



## For Lease: Office/Warehouse Space

24 Digital Dr., Stes. 1-5, Novato, CA

- Improved Warehouse
- HVAC & Insulated Roof
- Multiple Private Offices
- 3 Roll-up Doors
- 400 +/- Amp
- Parking On Site

### Offering Summary

Available Sq Ft:	7,556 +/- sf
Initial Base Rent:	\$1.40 psf
Lease Type:	Ind. Gross
Lease Term:	3 - 5 Years
Available:	Now

Contact:

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24 Digital Dr., Stes. 1-5, Novato, CA 94949

## Building/Space Description:

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Building is a Robert Ecklund design. The property features a warehouse with three roll-up doors, insulated ceilings, strong amperage power supply, multiple small, private offices, two restrooms and HVAC throughout. Warehouse HVAC is tenant's responsibility to maintain, repair and replace. The office space includes window line on three sides.

Recent uses include research and development, a special effects studio and printing. Acceptable uses are light assembly and distribution.

## Location Description:

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This property is located in the Bel Marin Keys Office Park, a multi-purpose industrial office park, just off Hwy. 101 & 37, and just 10 minutes north of Downtown San Rafael.

## Space Information/Features:

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Total Available Square Feet:	7,556 +/- sq. ft. (the owner is source, agent has not verified square footage)
Divisible:	No
Power Available at Sub-Panel:	400 amps
Number of Roll-up Doors:	3
Ceiling Clear Height:	17-18 Feet
Warehouse Ceiling Insulated:	Yes
Heating & Air Conditioning:	Yes
Number of Parking Spaces:	12 unreserved spaces

## Building Information/Features:

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Total Building Square Feet:	16,798 +/- sq. ft.
Year Constructed:	1978 +/-
Zoning/Permitted Uses:	<a href="#">PD (Planned District)</a>
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

## Lease Information:

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Lease Term:	3-5 Years
Initial Base Rent:	\$1.40 psf
Base Rent Increases:	3% per annum
Lease Type:	Industrial Gross
Tenant Expenses:	PG&E, Interior janitorial

Contact:

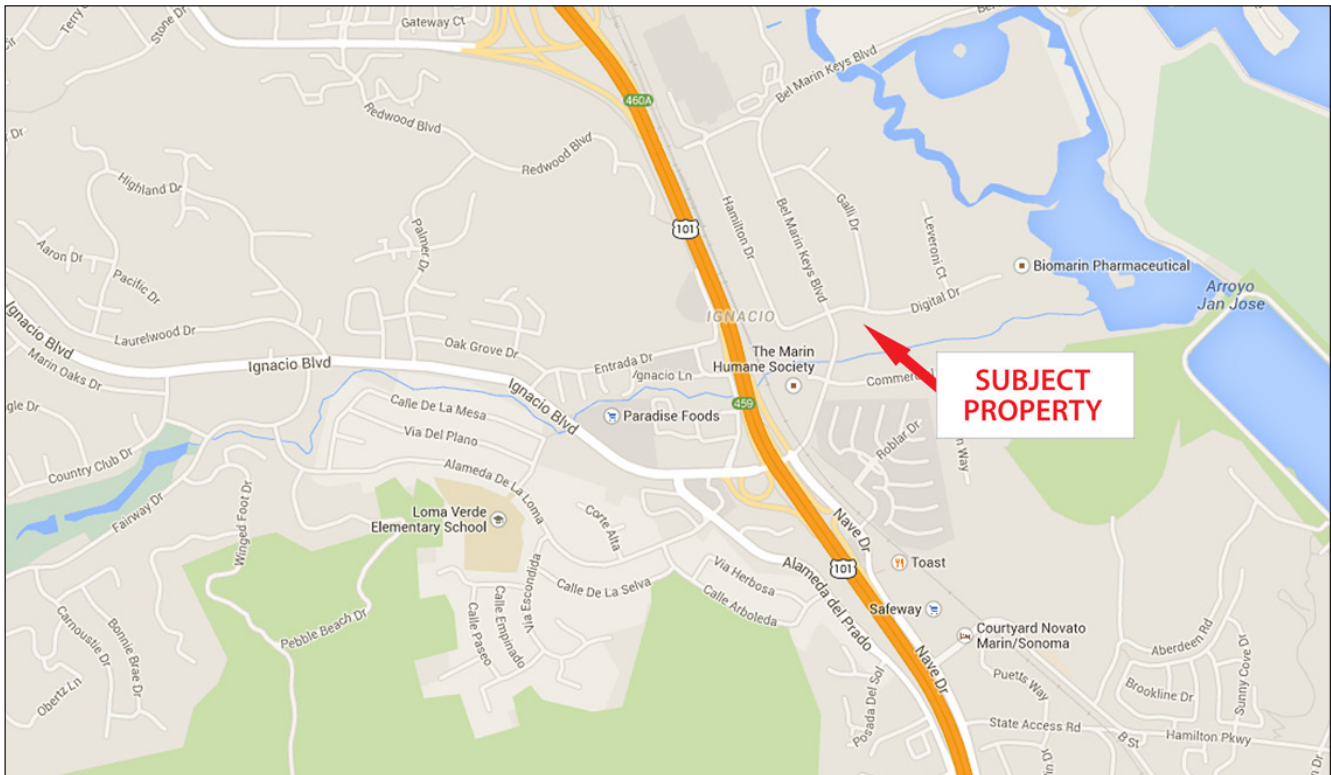
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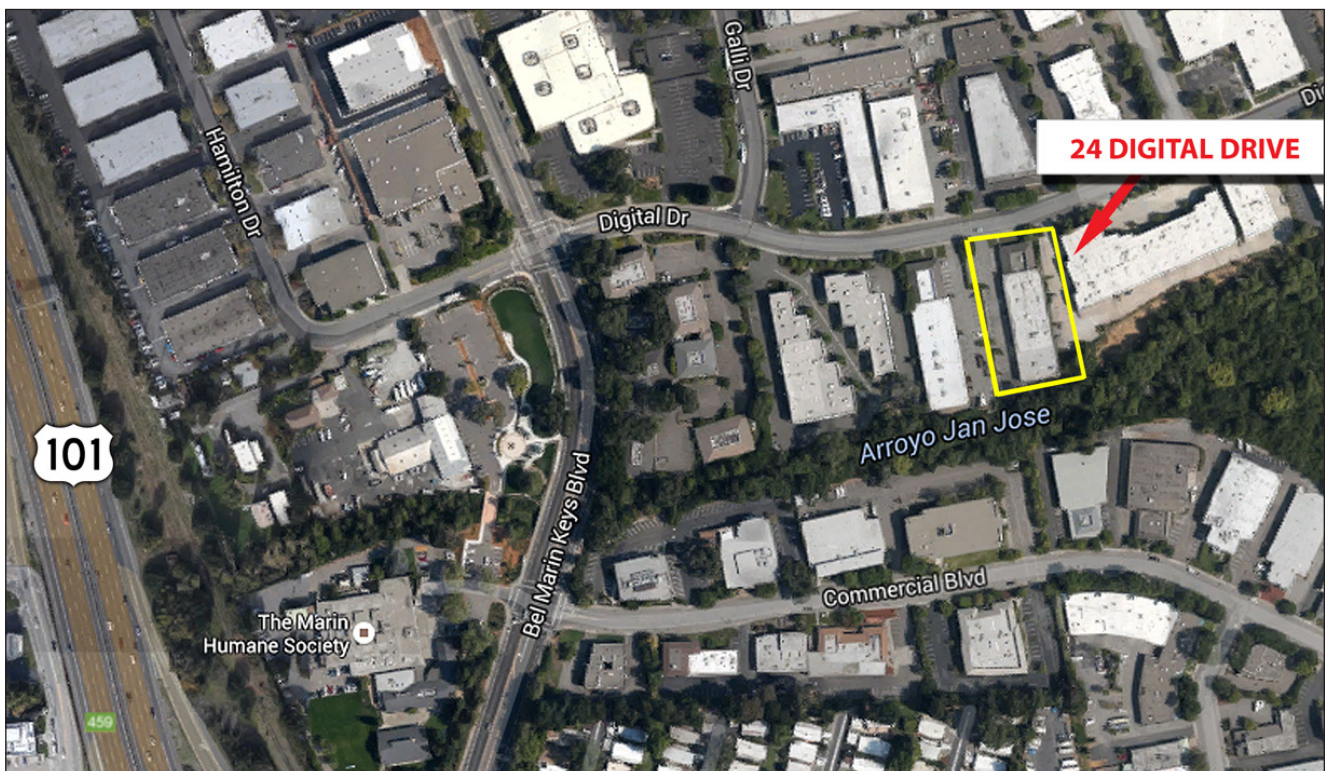
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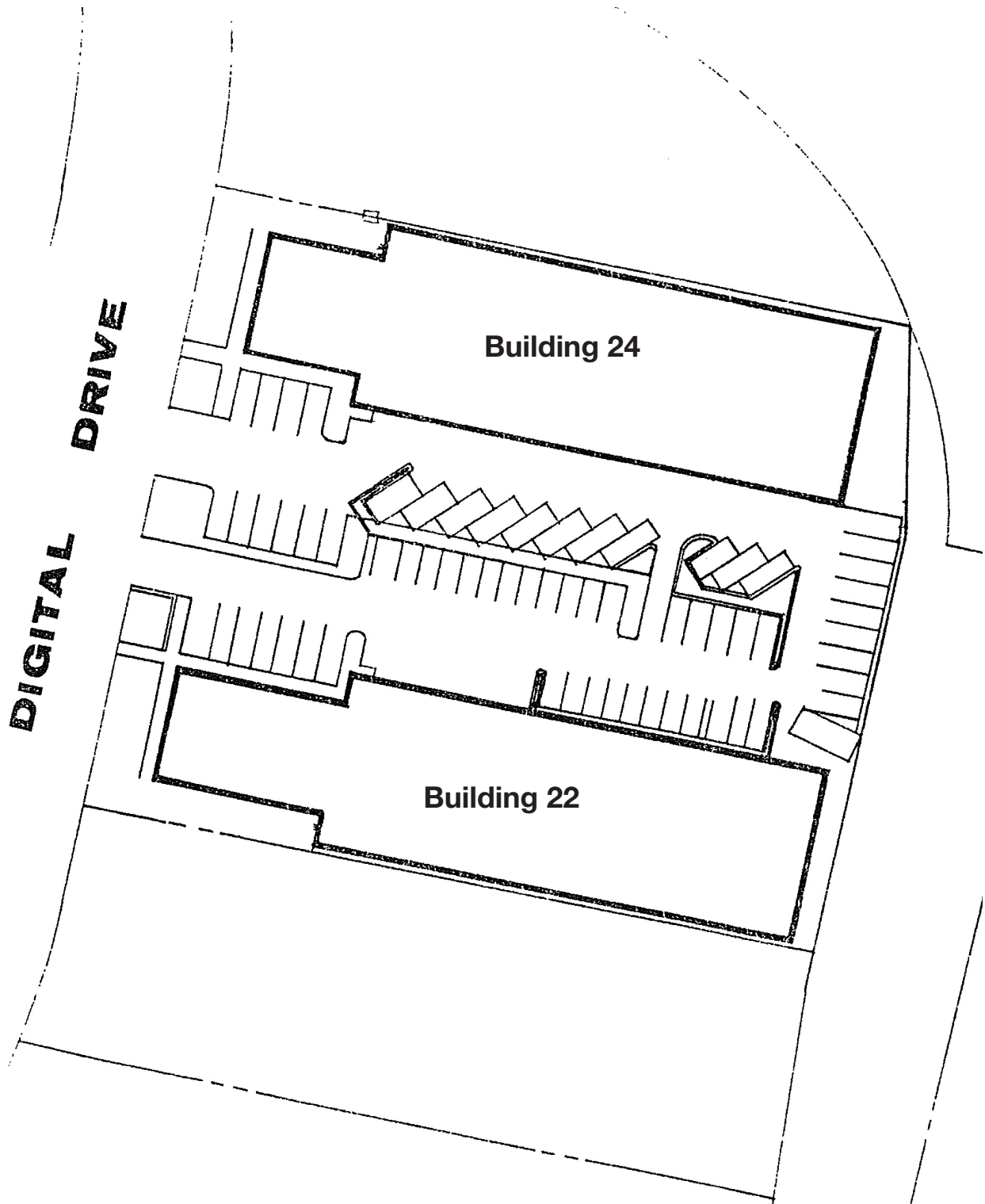
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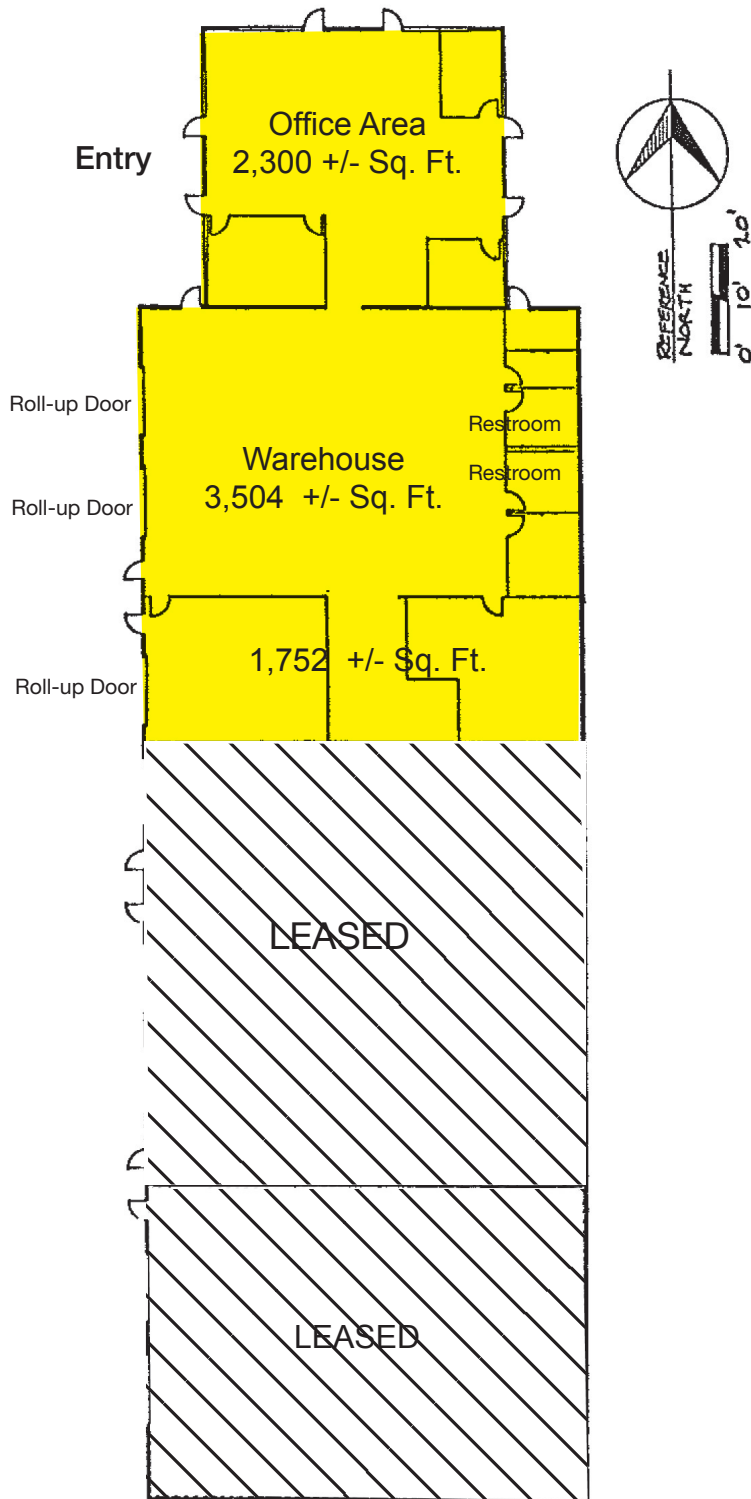
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Floor Plan Not to Scale