



WOODSIDE OFFICE CENTER

7250 Redwood Boulevard
Novato, California

ELLIS PARTNERS

7250

**HIGH QUALITY
CLASS 'A'
THREE STORY
OFFICE BUILDING
87,000 SF**

WOODSIDE OFFICE CENTER



**CUSHMAN &
WAKEFIELD**

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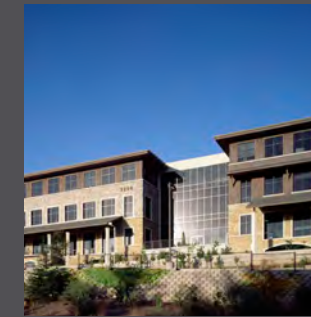
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7250 REDWOOD BOULEVARD | NOVATO, CALIFORNIA



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, Chipotle 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 sq. ft.**
- **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**

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NEIGHBORHOOD AMENITIES

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 & Seafood
and more

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
CVS
Lucky

TRANSPORTATION

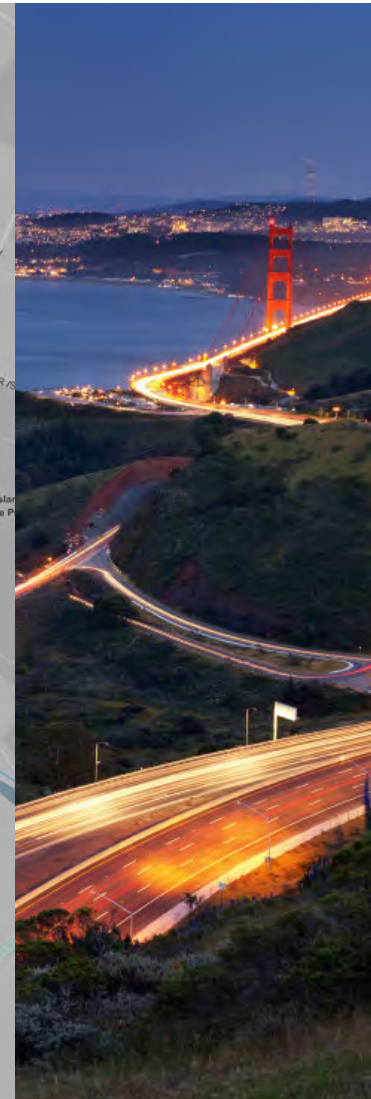
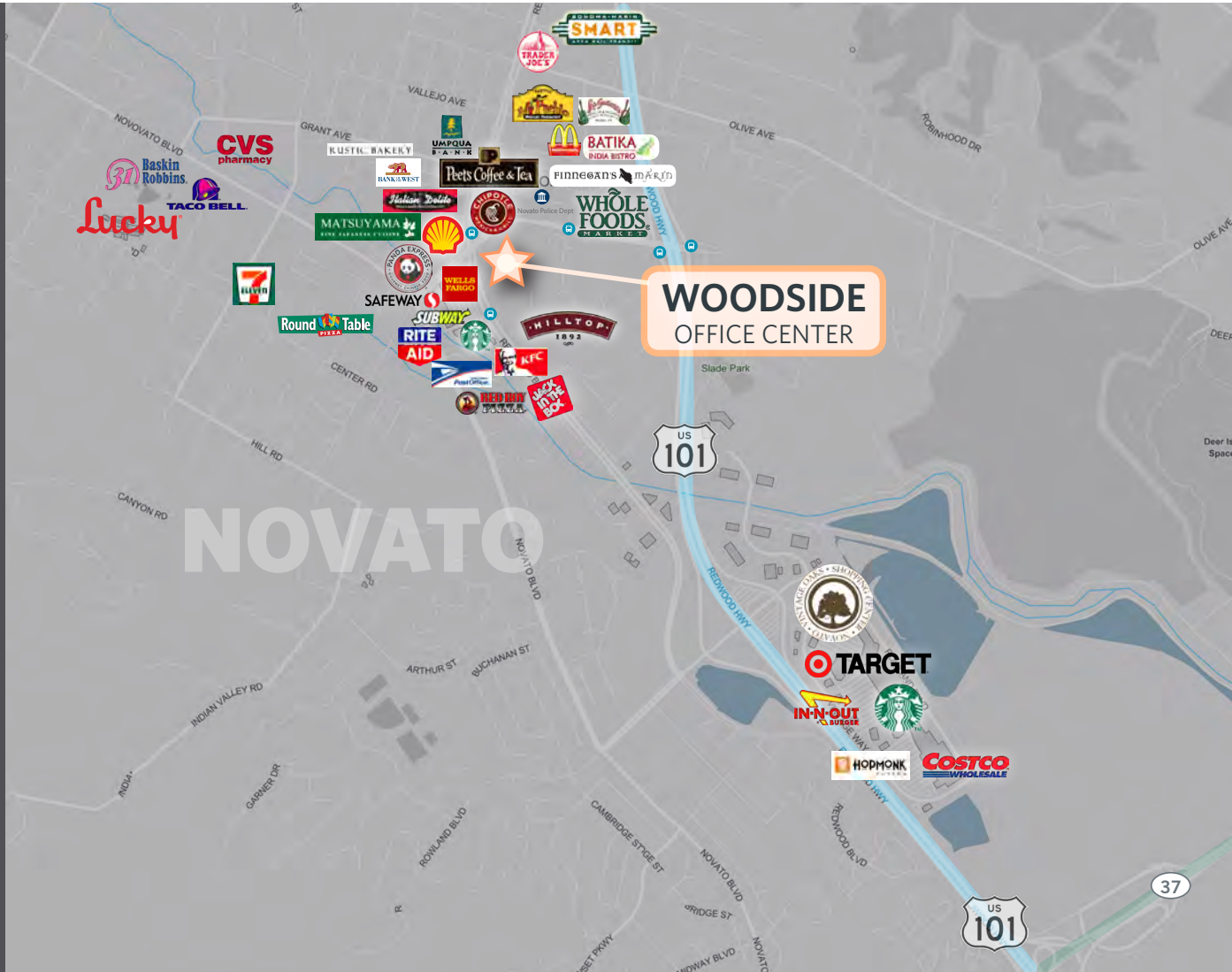
Bus stop directly in front of building
Smart Train Station within 1 mile
3 minutes from Highway 101 on/off ramps
6 minutes from Highway 37/Highway 101 interchange

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TO PETALUMA



TO SAN RAFAEL



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LOCATION

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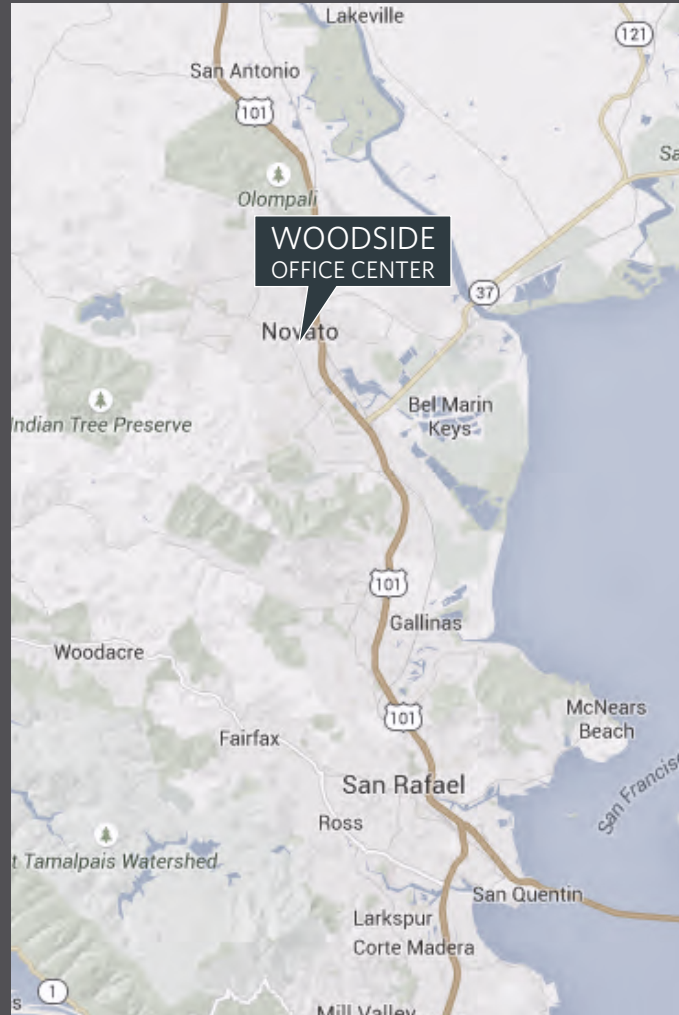
MAJOR DRIVE TIMES

San Francisco - 40 Minutes South

Petaluma - 20 Minutes North

Santa Rosa - 35 Minutes North

Sacramento -1 Hour 20 Minutes East



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