

Prime Multi-Property Redstone, Solano, Irwin



Property Description

NAI NorCal is proud to offer a rare, fully stabilized three-property office portfolio totaling 104,302 SF across Berkeley, San Rafael, and San Francisco's Mission District. All assets are 100% occupied and have undergone extensive capital upgrades including HVAC modernizations, interior renovations, security improvements, and system enhancements minimizing near-term expenses and positioning the portfolio for strong performance as leases roll.

Located in three of the Bay Area's most desirable office submarkets--Solano Ave in Berkeley (Walk Score 94), Irwin Street in San Rafael near Hwy 101 and the Transit Center, and the landmark Redstone Building in the Mission District one block from BART (Walk/Transit/Bike 99/98/99)--the portfolio offers below-market rents, 127 diversified suites, and a compelling blend of stable cash flow and value-add upside.

Offering Summary

Sale Price:	\$21,082,000
Cap Rate:	7.6 %
Market Cap Rate:	12.57 %
Price / SF:	\$202
Building Size:	104,302 SF
NOI:	\$1,598,720
Occupancy:	100%



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Offering Memorandum



James Kilpatrick
President
james@nainorcal.com
510.290.9647
CalDRE #01277022

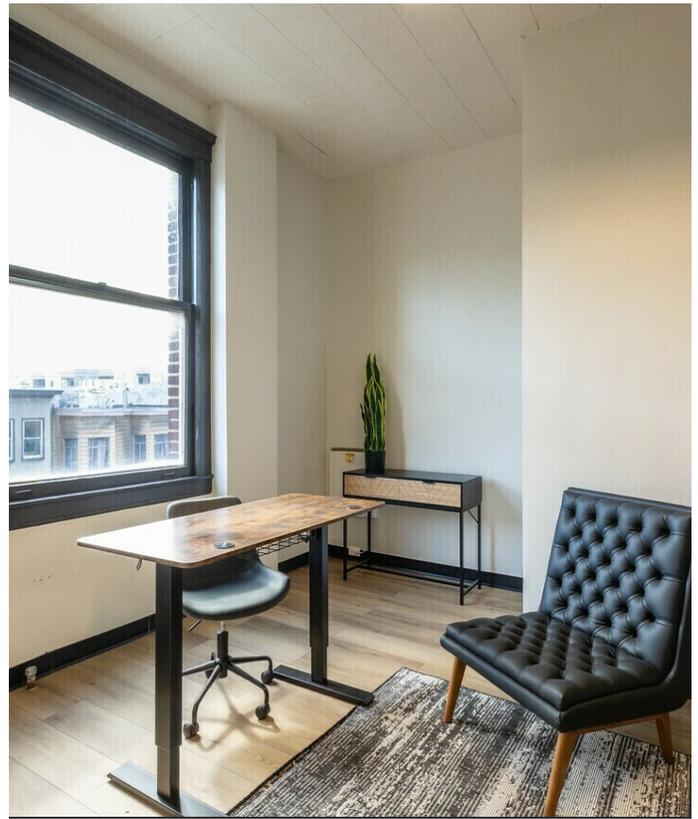
Seth Hubbert
Investment Advisor
shubbert@nainorcal.com
510.332.9389
CalDRE #02158135

Damon Gerstein
Investment Advisor
dgerstein@nainorcal.com
415.465.4907
CalDRE #02268840

Tim Marshall
Investment Advisor
tmarshall@nainorcal.com
408.502.5363
CalDRE #02325164

Ian Cruda
Investment Advisor
icruda@nainorcal.com
408.204.2287
CalDRE #02250093

Additional Photos



Location Information



For More Information

James Kilpatrick
President
james@nainorcal.com
510.290.9647
CalDRE #01277022

Seth Hubbert
Investment Advisor
shubbert@nainorcal.com
510.332.9389
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Investment Advisor
dgerstein@nainorcal.com
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