

WOODSIDE OFFICE CENTER

7250 Redwood Boulevard Novato, CA 94945



FOR LEASE

PROMOTIONAL RATE ON SELECT SUITES



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WOODSIDE

PROPERTY HIGHLIGHTS

Woodside Office Center located in the heart of downtown offers the highest quality construction and finishes in Novato. Located just blocks from Highway 101, the project is minutes from Highway 37 and provides easy commute access for Marin County, Sonoma County in addition to points to the east. This new office complex is across the street from amenities like Starbucks, Whole Foods, Safeway and various restaurants. The property is also walking distance to city hall and a short distance to the future SMART Train stop.

- ❖ “Class A”, 3-story building totaling ±87,000 SF
- ❖ Prominent corner location
- ❖ Expansive windows with spectacular hill views
- ❖ Flexible floor plans
- ❖ Adjacent to downtown restaurants, grocery stores, banks, City
- ❖ Hall and public transportation
- ❖ Covered parking

D U N H I L L P A R T N E R S W E S T

WHY WOODSIDE



COMMUNTING OPTIONS

SMART TRAIN 1 BLOCK AWAY & BUS STOP DIRECTLY IN FRONT OF BUILDING



COFFEE, LUNCH & DINNER OPTIONS

OVER 30 RESTAURANTS WITHIN A 1 MILE RADIUS



HEALTH & MIND

EASY WALK TO 2 FITNESS GYMS, 10 HIKING TRAILS & A TRACK

WHY WOODSIDE

BEST BUILDING IN TOWN

Convenient access to food, exercise, city hall and the other amenities of downtown. Class A building with extensive amenities like conference room with free wifi, covered garage parking, electric car charging, on-site showers. Quality interior suites with high ceilings, large windows and great outlooks over the Northern Marin hillsides.

CLASS “A” OFFICE SPACE
FOR LEASE

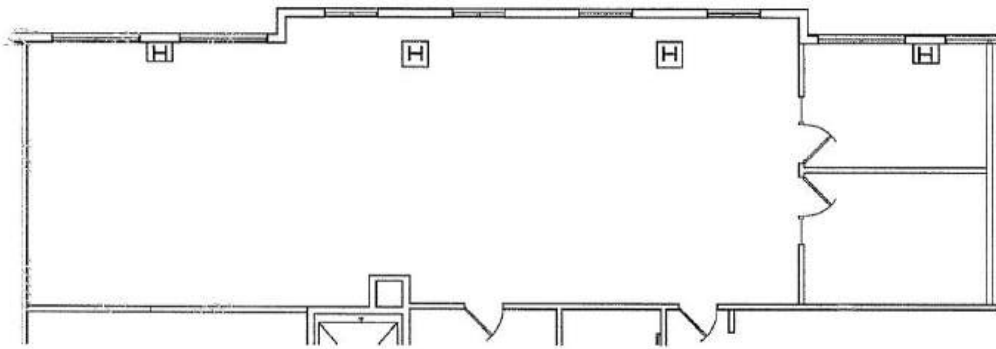
Floor	Suite	RSF	Rent
1st	Suite 100	± 1,815 RSF	\$2.75 Full Service
1st	Suite 102	± 3,383 RSF	\$1.25 PRSF Full Service “Promotional Rate”
1st	Suite 109	± 3,444 RSF	\$2.75 Full Service
1st	Suite 111	± 2,841 RSF	\$2.75 Full Service
1st	Suite 114	± 3,191 RSF	\$2.75 Full Service
3rd	Suite 375	± 5,174 RSF*	\$2.75 Full Service *Divisible

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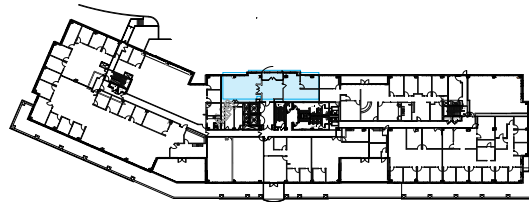


SUITE 100: $\pm$ 1,815 RSF



SUITE HIGHLIGHTS

- 2 privates and open area
- Direct access off the elevator



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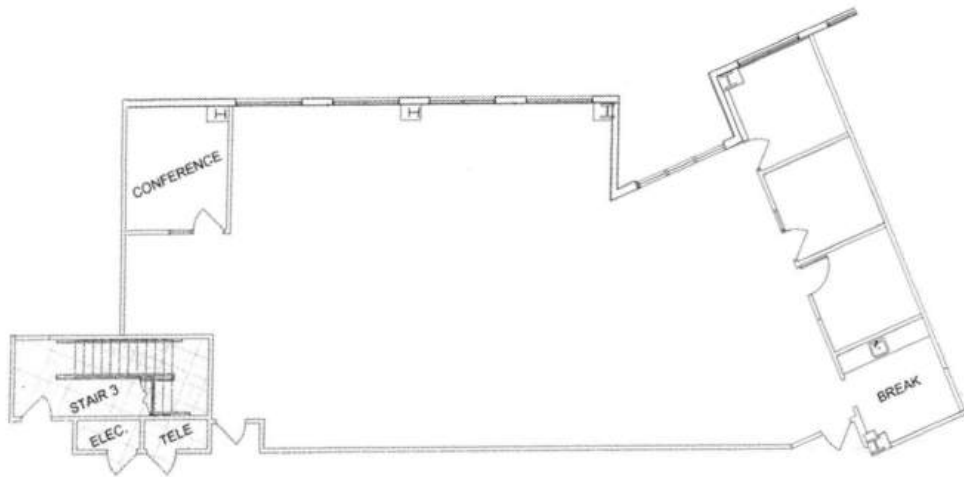


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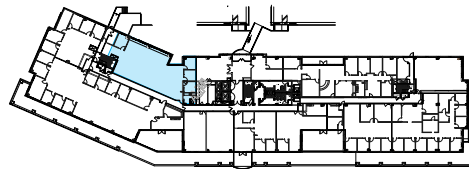


SUITE 102: ± 3,383 RSF



SUITE HIGHLIGHTS

- Break room
- 3 private offices
- Conference room
- Open area



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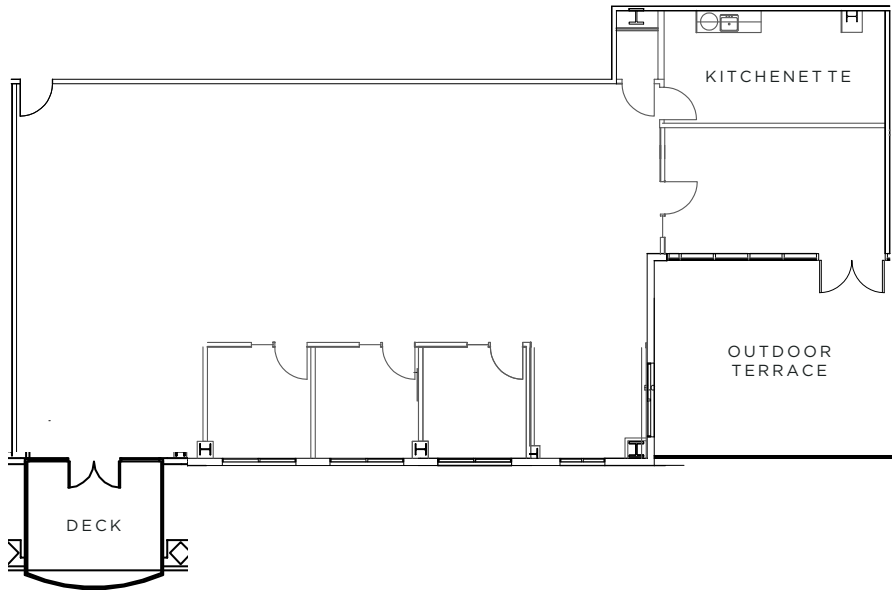


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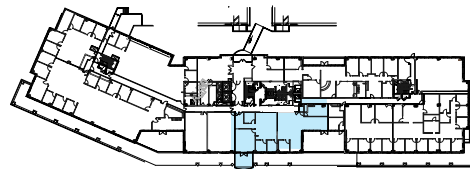


SUITE 109: ± 3,444 RSF



SUITE HIGHLIGHTS

- 3 private offices
- Conference room
- Kitchenette
- Large open creative space
- Outdoor terrace
- Deck



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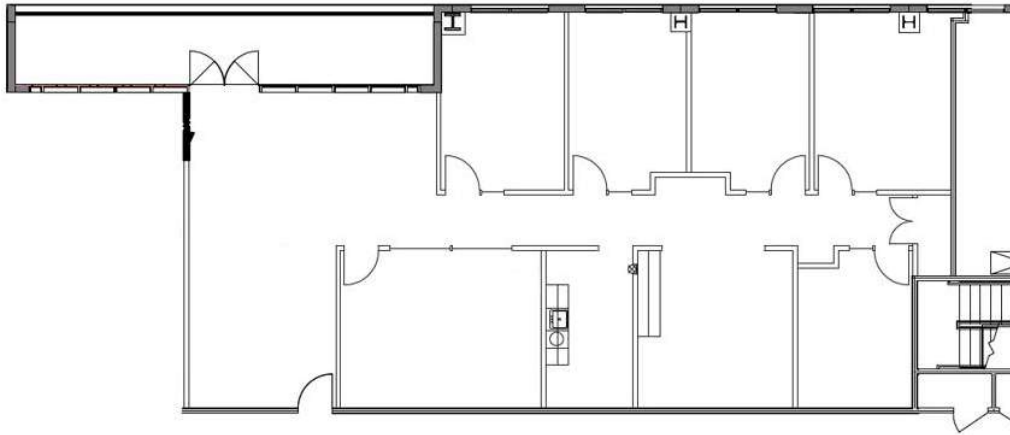


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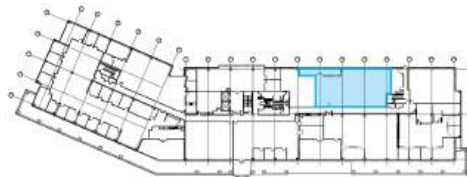


SUITE 111: ± 2,841 RSF



SUITE HIGHLIGHTS

- 4 private offices
- 1 conference room
- Kitchenette
- Copy room
- Outdoor terrace



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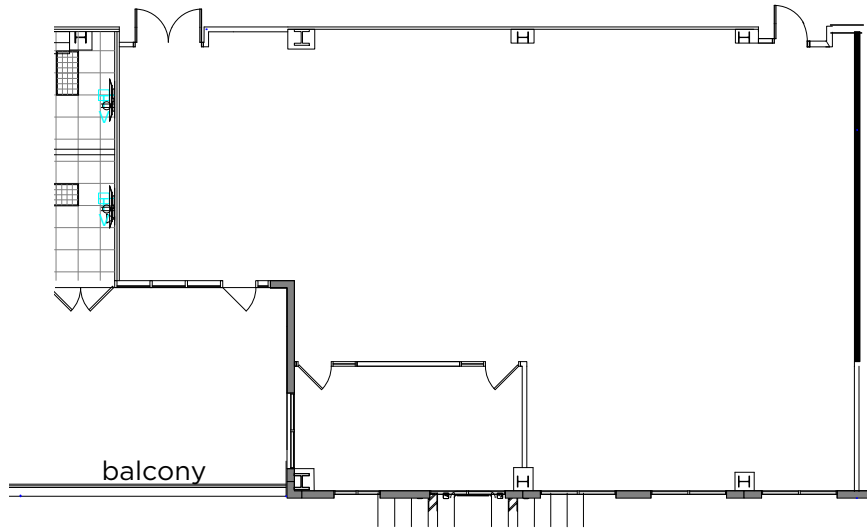


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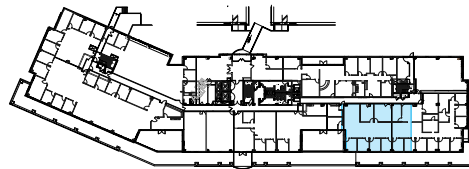


SUITE 114 ± 3,191 RSF



SUITE HIGHLIGHTS

- Conference room
- Kitchenette
- Large shared balcony
- Open area with the ability to add private offices



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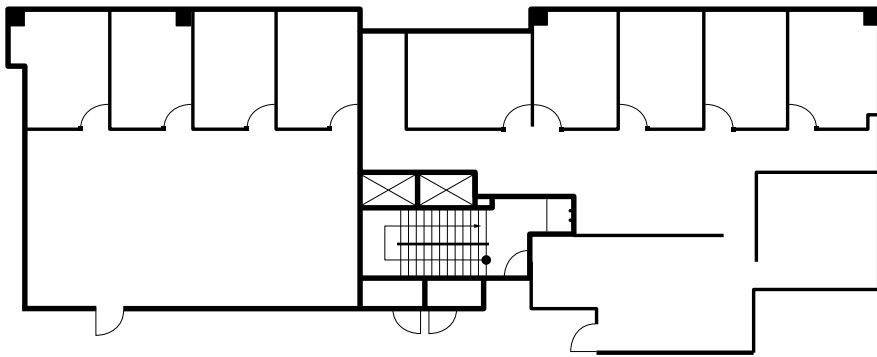
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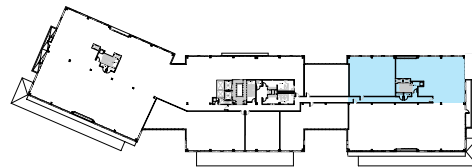
SUITE 375: $\pm$ 5,174 RSF*

*Can be divisible



SUITE HIGHLIGHTS

- Exterior private offices
- Large conference room
- Great window-line
- Kitchen



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AMPLE PARKING &
ELECTRIC CHARGING
STATION

SHARED
CONFERENCE ROOM

LARGE WINDOWS
W/ SCENIC
OUTLOOKS

COVERED
PARKING

QUALITY
FINISHES
THROUGH OUT

NEIGHBORHOOD AMENITIES



RUSTIC BAKERY
RESTAURANT



CHIPOTLE
RESTAURANT



MATSUYAMA
RESTAURANT



FINNEGAN'S
RESTAURANT



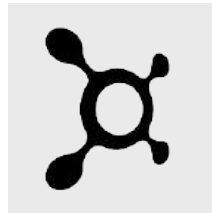
PEET'S COFFEE
COFFEE



STARBUCKS
COFFEE



YOGAWORKS
FITNESS



ORANGE THEORY
FITNESS



CHASE
BANK



UMPQUA
BANK



WHOLE FOODS
GROCERY



TRADER JOE'S
GROCERY



RESTAURANTS

Chipotle Mexican Grill
McDonald's
Marvin's Restaurant
Rustic Bakery
Panda Express
Subway
Red Boy Pizza
KFC
Hilltop 1892
Matsuyama Japanese Cuisine
Italian Delite Subs
Finnegan's Restaurant & Pub
Batika Indian Bistro
Mi Pueblo Mexican Food
Las Guitarras Mexican & Sea-food

BANKS

Wells Fargo
Umpqua Bank
Westamerica Bank
Bank of the West
Citibank
Bank of America
Chase Bank

CAFES

Peet's Coffee & Tea
Starbucks
Powell's Sweet Shoppe

GROCERY/DRUG

Whole Foods
Trader Joe's
Safeway
Rite Aid