

NOVATO OFFICE BUILDING FOR SALE

±10,148 SQUARE FEET

\$2,200,000 \$216.80/SF



JERRY SUYDERHOUD

Senior Managing Director

t 415-526-7660

CA RE Lic #00633998

jerry.suyderhoud@nmrk.com

250 BEL MARIN KEYS BOULEVARD

Building A | Novato | California

NEWMARK

Two-Story Office Building

Owner/User/Investor Opportunity

Located at the corner of Bel Marin Keys Boulevard and Digital Drive, Building A is in the Creekwood Professional Center, which is comprised of seven buildings in a PUD development. Each building sits on its own lot and the outside area is owned in common and professionally maintained and managed. Insurance, water, refuse, and landscaping are in common and is paid via monthly dues.

The second-floor executive offices are all on short term leases which is an opportunity for an owner user to take the entire floor and obtain long term SBA financing.

Building A was refurbished 3 years ago from a single tenant building to four units on the ground floor under long term leases and 18 individual executive offices on the second floor. 17 of those are rented with one office being used as a conference room available to any tenant. Parking is in common.

The interior height is nine feet, allowing a more luxuries feeling. It is zoned PD (planned development) and allows the only medical use in the Bel Marin Keys industrial park. Additional uses include professional offices, artists, and therapists. Personal service uses are not allowed.



CURRENT GROSS SCHEDULED INCOME: \$243,641

2024 EXPENSES: \$119,214

NET OPERATING INCOME: \$124,427

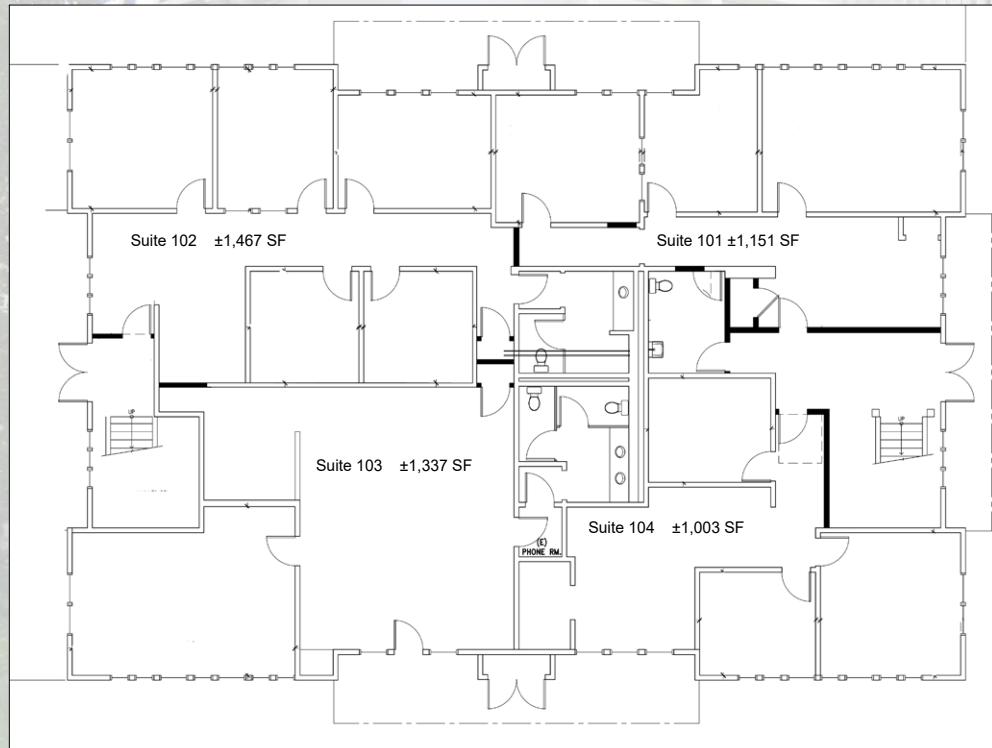
LEASE SUMMARY: Available upon request

Jerry Suyderhoud has an ownership position in the property.

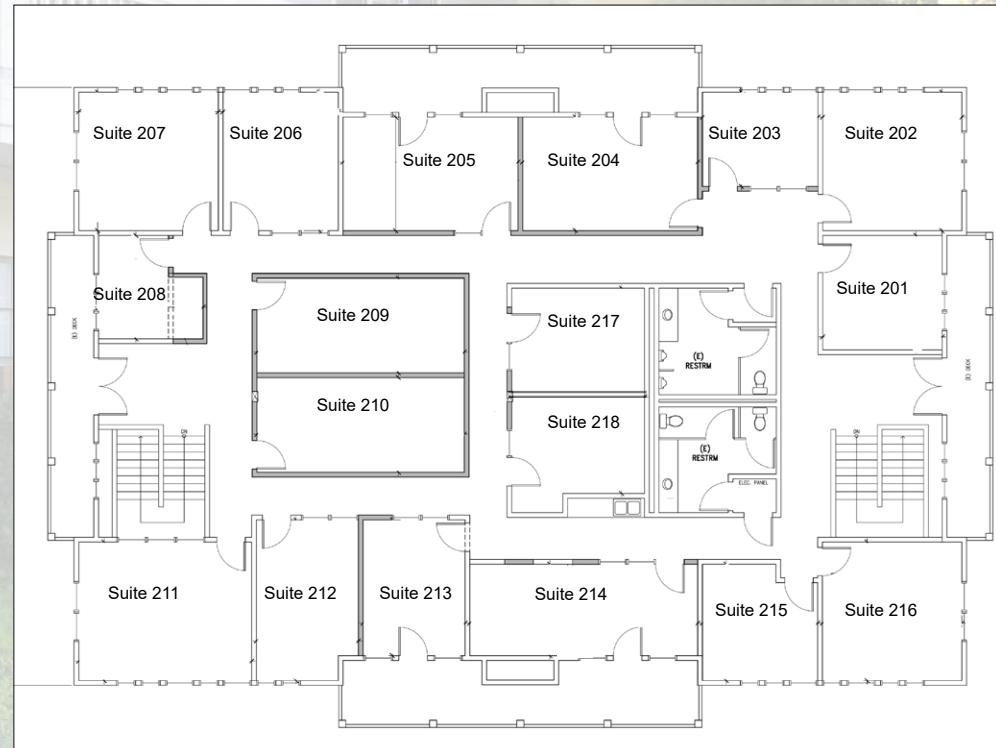
Floor Plans



First Floor



Second Floor





Building Area: $\pm 10,148$ SF
Lot Size: $\pm 5,136$ SF

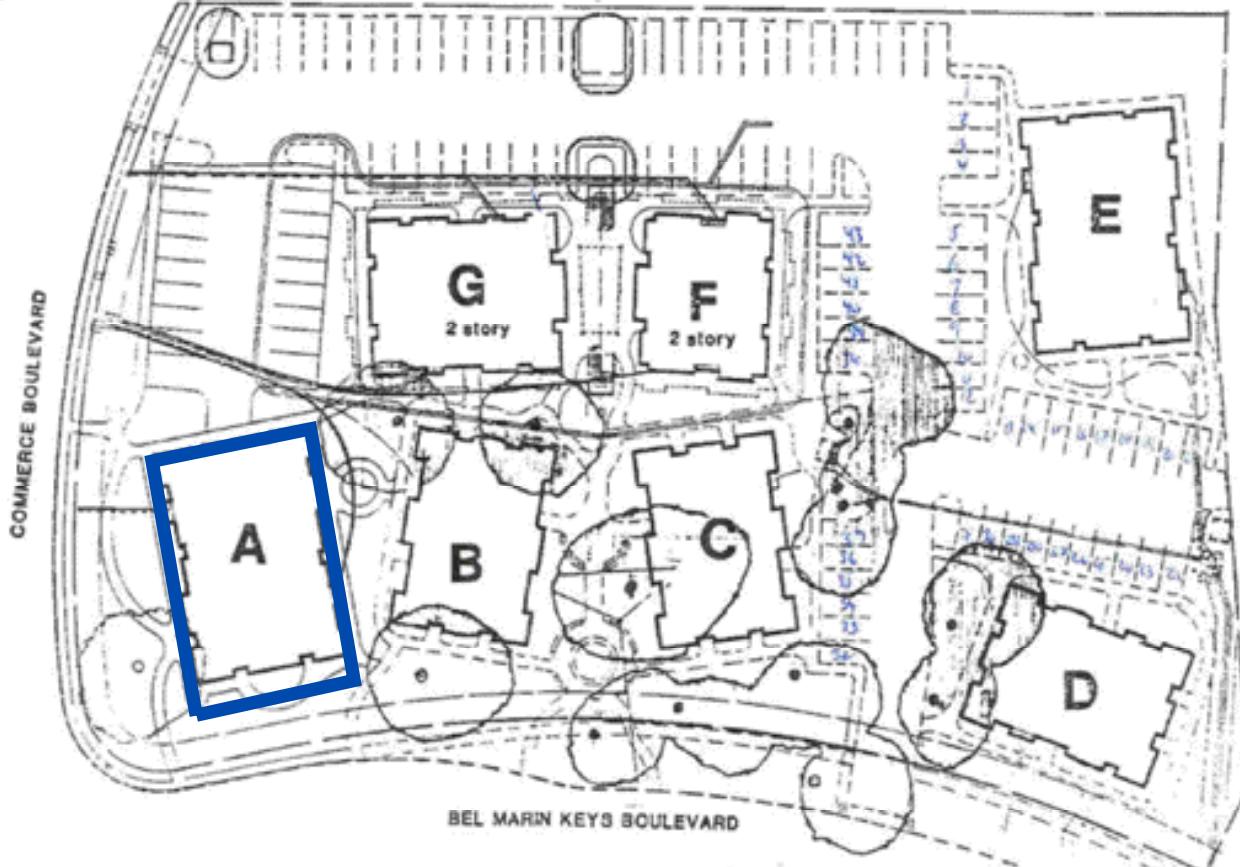


Parking: Common
Year Built: 1980



APN: 157-421-19
Zoning: PD, Planned Development





FEATURES:

- Part of seven building complex
- Corner identity
- Common areas maintained by Owners Association
- Southern Novato location
- Easy freeway access
- Jerry Suyderhoud has an ownership interest



NOVATO OFFICE BUILDING FOR SALE

±10,148 SQUARE FEET

\$2,200,000 \$216.80/SF



250 BEL MARIN KEYS BOULEVARD

Building A | Novato | California

JERRY SUYDERHOUD

Senior Managing Director

t 415-526-7660

CA DRE #00633998

jerry.suyderhoud@nmrk.com

NEWMARK

1101 Fifth Avenue, Suite 370, San Rafael, CA 94901 Office: 415-526-7676

Website: nmrk.com

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Last updated: July 25, 2025 3:17 PM

SBA 504 LOAN SCENARIO

250 BEL MARIN KEYS BOULEVARD

Building A | Novato | California



SBA 504 loan scenario (90% Loan to Value)		
Project Amount:	\$2,200,000	
First loan amount:	\$1,100,000	
SBA loan amount:	\$880,000	
Amortized: bank 1st DOT	25 yrs	
Amortized: SBA 2nd	25 yrs	
Bank interest rate	6.850%	\$7,670 Mo.
SBA 504 interest rate:	6.370%	\$5,870 Mo.
Monthly payment:	\$13,540	
Cash down payment	\$220,000	
Estimated Bank Fees and Reports		
Bank & SBA:		
Bank loan fee	\$29,700	
SBA 504 loan fee (Financed by SBA)	\$18,920	
Appraisal	\$3,500	
Environmental	\$2,000	
Total Estimated Bank Fees and Reports	\$54,120	
Total cash out-of-pocket (Down & Fees)	\$244,420	

FINANCING AVAILABLE

Richard Stefani
408-887-0545 Cell
rstefani@harvestlcf.com

Please call for current rates. This flyer is for information purposes only and does not represent a commitment to lend.
Corporate Office: 24422 Avenida De La Carreta, Suite 232, Laguna Hills, CA 92653 • Copyright © 2018 Harvest • All Rights Reserved
Loans made or arranged Pursuant to California Finance Lenders law license number 60280-53525.