

FOR SALE OR LEASE

VINEYARD OFFICE UNIT

4304 Redwood Hwy, San Rafael, CA 94903



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

MATT BROWN

CA LIC #00865640

(415) 762-8061

matt@meridiancommercial.com



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Property Summary

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PROPERTY HIGHLIGHTS

- Prime, high-visibility location
- Spacious, modern interior
- Plenty of natural light
- Versatile floor plan
- Ample parking availability
- High-quality finishes and fixtures
- Professional, well-maintained building
- Accessible to major transportation routes
- Freeway Facing Office Condominium
- High-End Office Finishes
- Abundant Parking
- Ideal Owner-User Opportunity

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lease Rate:	\$3.50 SF/month (MG)
Available SF:	±4,605 SF
Building Size:	±4,605 SF
\$/SF:	\$434.31
Property Type:	Office



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Property Description

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PROPERTY DESCRIPTION

Outstanding opportunity to acquire a spectacularly improved office condominium in the prestigious Vineyard project in San Rafael.

The unit enjoys exceptional visibility at the front of the project with ample parking and convenience. This is an end unit with glass on three sides, improved with 16 private offices, 9 built-in workstations, glass conference room, formal reception, kitchen and private rest rooms.

The space has high ceilings, ample storage both on the ground floor and in an improved mezzanine, and IT room.

LOCATION DESCRIPTION

The Vineyard Business Center is located in San Rafael on the Redwood Highway frontage road off Highway 101 with excellent visibility and easy highway access. One mile to the Marin Civic Center SMART station and less than seven miles to the San Rafael / Richmond Bridge to the south and State Highway 37 to the north, making this an ideal location for commutes from all directions.

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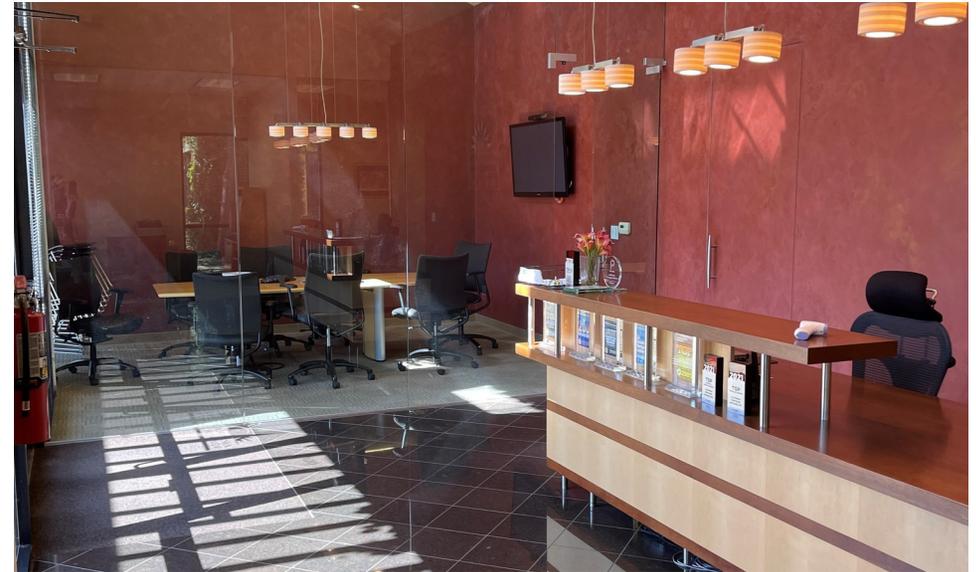


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Additional Photos

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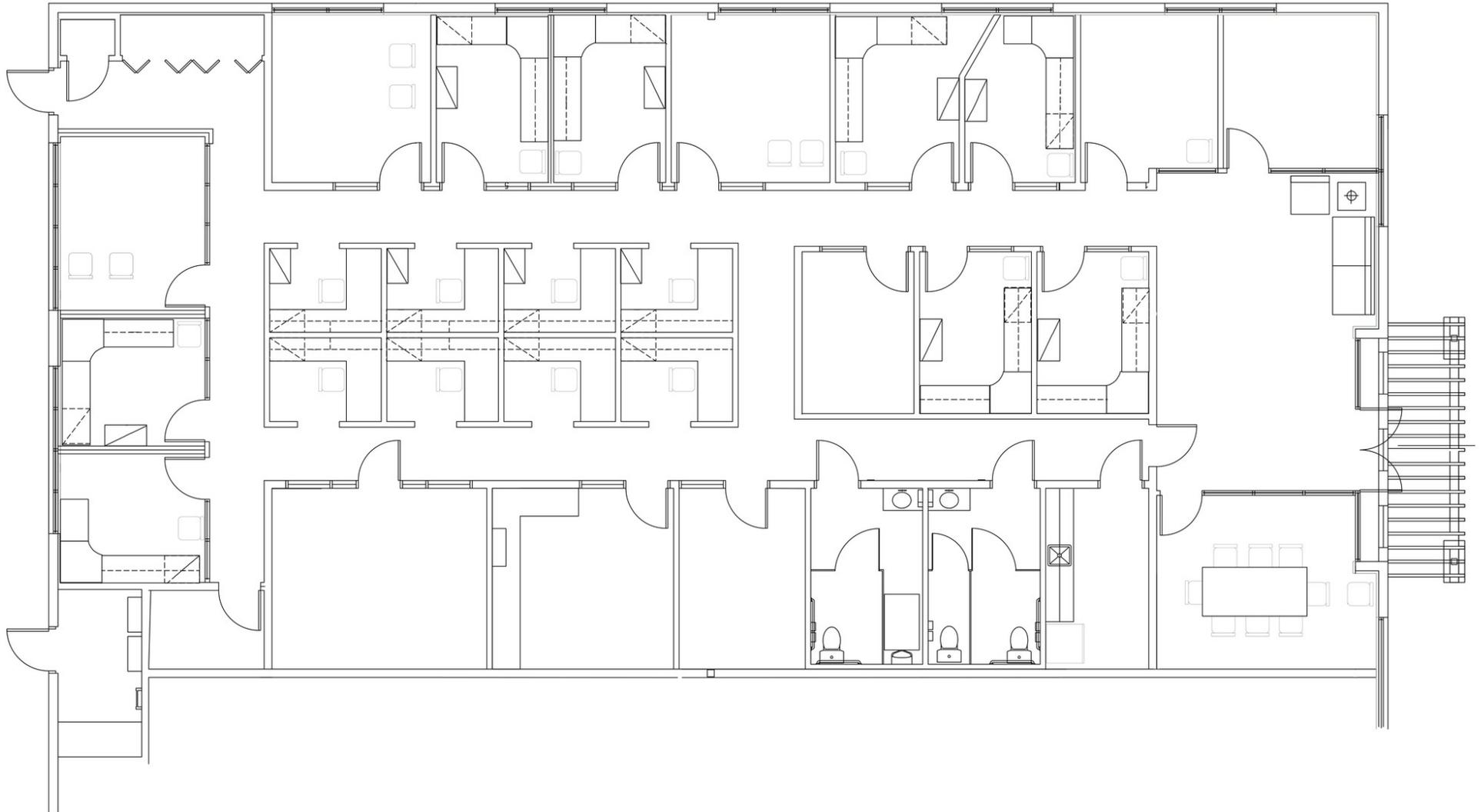


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Floor Plans

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SBA 504 Loan Proposal

4304 Redwood Highway, Suite 100, San Rafael, CA



Purchase Price	\$2,000,000
Improvements	\$0
Equipment	\$0
Other Expenses	\$0
Total Project Costs	\$2,000,000

Loan Structure

Bank 1st Mortgage	50%	\$1,000,000
SBA 504 2nd Mortgage	40%	\$822,000
Down Payment	10%	\$200,000
Total Project with Fees	100.00%	\$2,022,000

90% SBA 504 Financing Example

	Loan Amount	Rate	Term	Amort	Monthly Pymt	Annual Pymt
1st Mortgage	\$ 1,000,000	6.25%	10 Yrs	25 Yrs	\$ 6,597	\$ 79,160
SBA 504 2nd Mortgage*	\$ 822,000	5.86%	25 Yrs	25 Yrs	\$ 5,226	\$ 62,712
Total Financing	\$ 1,822,000				\$ 11,823	\$ 141,873

Notes

- 1st mortgage rate, terms and fees are estimated and will vary depending on bank loan approval terms.
- SBA 504 fees of 2.65% plus legal fee of \$4,500 are financed into the SBA 504 loan.
- SBA 25 year 504 rate as of January 20263 is 5.86%. Actual rate is set at time of SBA 504 debenture sale.
- 90% LTV financing generally does not require additional collateral.
- Related costs including appraisal and environmental reports, escrow closing costs (including insurance and legal closing costs) and other soft costs are typically paid out of pocket by the loan applicant.

For more information please contact:

Rich Grant
CEO

Bay Area Development Company
707-484-5169

rgrant@baydevco.com

www.bayarea504.com