

MEDICAL/OFFICE CONDOMINIUM - NOVATO PROFESSIONAL CENTER

Owner/User Opportunity for Sale or Lease

1615 HILL ROAD, NOVATO, CALIFORNIA

SALE: \$249,000 ($\pm \$321/\text{RSF}$) \$239,000 ($\pm \$308/\text{RSF}$)

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



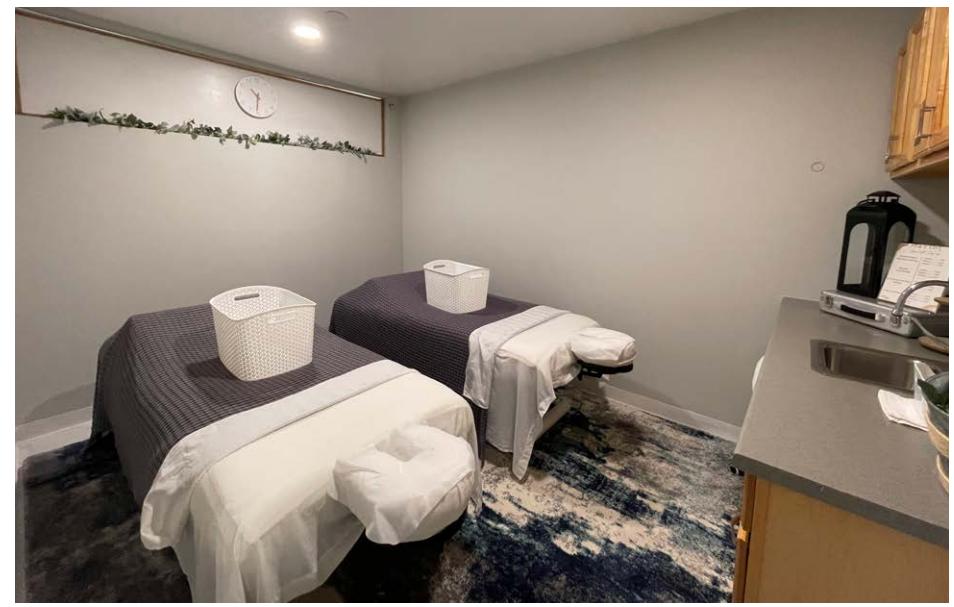
Abundant parking shared with condominium complex shared with the two-building condominium complex.

Parking ratio of ±4.73/1000 SF



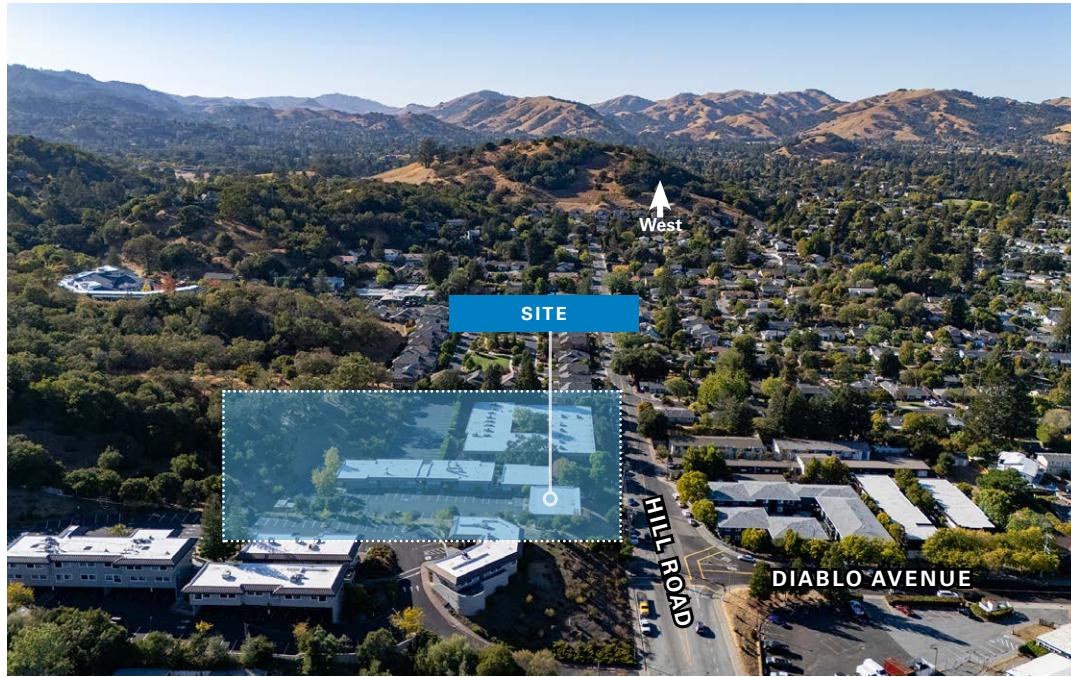
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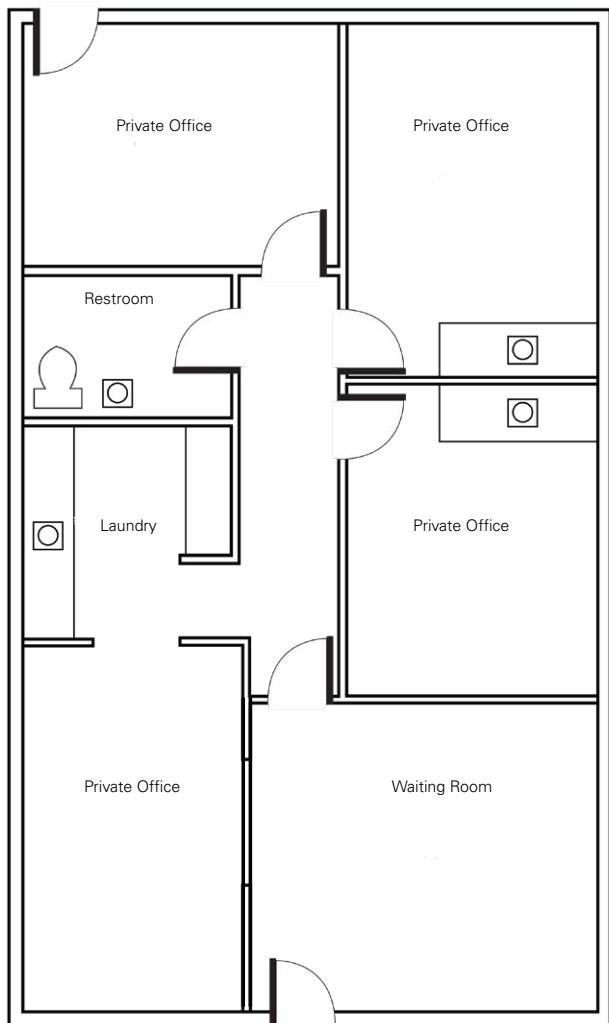


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Floor Plan



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

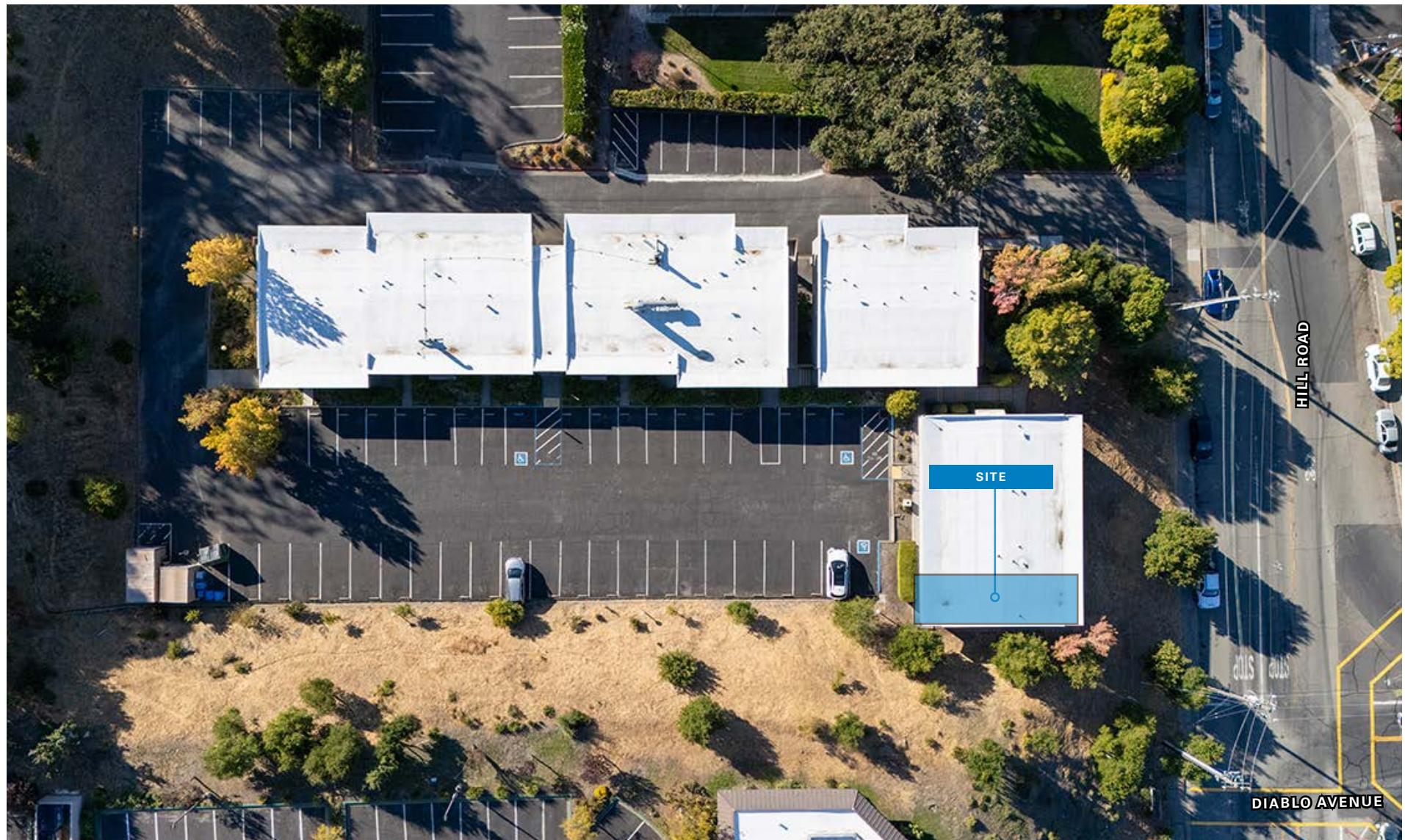
Expenses	Monthly	Annual	Amount/SF/Month
Property Taxes*	\$307.66	\$3,691.87	\$0.40
HOA**	\$765.36	\$9,184.32	\$0.99
Insurance***	\$62.61	\$751.36	\$0.08
Estimated Total	\$1,145.00	\$13,740.09	\$1.48

*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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