

# 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

|                         |              |
|-------------------------|--------------|
| <b>Sale Price:</b>      | \$19,127,000 |
| <b>Cap Rate:</b>        | 8.6%         |
| <b>Market Cap Rate:</b> | 13.9%        |
| <b>Price / SF:</b>      | \$183        |
| <b>Building Size:</b>   | 104,302 SF   |
| <b>NOI:</b>             | \$1,648,492  |
| <b>Occupancy:</b>       | 100%         |



Scan/Click for  
Offering Memorandum



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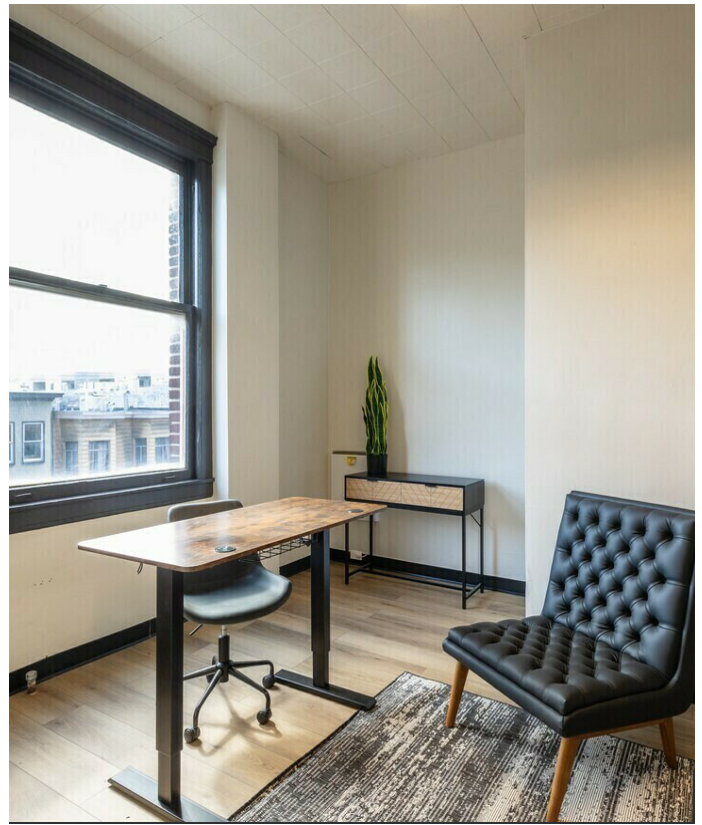
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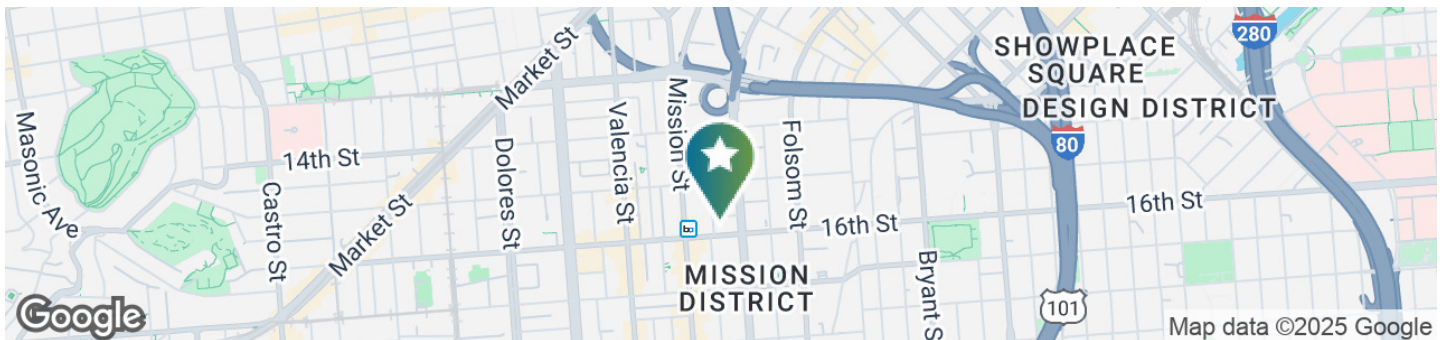
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## Additional Photos



## Location Information



## For More Information

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