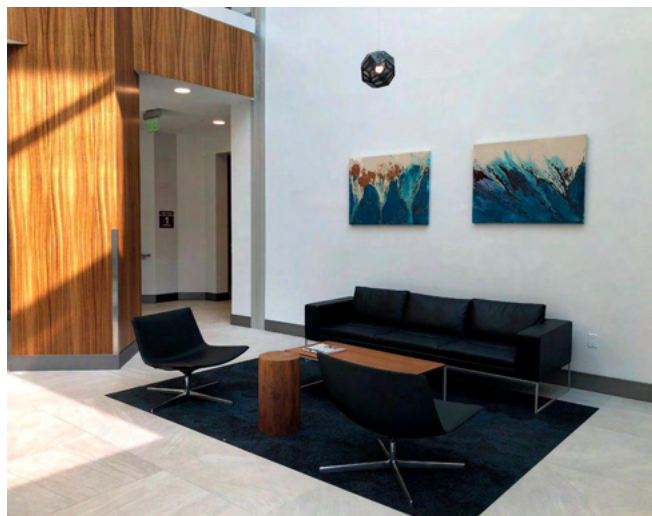




# 100 WOOD HOLLOW DRIVE

NOVATO, CA

± 1,293 SF - ± 89,355 SF Available Office For Lease



# WOOD HOLLOW

## PROPERTY HIGHLIGHTS

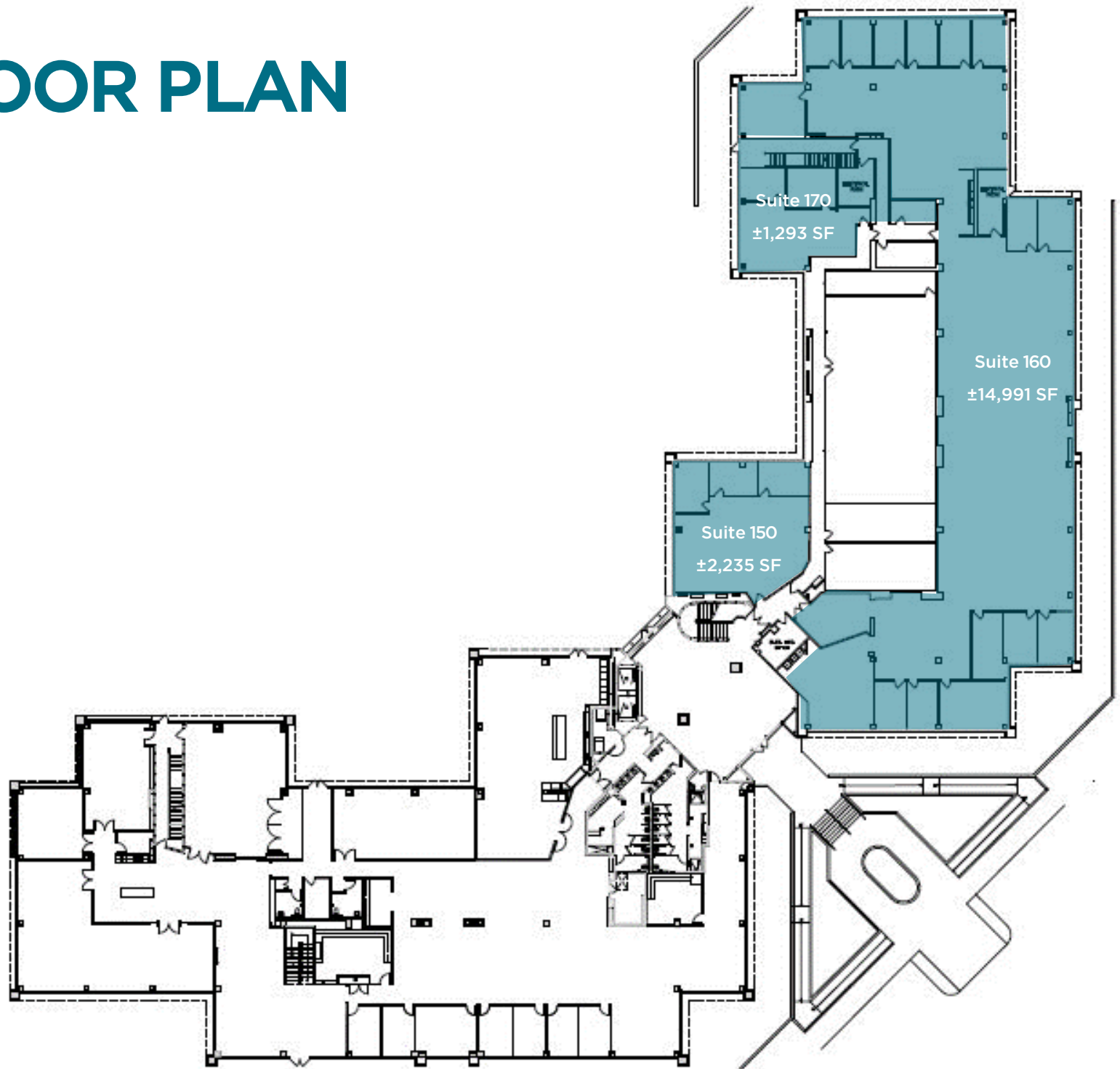
**AS-IS PRICING SPECIAL - \$2.25 PER RSF, 3% ANNUAL INCREASES, 5-YEAR TERM, UP TO \$10/RSF REFRESH**

- Asking rate \$2.75 PSF Full Service
- Newly remodeled lobby
- Walking distance to Smart Train
- Professional grade bocce ball court and putting green
- Parking ratio 4 per 1,000 SF
- Outdoor patio protected by oak studded hillside
- Locker rooms with showers
- Signage and branding available
- Access to biking and hiking trails
- Floorplans provide long windows line and flexible layouts
- Building signage available
- Continuous window line
- Fitwell Certified - Prioritize health and wellness



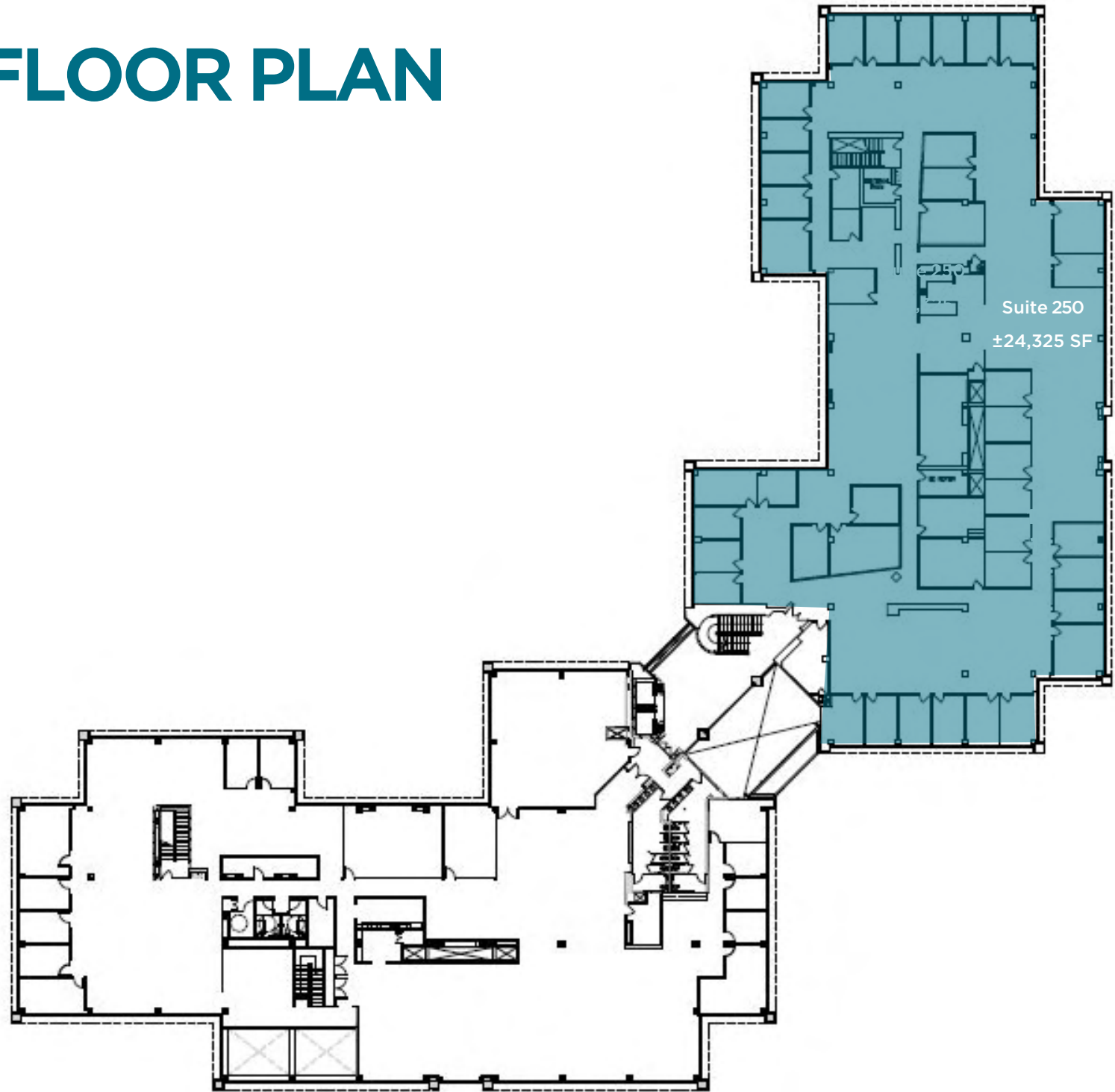
# FIRST FLOOR PLAN

±18,519 SF



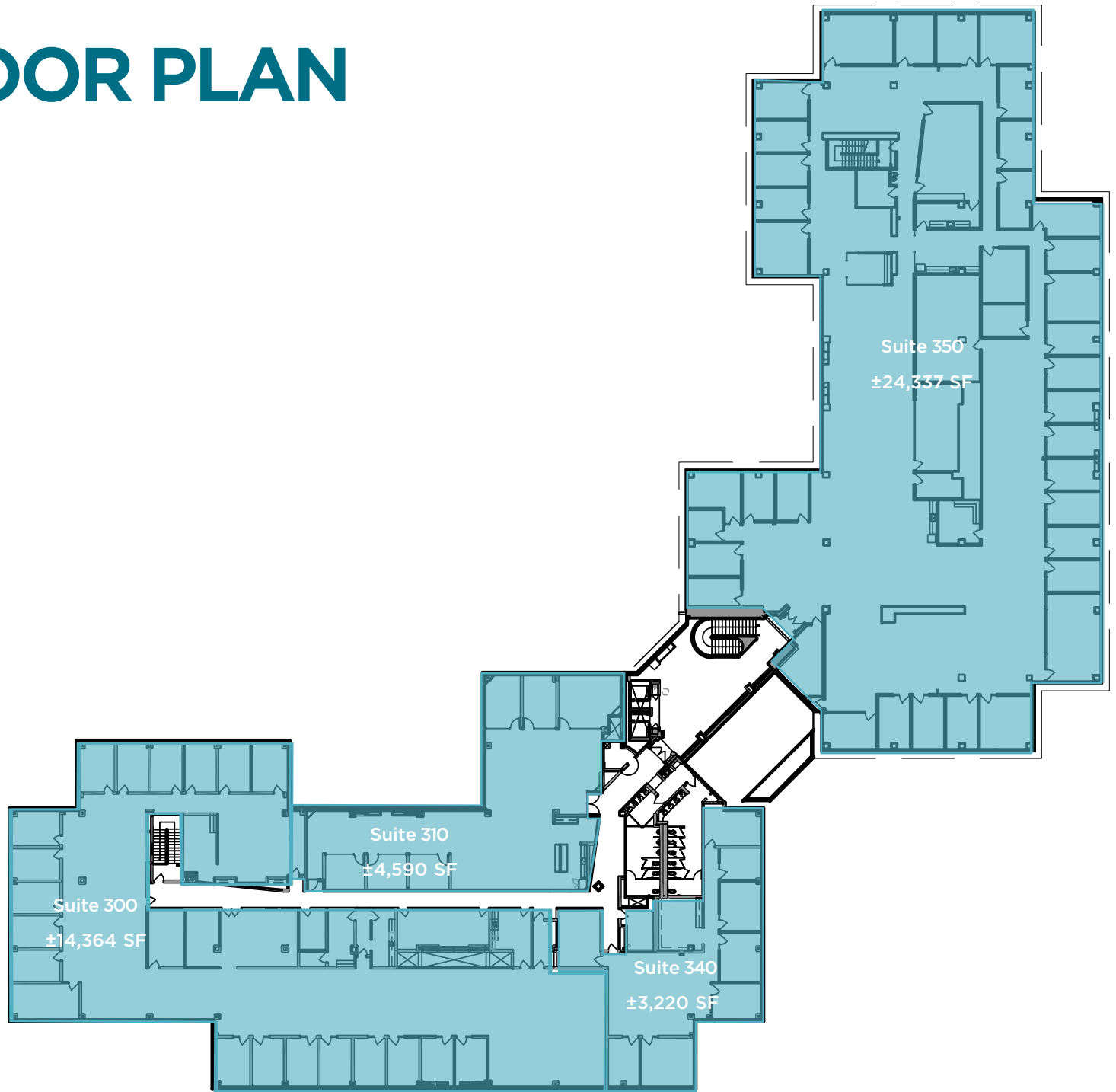
# SECOND FLOOR PLAN

±24,325 SF



# THIRD FLOOR PLAN

±46,511 SF

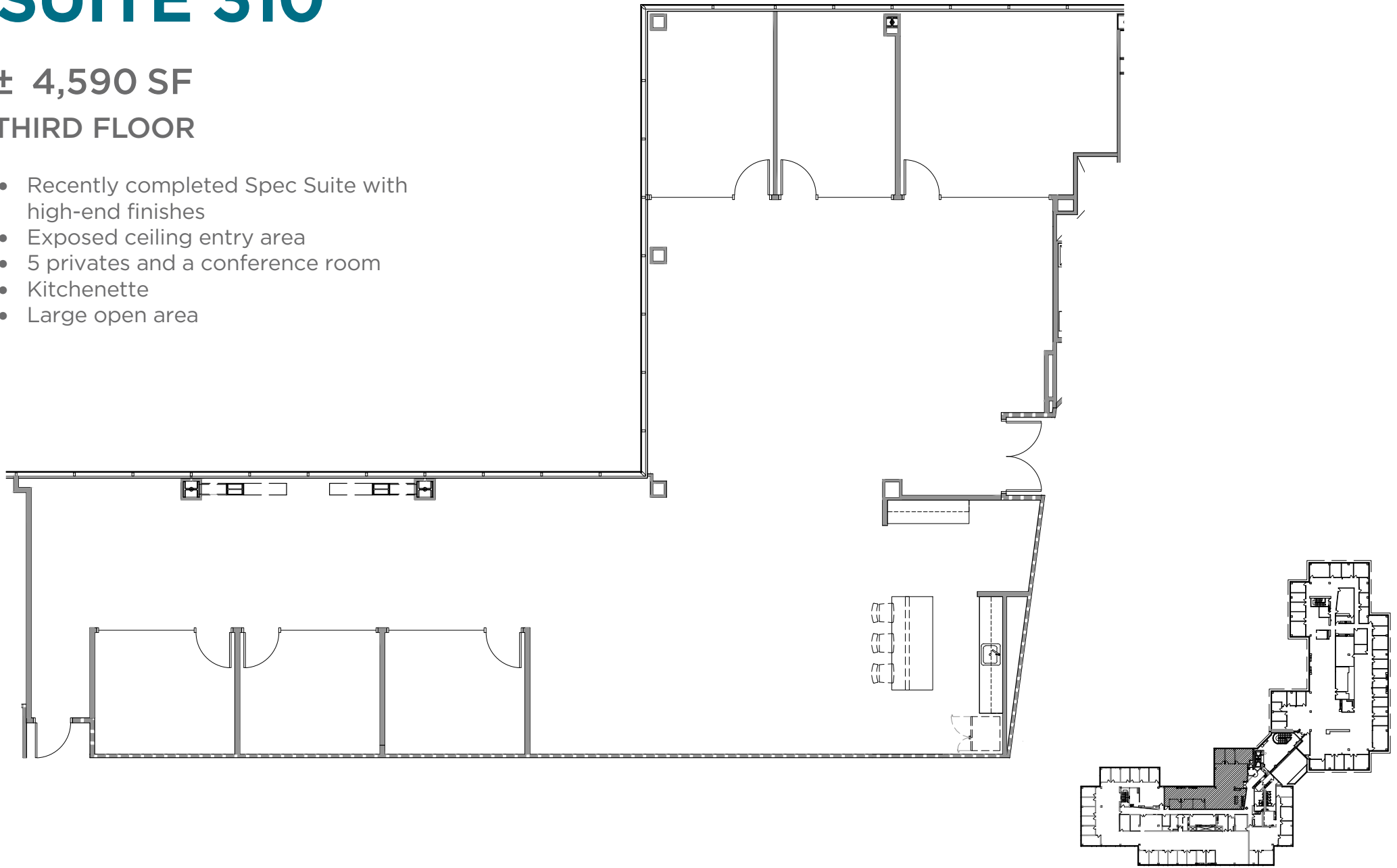


# SUITE 310

± 4,590 SF

THIRD FLOOR

- Recently completed Spec Suite with high-end finishes
- Exposed ceiling entry area
- 5 privates and a conference room
- Kitchenette
- Large open area



# TRANSPORTATION MAP



## Smart Train Commute time to Wood Hollow

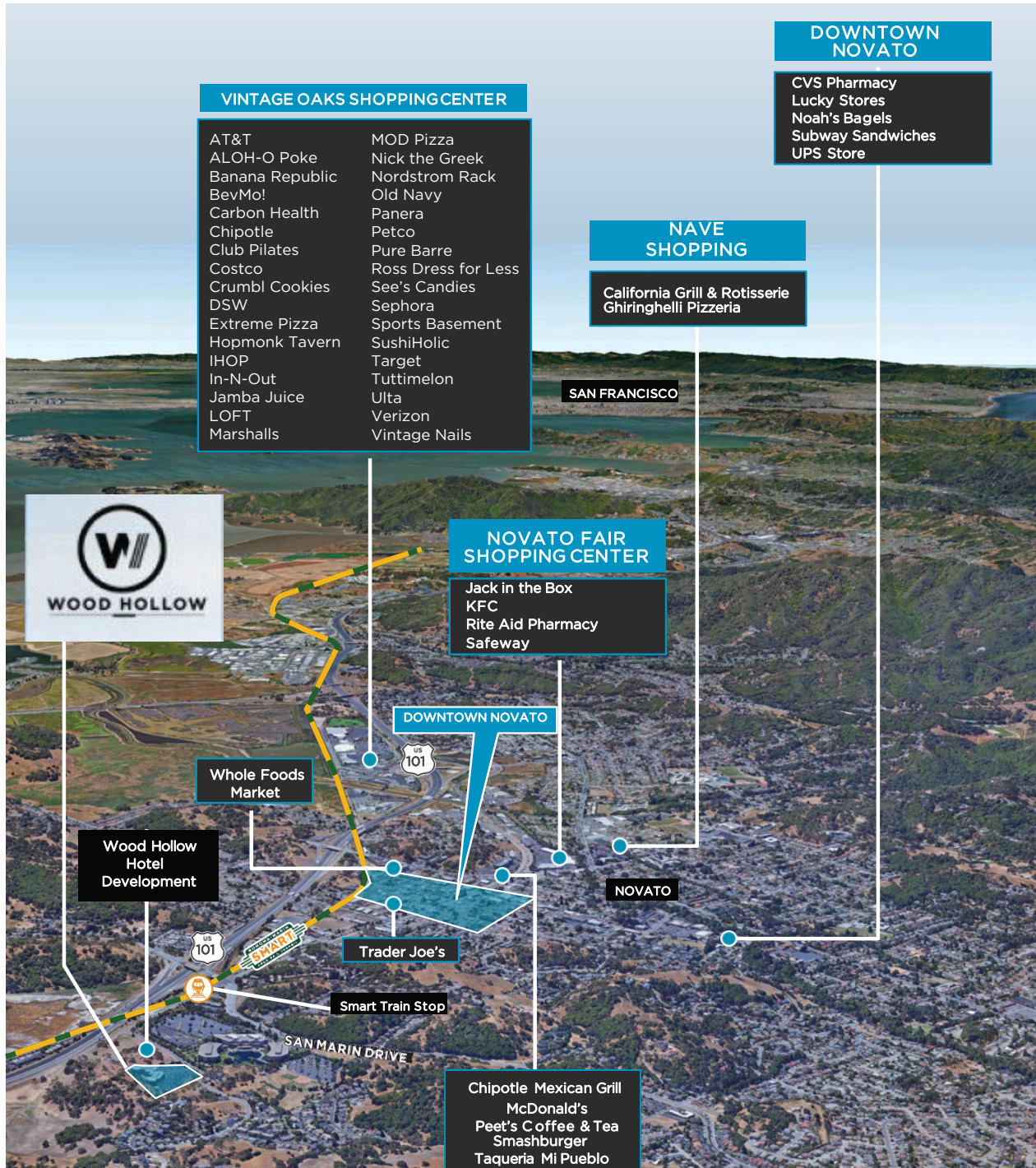
Trains run every 30 minutes during peak commute hours

San Rafael to Novato estimated 18-20 minutes

Petaluma to Novato estimated 18-20 minutes

Santa Rosa to Novato estimated 35-40 minutes

# AERIAL MAP



## AMENITIES

All within minutes of Wood Hollow

|                                      |           |
|--------------------------------------|-----------|
| Smart Train Station                  | 0.4 Miles |
| US Hwy101                            | 0.6 Miles |
| Downtown Novato                      | 1.3 Miles |
| Vintage Oaks Shopping Center         | 3 Miles   |
| Marin County Airport                 | 2.7 Miles |
| Buck Institute for Research on Aging | 1.5 Miles |

# WOOD HOLLOW

100 WOOD HOLLOW | NOVATO, CA

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