

FOR LEASE & SALE

2 OFFICE CONDOMINIUMS



1615 HILL ROAD - UNITS 8 & 9/10

NOVATO CA

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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
- Abundant natural light
- Reception area
- Open work area
- 3 private offices
- Kitchenette
- Private restroom



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: BPO



[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



OPEN AREA

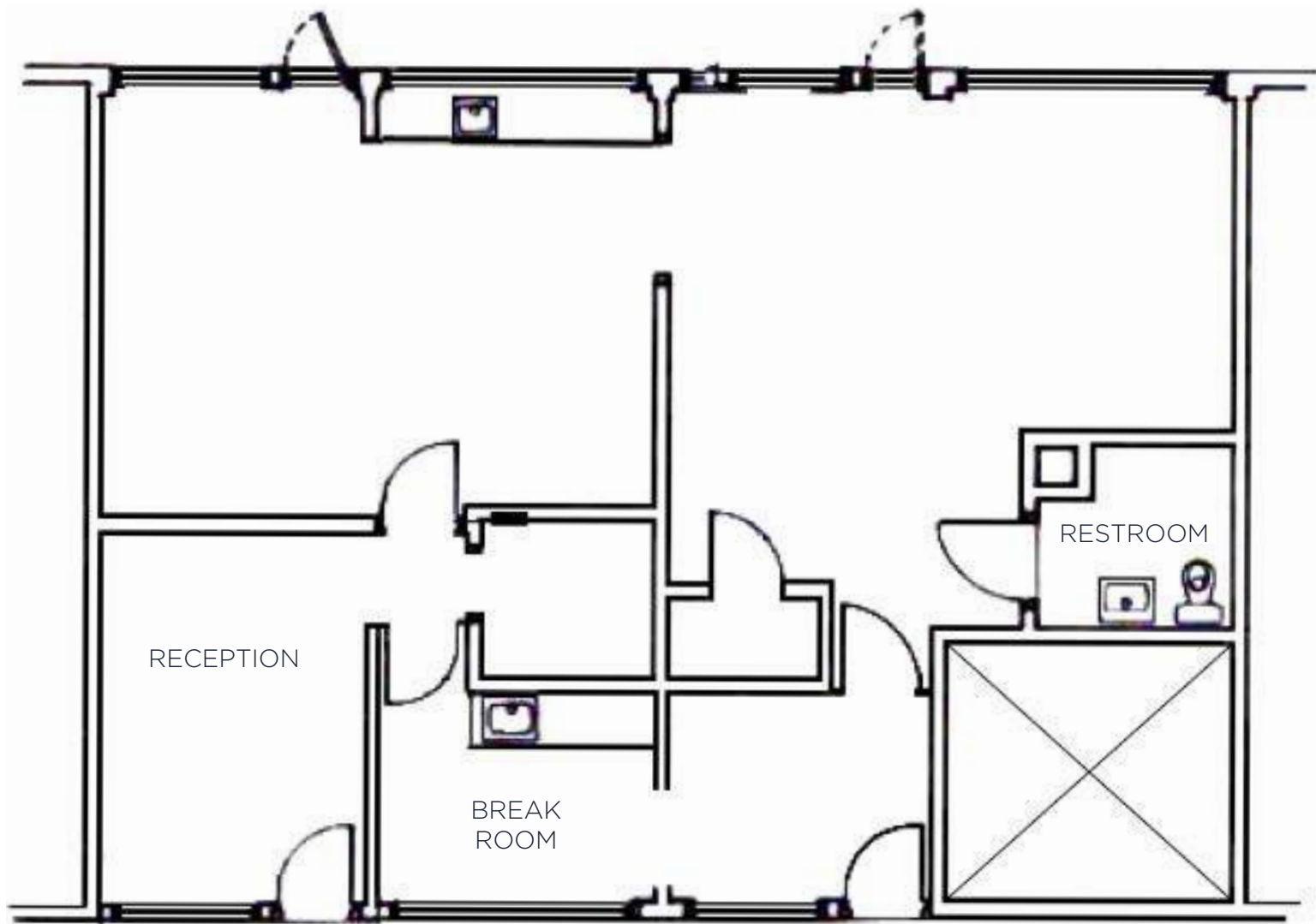


ABUNDANT LIGHT

FLOOR PLAN

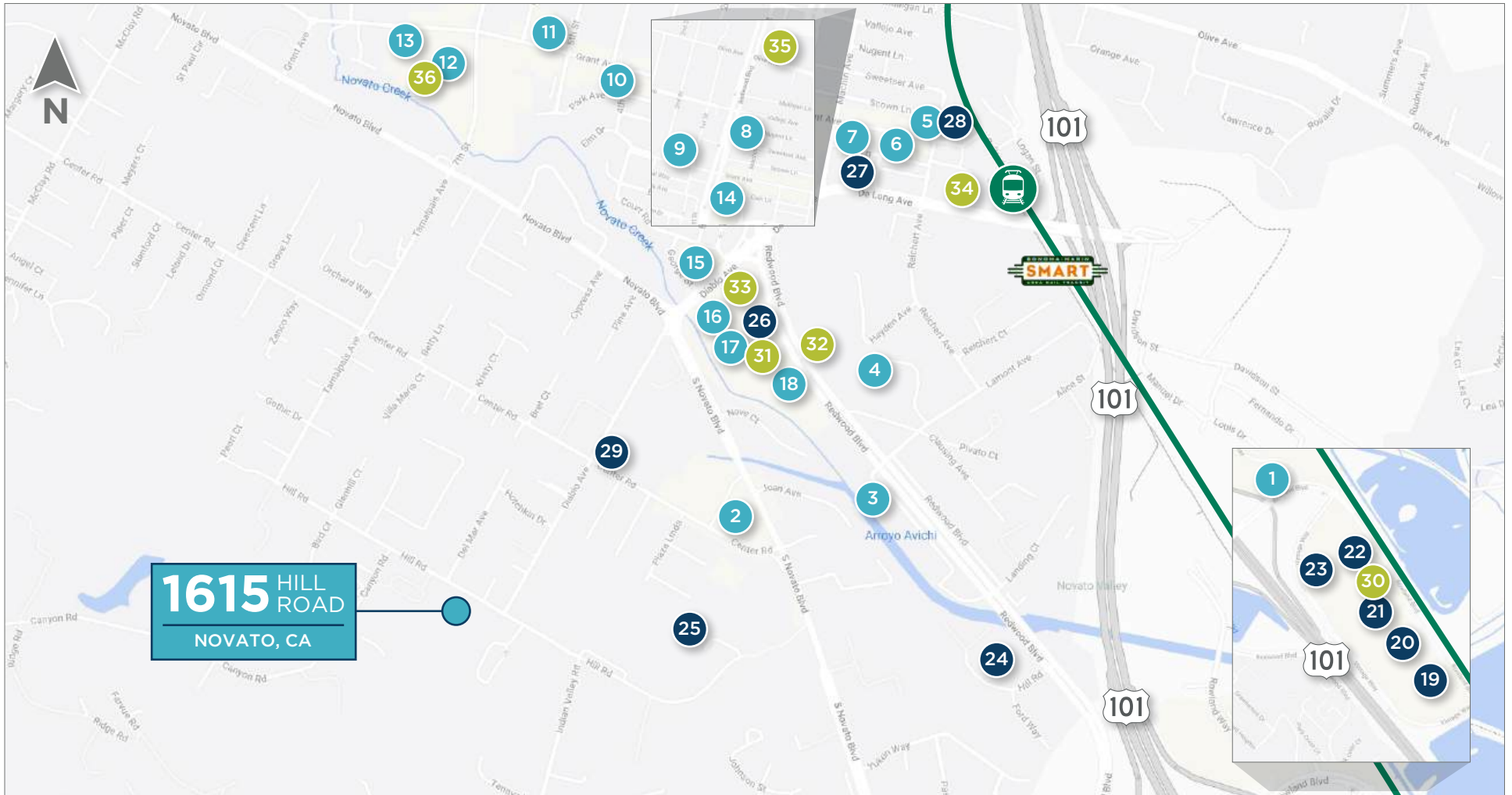
UNITS 9/10

1615 HILL ROAD, NOVATO CA





AERIAL MAP



1615 HILL ROAD
NOVATO, CA

FOOD/BEVERAGE

- | | | |
|-----------------------------------|---------------------------------|---------------------|
| 1. Chick-Fil-A | 7. Finnegan's Marin | 14. McDonalds |
| 2. Redwood Bagel Company | 8. Trek Winery | 15. Panda Express |
| 3. China Palace | 9. Marvin's Breakfast Club | 16. Starbucks |
| 4. Ayawasaka Hilltop Novato | 10. Rustic Bakery | 17. The Habit Grill |
| 5. Dr. Insomiac's Fine Co-ee, Tea | 11. Bacon | 18. Starbucks |
| 6. Blue Barn Novato | 12. Creekside Bakery | |
| | 13. Tiagliaferri's Delicatessen | |

RETAIL

- | | |
|----------------------------------|---------------------------------------|
| 19. Costco | 25. Pini Hardware |
| 20. Petco | 26. Novato Fair S.C |
| 21. Target | 27. Downtown Novato Community Farmers |
| 22. Ross Dress For Less | 28. Novato Glass |
| 23. Vintage Oaks Shopping Center | 29. 7-Eleven |
| 24. Marin County Ford | |

GROCERY/DRUG STORE

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

LEGEND



Highway 101



Smart Train



CONTACT INFORMATION

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