FOR LEASE & SALE

CUSHMAN & WAKEFIELD

2 OFFICE CONDOMINIUMS



1615 HILL ROAD - UNITS 8 & 9/10 NOVATO CA

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 UNIT 8

UNIT 8

Space Available:	±608 SF
Sale Price:	\$180,000
HOA fees:	\$600.00
Lease Rate:	\$1.85 MG
APN #'s:	140-490-09
Parking:	Abundant on-site
Zoning:	BPO



Click Here for a virtual tour of the space

Upgraded unit

- 3 private offices
- Abundant natural light
- Kitchenette

- Reception area
- Private restroom
- Open work area





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:	ВРО



Click Here for a virtual tour of the space

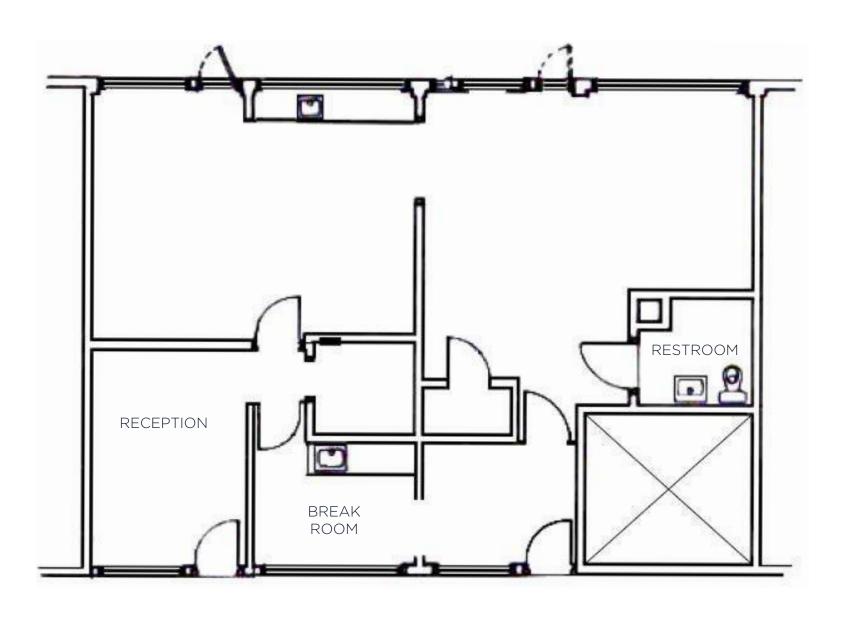
- Upgraded dual unit
- Abundant natural light
- Reception
- Open work area

- Private restroom
- Kitchenette
- Break/conference room with a sink





FLOOR PLAN UNITS 9/10







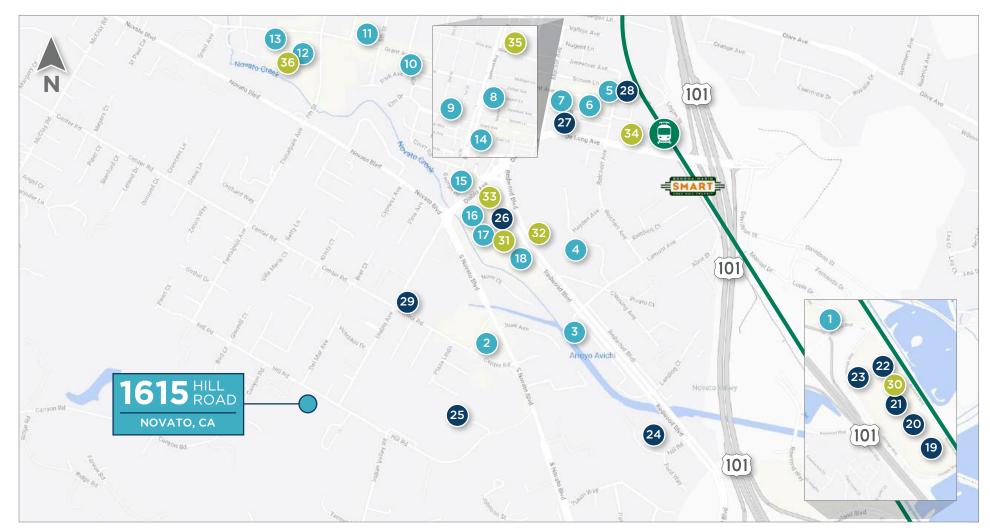






AERIAL

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

RETAIL

14. McDonalds

16. Starbucks

17. The Habit

18. Starbucks

Grill



- 19. Costco
- **15.** Panda Express **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

GROCERY/DRUG STORE



- **30.** CVS
- 31. Dollar Tree
- 32. Eckhart Corporation
- 33. Safeway
- 34. Wholefoods
- 35. Trader Joe's
- **36.** CVS

LEGEND (101)

Highway 101





CONTACT INFORMATION

STEVEN LEONARD

Managing Director +1 415 722 1080 steven.leonard@cushwake.com Lic #: 00909604

DREW SOLTIS

Associate +1 415 451 2415 drew.soltis@cushwake.com Lic #: 02163430



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