

## Office Space for Sublease

695 De Long Avenue  
Novato, CA 94945

Three Office Suites Available  
8,098± sf Divisible

Ample On-Site Parking  
Easy Hwy. 101 Access  
Nearby Downtown



**KEEGAN & COPPIN COMPANY, INC.**  
ONCOR INTERNATIONAL  
*Commercial Real Estate Services*

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# Property Information

<b>User Space:</b>	Office	<b>Total Rentable Space:</b>	8,098± sf
<b>Address:</b>	695 De Long Avenue Novato, CA 94945	<b>Rent:</b>	See below
<b>Zoning:</b>	PD	<b>Total Building sf:</b>	13,000± sf
		<b>Parking:</b>	3/1,000

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## Description of Premises - Features:

In the highly visible De Long Business Center overlooking Highway 101, three office suites are available, with nice natural light and hillside views.

SUITE	SIZE (SF)	RENT	DESCRIPTION
<b>50, 100 &amp; 101</b>	8,098±	\$10,300/month Gross	Divisible to 1,993 sf, 2,568 sf (basement), and 3,537 sf. The entire ground floor can be delivered, totaling 5,530 sf of efficient office space, without the basement.

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## Lease Terms:

Master lease expires 12/31/2019. 3% annual rent increase, includes operating expense increases.

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## Description of Location - Area:

Excellent location directly off Hwy. 101. One minute from downtown Novato, shops, restaurants, and other amenities. Two minutes from Vintage Oaks Shopping Center on Rowland Blvd.



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