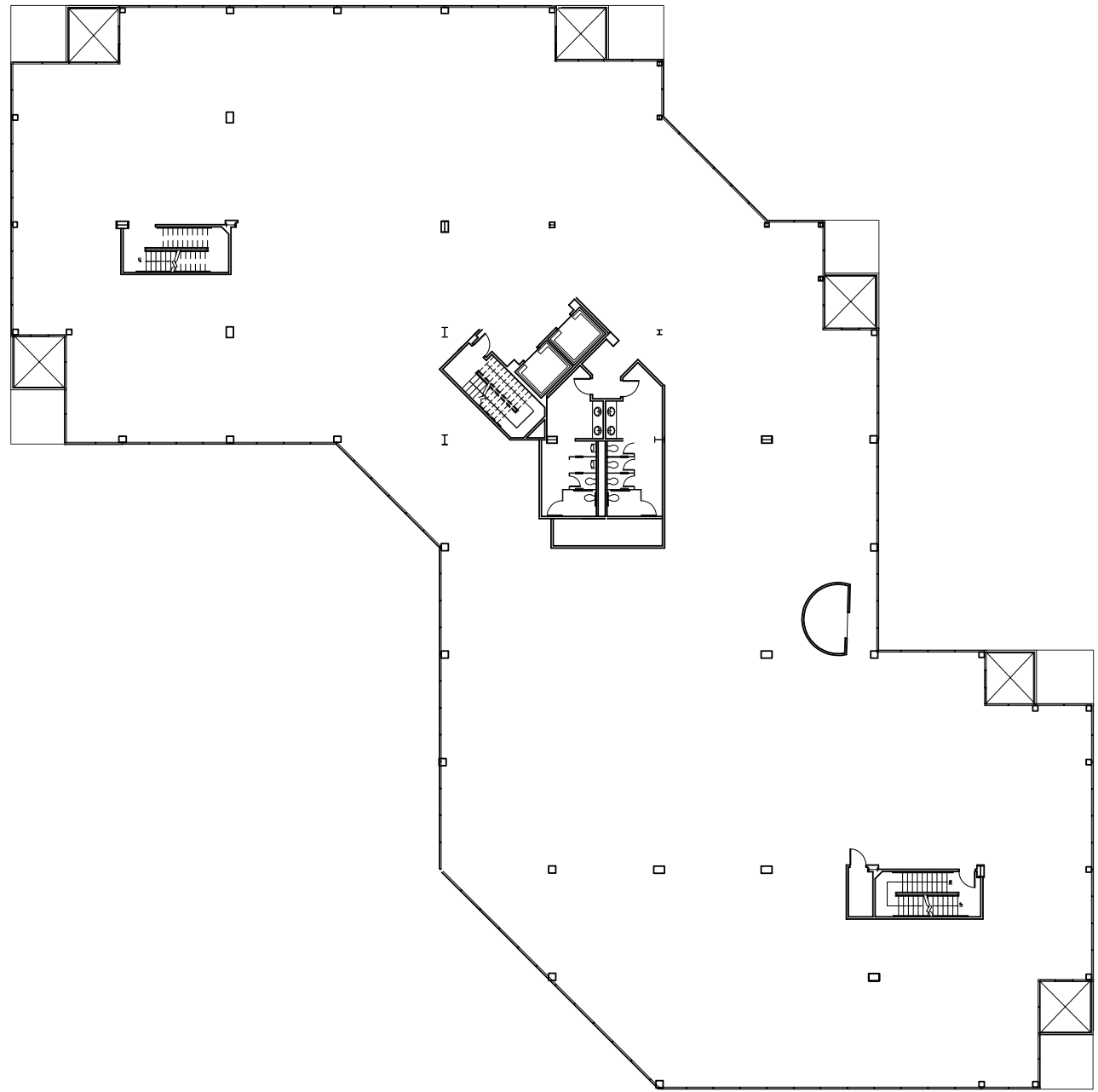
SECOND FLOOR: ±23,470 RSF

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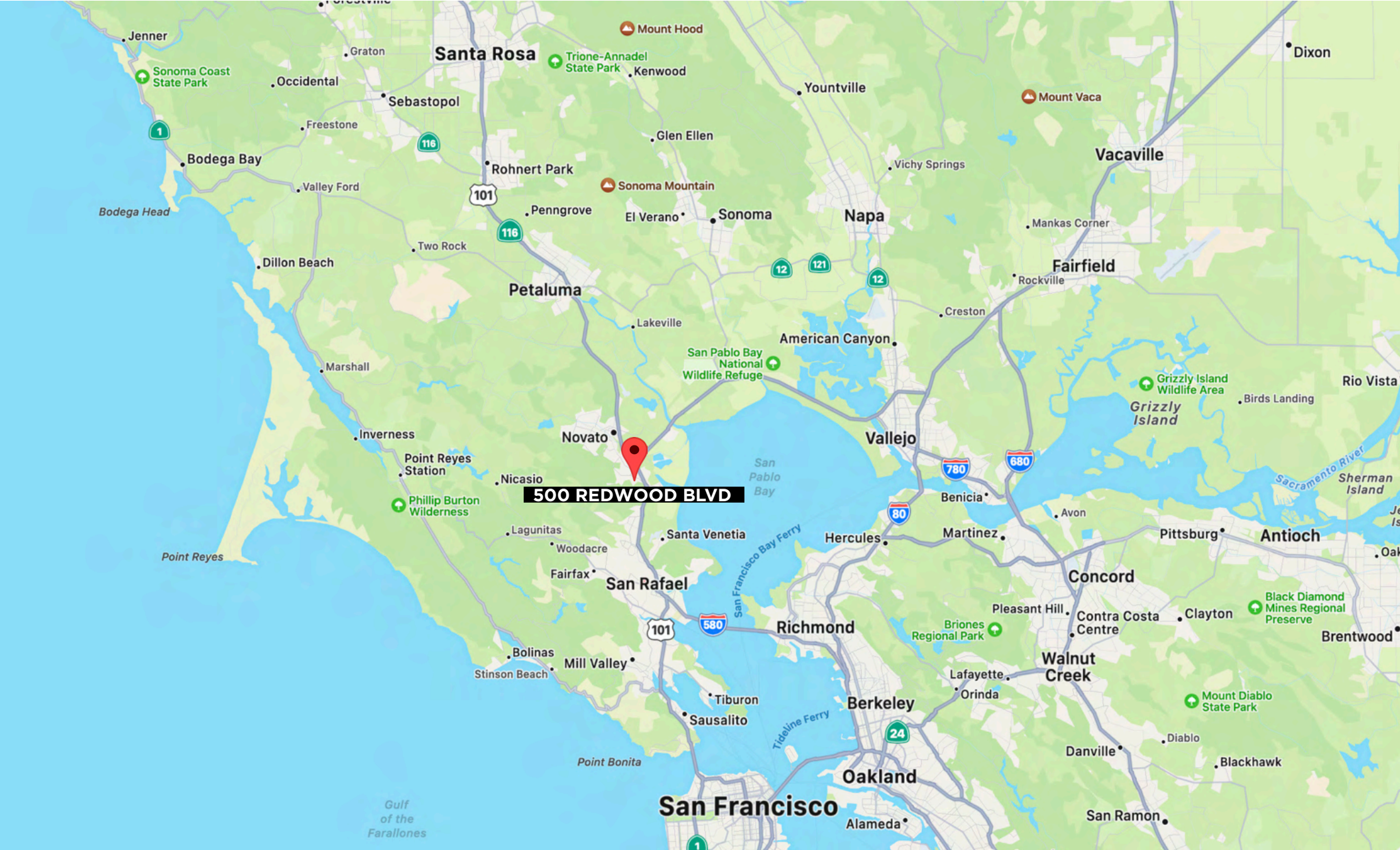
THIRD FLOOR: ±22,840 RSF

500 REDWOOD BLVD, NOVATO CA



REGIONAL MAP

500 REDWOOD BLVD, NOVATO CA



AERIAL MAP

500 REDWOOD BLVD, NOVATO CA



VINTAGE OAKS SHOPPING CENTER

BEL MARIN KEYS



500 REDWOOD BLVD

PACHECO PLAZA SHOPPING CENTER

- US HWY 101
- WALKING PATH
- US HWY 37