

# 74 DIGITAL DRIVE, NOVATO CA

TWO COMMERCIAL CONDOMINIUMS  
FOR LEASE



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# 74 DIGITAL DRIVE, NOVATO CA

## 2 CONDOMINIUM UNITS FOR LEASE

### Opportunity

These front facing units at 74 Digital Drive are flexible office and warehouse space with lots of natural light. The location and size are ideal for a small business. The property allows for both office and industrial uses.

**Property Address:** 74 Digital Drive Units 1 & 1A  
Novato, CA 94949

**Gross Building Area:** ± 2,195 SF

**Unit 1:** ± 520 SF (office)

**Unit 1A:** ± 1,675 SF (light industrial)

**Asking Rent** \$2,800 per month gross

**HOA Dues:** \$200

**Parcels:** 157-501-52 & 157-501-53

**Parking:** 4 spaces

**Drive Ins:** 1

**Clear Height:** ±14', roll up door ±11'



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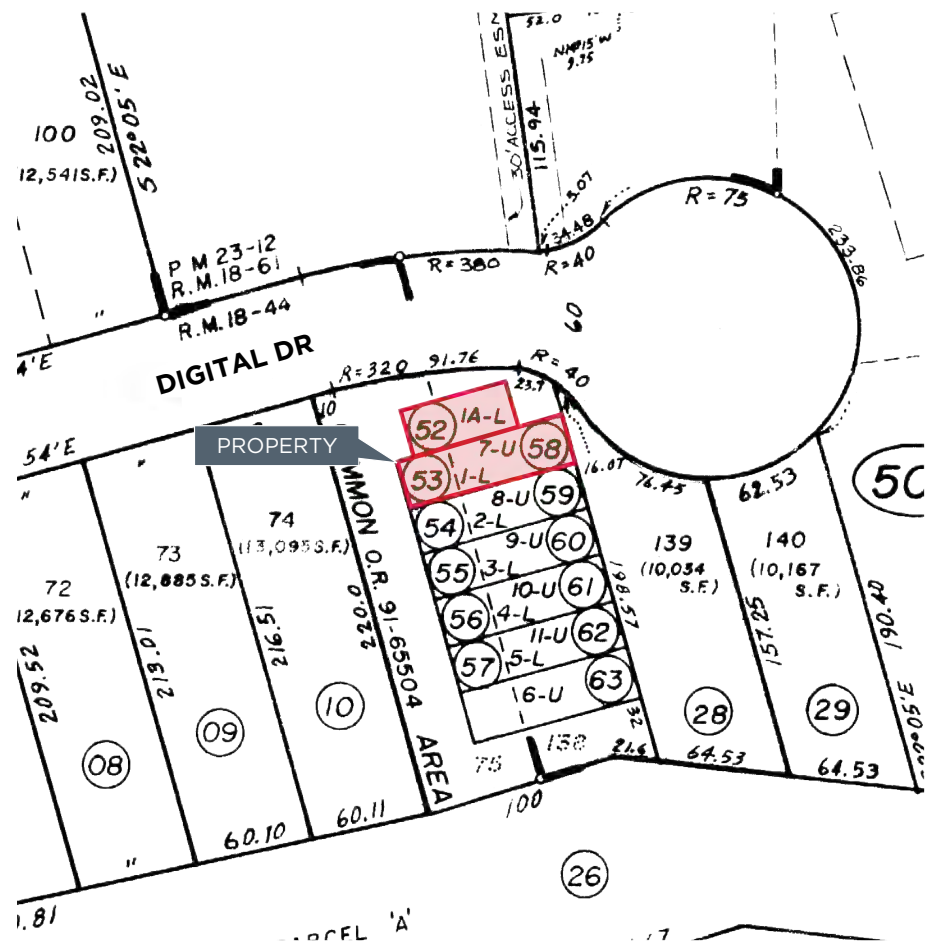


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## 2 CONDOMINIUM UNITS FOR LEASE

### Property Details

- Bel Marin Keys Industrial Park
- 2 office/warehouse units
- Fronting Digital Drive
- HVAC throughout
- Improved office with kitchen
- Two in suite bathrooms
- Roll up door in back of building
- Call for pricing details



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Aerial Map



74 DIGITAL DRIVE

DOWNTOWN NOVATO

- Costco Wholesale
- Nordstrom Rack
- Banana Republic
- LOFT
- In-n-Out
- Sephora
- Petco
- Marshalls
- Old Navy

VINTAGE OAKS

- HopMonk Tavern
- Target/CVS
- Starbucks
- See's Candies
- Panera
- Supercuts
- Charlotte Tilbury
- Ross Dress for Less
- Extreme Pizza

SONOMA MARIN SMART TRAIN

- Dollar Tree
- Safeway
- Bank of Marin
- Adobe Creek Brewing
- Taqueria Real
- Michael's Sourdough
- Marin Humane
- Aurora Ristorante
- Kalin Cellars

- Biomarin Pharmaceutical
- Toast
- Peet's Coffee
- Super Duper
- Pet Food Express
- McDonald's
- Courtyard by Marriott
- Wells Fargo
- U-Haul

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Drone View



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