

899 NORTHGATE



899 NORTHGATE DRIVE, SAN RAFAEL, CALIFORNIA

A MAIER & SIEBEL PROPERTY

## 899 NORTHGATE

### PROJECT OVERVIEW

<i>Project</i>	Five-story, Class A office building with an adjacent three level parking structure.	<i>Location</i>	899 Northgate is located off Highway 101 in San Rafael, approximately 20 miles north of San Francisco and 25 miles northeast of Berkeley and Oakland.
<i>Year Built</i>	1985, renovated 1998		
<i>Total SF</i>	56,121± SF	<i>Access</i>	Highways 101 and 580 are the primary arteries connecting 899 Northgate to all parts of the Bay Area. Golden Gate Transit serves the immediate area and can be used to connect to other forms of the Bay Area's world-class mass transit system.
<i>Site</i>	1.6 Acres		
<i>Construction</i>	Steel frame with stucco and reinforced concrete panel exterior.		

### DESIGN FEATURES

<i>HVAC</i>	Time-of-day controlled, water source heat pumps located throughout each floor providing tenants with temperature flexibility within their individual spaces.	<i>Elevators</i>	Two Montgomery high-speed passenger elevators serving all floors. Authorized access can only be provided via the card reader system located in each elevator cab.
<i>Life Safety</i>	Fully sprinklered building with modern life/safety panel monitored remotely on a 24-hour, 7-day/week basis. After-hours access is provided via a card reader system at the parking structure, main building entrance and both elevators.	<i>Floorplates</i>	13,000± SF
		<i>Rentable Area</i>	Floor 1 - 7,600± SF Floor 2 - 7,600± SF Floor 3 - 13,000± SF Floor 4 - 13,000± SF Floor 5 - 13,000± SF
		<i>Load Factor</i>	Approximately 12.5%

### AMENITIES

<i>Parking</i>	A total of 205 structured, secured parking stalls, providing a ratio of 3.7 spaces per 1,000 SF.	<i>Building Services</i>	The building lobby and entry area have been completely renovated. Overnight delivery boxes are conveniently located at the entrance to the parking garage.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 6:00 p.m. Monday through Friday.	<i>View</i>	Upper floors provide a spectacular view of the surrounding hills, valleys and other developments in the immediate area.
<i>Retail Services</i>	Located directly across from the property is Northgate Regional Shopping Center. Various restaurants, banks and other services are located in additional shopping centers and are all within walking distance.		