



Keegan & Coppin
COMPANY, INC.

FOR SUBLEASE

**19 DIGITAL DRIVE
NOVATO, CA**

Light Industrial Space for Sublease
Ideal Location in Bel Marin Keys



REPRESENTED BY:

THEO BANKS, PARTNER
LIC # 01359605 (415) 461-1010, EXT 130
TBANKS@KEEGANCOPPIN.COM

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
NBALLARD@KEEGANCOPPIN.COM



LIGHT INDUSTRIAL SPACE FOR SUBLEASE



19 DIGITAL DRIVE
NOVATO, CA

IDEAL LOCATION IN
BEL MARIN KEYS

PROPERTY INFORMATION

HIGHLIGHTS

- Bel Marin Keys location
- Well-maintained property
- Contact agents for approved uses
- Front of the Business Park
- Many restaurants & amenities in proximity
- On-site parking

AVAILABLE SPACE

Suite T: 960+/- sq ft

DESCRIPTION

Open warehouse with roll-up door and private restroom.

DESCRIPTION OF PREMISES

Rare smaller warehouse/light industrial spaces in southern Novato.

SUBLEASE TERMS

Rate

\$1.45 per sq ft, NNN

Terms

3 - 5 year lease term

Annual rent escalations

Estimated NNN costs are \$0.45 per sq ft per month

Parking

On-Site at 2:1,000

Total Building Size

17,034+/- sq ft

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

THEO BANKS, PARTNER
LIC # 01359605 (415) 461-1010, EXT 130
TBANKS@KEEGANCOPPIN.COM

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
NBALLARD@KEEGANCOPPIN.COM



LIGHT INDUSTRIAL SPACE FOR SUBLEASE



19 DIGITAL DRIVE
NOVATO, CA

IDEAL LOCATION IN
BEL MARIN KEYS

DESCRIPTION OF AREA

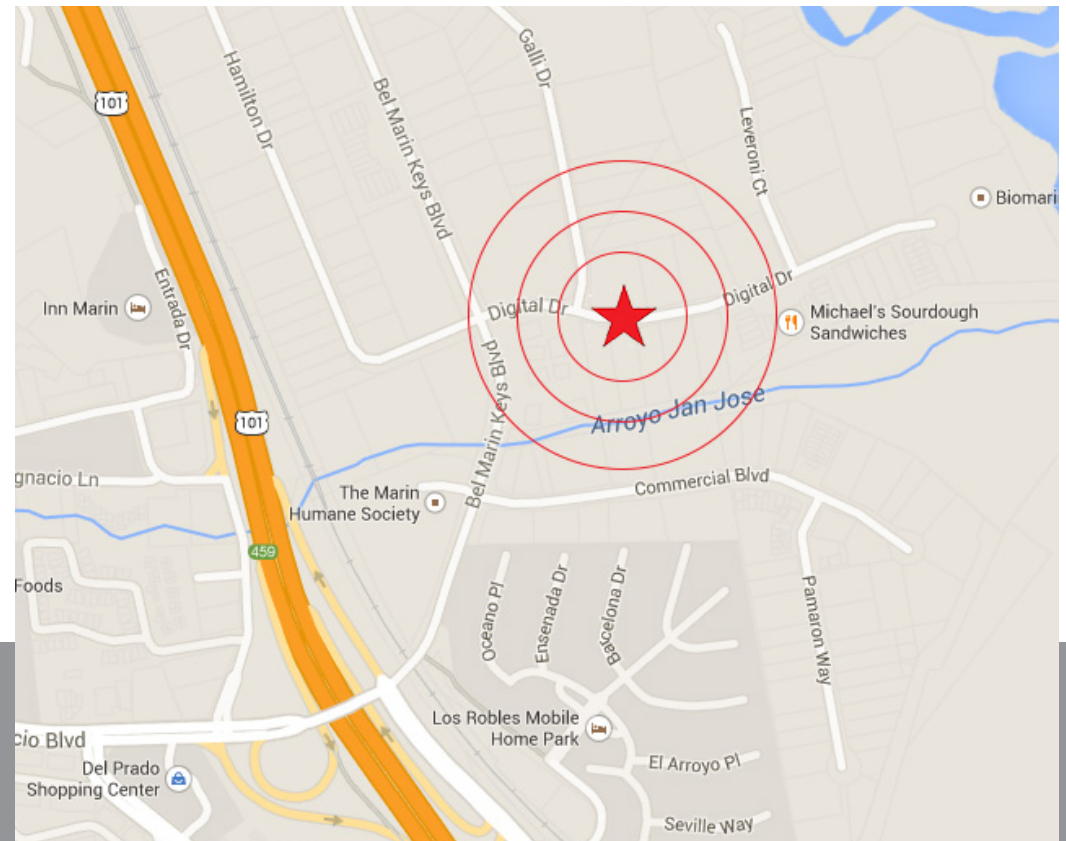
Bel Marin Keys in southern Novato is a prominent industrial/light industrial business park between San Rafael and downtown Novato. Great location near the freeway with shopping centers, restaurants and other amenities within minutes.

NEARBY AMENITIES

- Several dining options
- Abundant local services
- Walking distance to Hamilton Marketplace

TRANSPORTATION ACCESS

- Easy access to Highways 101 and 37
- Less than 2 miles to the SMART Train Station
- 1/2 mile fom Ignacio bus pad



REPRESENTED BY:

THEO BANKS, PARTNER
LIC # 01359605 (415) 461-1010, EXT 130
TBANKS@KEEGANCOPPIN.COM

NATHAN BALLARD, PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
NBALLARD@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

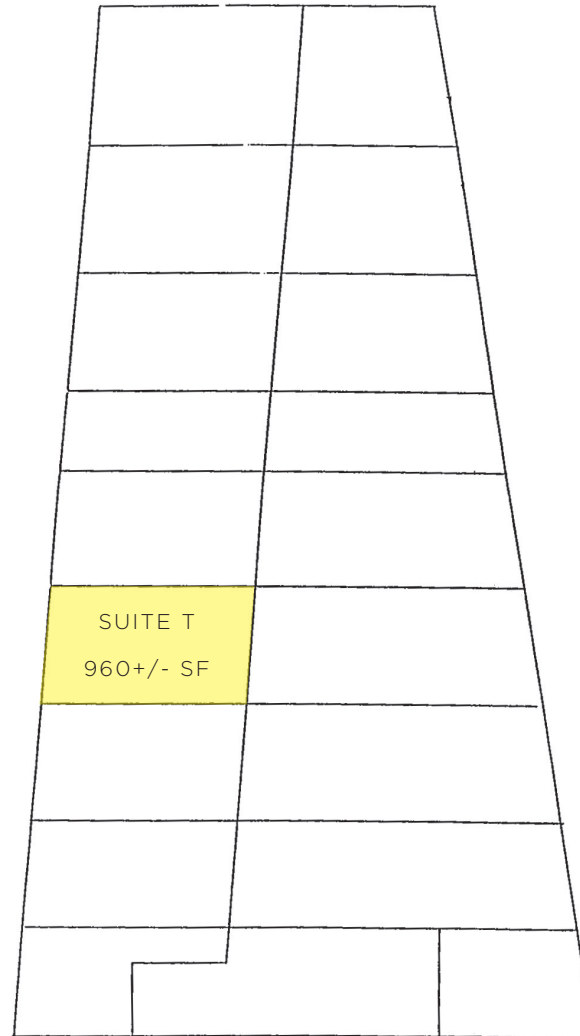


19 DIGITAL DRIVE, NOVATO, CA FLOOR PLAN



19 DIGITAL DRIVE
NOVATO, CA

**IDEAL LOCATION IN
BEL MARIN KEYS**



PRESENTED BY:

THEO BANKS, PARTNER
LIC # 01359605 (415) 461-1010, EXT 130
TBANKS@KEEGANCOPPIN.COM

NATHAN BALLARD PARTNER
LIC # 01743417 (415) 461-1010, EXT 116
NBALLARD@KEEGANCOPPIN.COM