

MEDICAL/OFFICE CONDOMINIUM - NOVATO PROFESSIONAL CENTER

# Owner/User Opportunity for Sale or Lease

1615 HILL ROAD, NOVATO, CALIFORNIA

**SALE: \$249,000 (~~±\$321/RSF~~) \$239,000 (±\$308/RSF)**

**UNIT 31 (SUITE J) ±776 RENTABLE SQUARE FEET**

**LEASE: \$2.50/RSF/MONTH, FULL SERVICE (LESS INTERIOR JANITORIAL)**



**NEWMARK**



# Property Specifics

## Location

1615 Hill Road, Unit 31 (Suite J)  
Novato, California

## Approximate Size

±776 Rentable Square Feet

## Sale Price

\$249,000 (±\$329/RSF)    \$239,000 (±\$308/RSF)

## Lease Rate

\$2.50/RSF/Month, Full Service (less interior janitorial)

Rent includes HOA fees as well as Utilities.  
Tenant is responsible for interior janitorial and telecommunications. Any increase in operating expenses to be paid by tenant over a base year.

## Zoning

BPO (Business and Professional Office) District

## Assessor's Parcel Number

140-490-32

## Flood Zone

Zone X

## Availability

30 day notice



# Features



Bright, recently improved condominium features three private offices (two with sinks)



The efficient medical / office layout includes a generous waiting room including a reception area with kitchenette



Convenient in-suite restroom



Relaxing, quiet working environment set within the natural beauty of Marin County

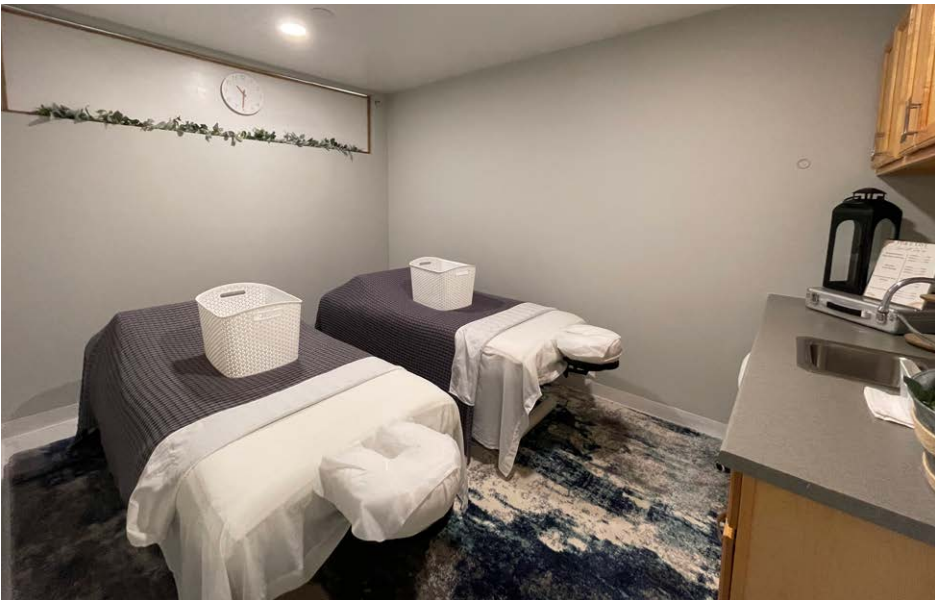


Abundant parking shared with condominium complex shared with the two-building condominium complex.

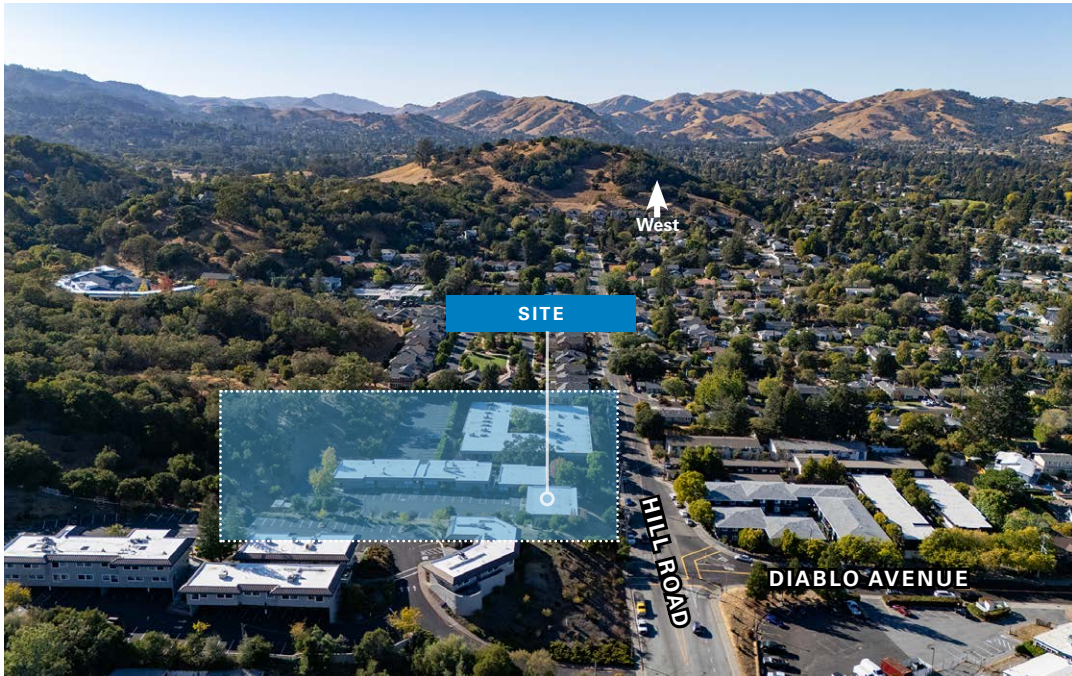
Parking ratio of ±4.73/1000 SF



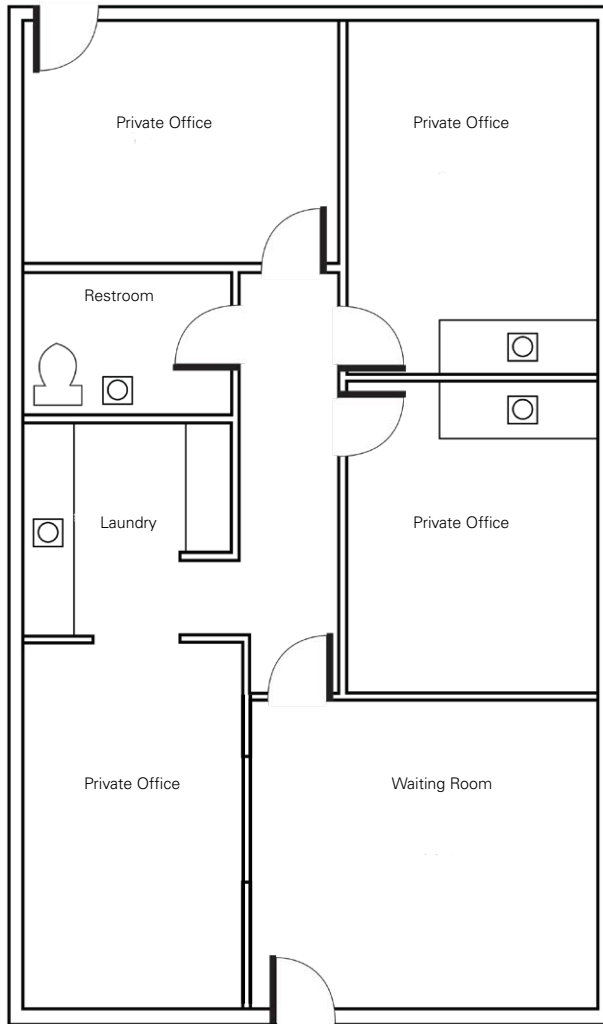








## Floor Plan



## Demographics 2025

Expenses	1 mile	3 miles
Population	12,985	44,812
Median HH Income	\$97,252	\$111,143
Daytime Employees	7,346	21,322

### Average Daily Traffic Count

Diablo Ave /Center Rd	6,511
Novato Blvd/Nave Ct	16,643

## Projected Expenses

Expenses	Monthly	Annual	Amount/SF/Month
Property Taxes*	\$307.66	\$3,691.87	\$0.40
HOA**	\$765.36	\$9,184.32	\$0.99
Insurance***	\$62.61	\$751.36	\$0.08
<b>Estimated Total</b>	<b>\$1,145.00</b>	<b>\$13,740.09</b>	<b>\$1.48</b>

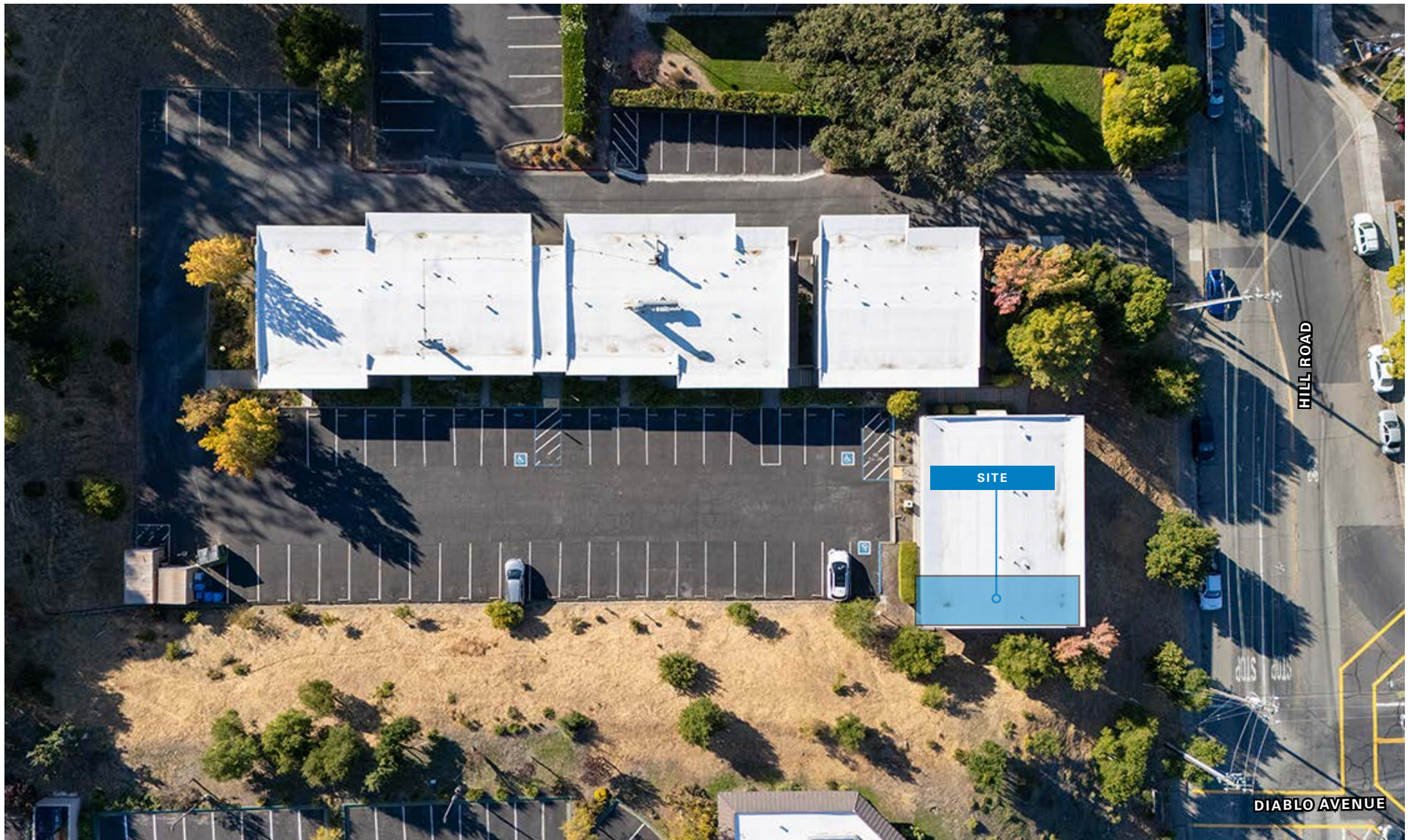
\*Property tax projected based on asking

\*\* Current HOA fees as of 2025. Fees cover exterior maintenance, water, PG&E and landscaping.

\*\*\*Insurance estimate based on owner's current coverage.  
Buyer to confirm coverage available.



# Site Map





# Novato Professional Center 1615 Hill Road, Unit 31 (Suite J) Novato, California



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