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MEDICAL/OFFICE CONDOMINIUM

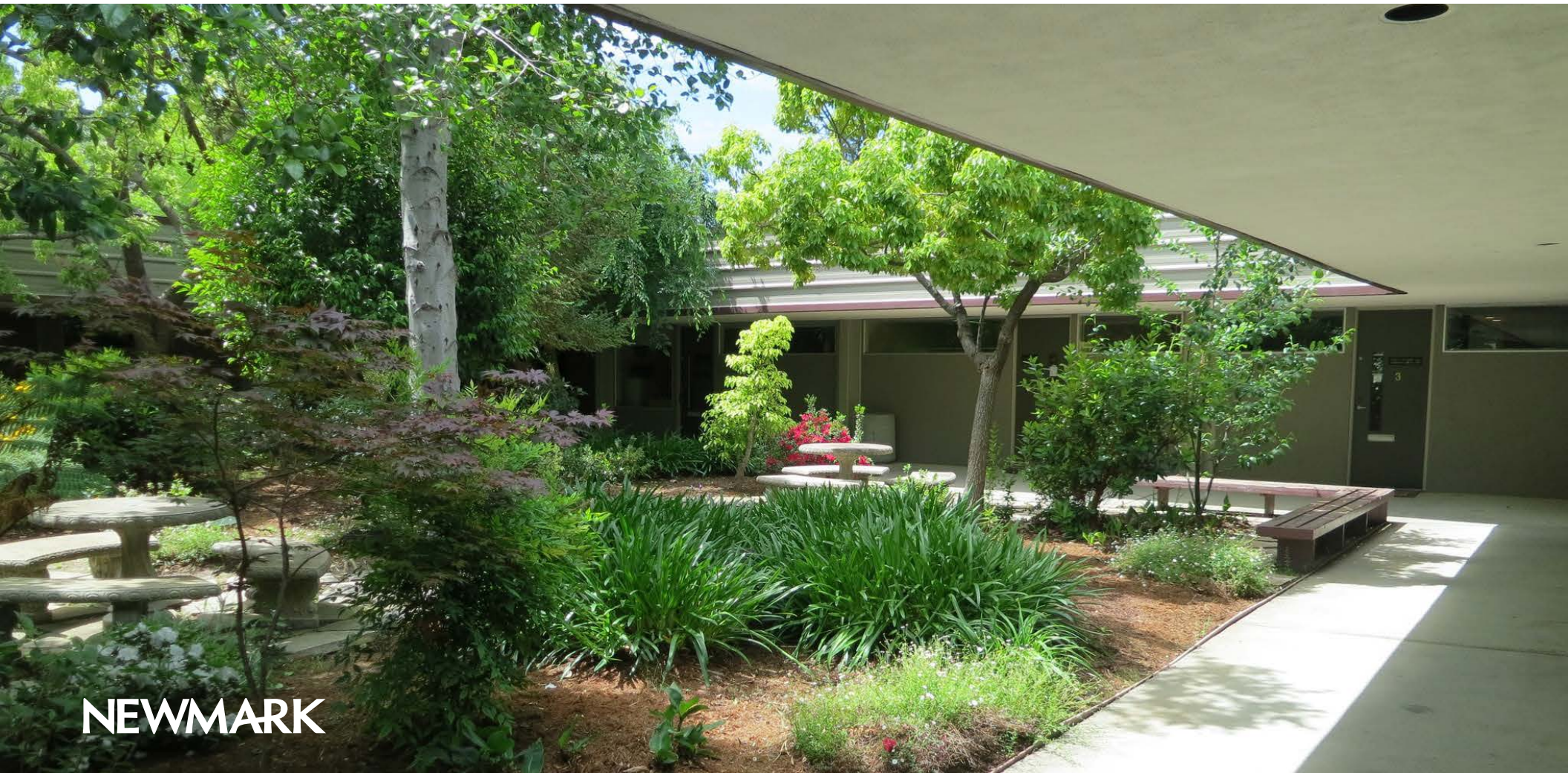
# Owner/User Opportunity for Sale or Lease

1615 HILL ROAD  
NOVATO, CALIFORNIA

UNIT 18 ±724 SQUARE FEET

SALE: \$221,000 (\$305/SF)

LEASE: \$2.35/SF/MONTH, FULL SERVICE (LESS INTERIOR JANITORIAL)



**NEWMARK**

# Property Specifics

## Location

1615 Hill Road, Unit 18

## Approximate Size

±724 Rentable Square Feet

## Sale price

\$221,000 (\$305/SF)

## Lease rate

\$2.35/SF/Month, Full Service (Less interior janitorial)

## Zoning

BPO (Business and Professional Office) District

## Assessor's Parcel Number

140-490-19

## Flood Zone

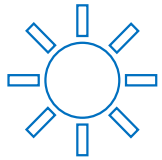
Zone X

## Availability

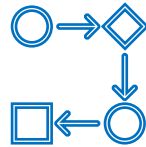
For sale or for lease



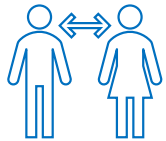
# Features



Bright, well improved condominium features three private offices, inviting lobby, storage & break area



The efficient medical / office layout includes a reception area



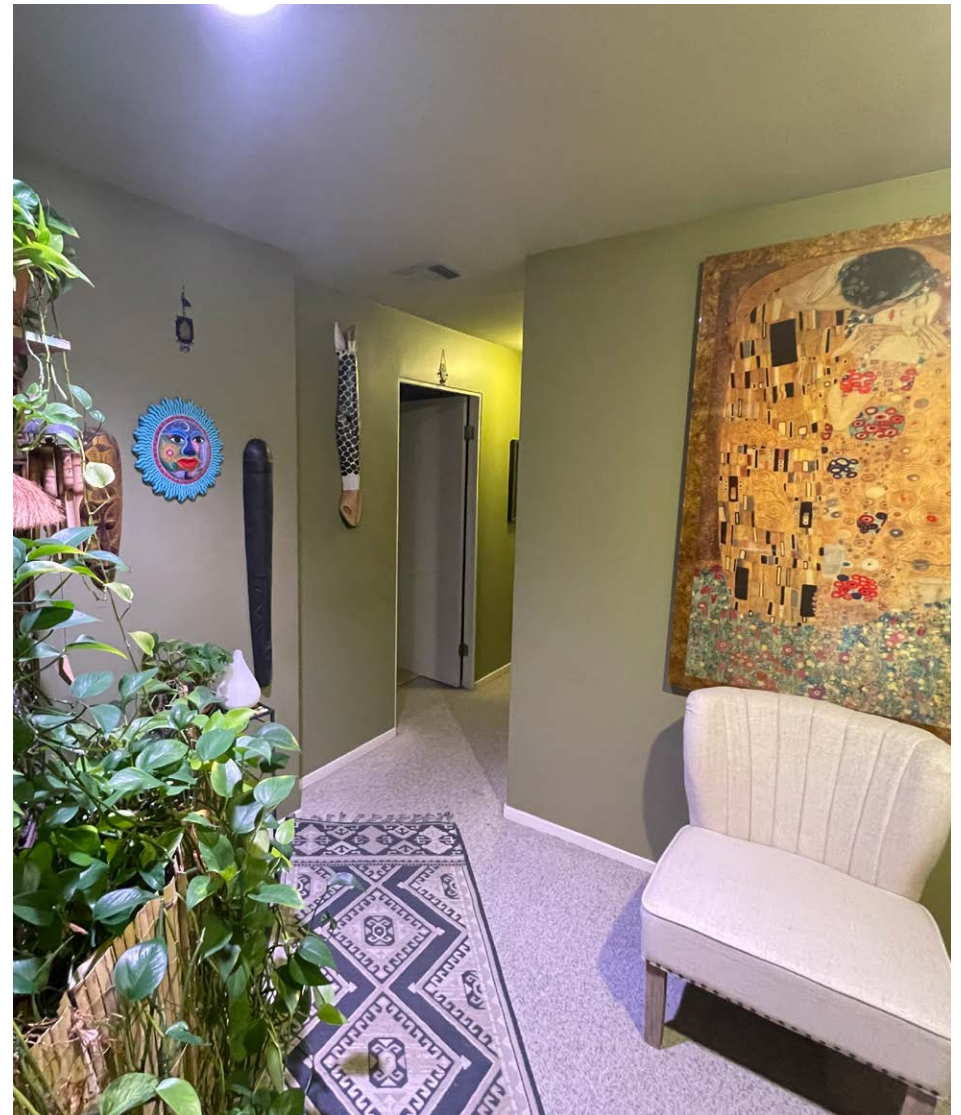
Convenient in-suite restroom



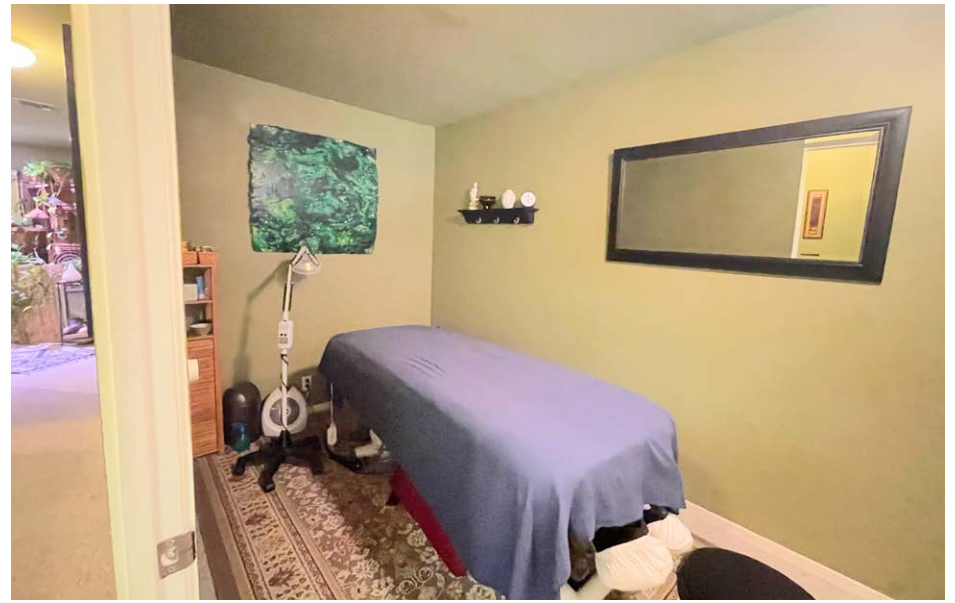
Relaxing, quiet working environment set within the natural beauty of Marin County



Abundant parking shared with condominium complex shared with the two-building condominium complex. Parking ratio of  $\pm 4.73/1000$  SF

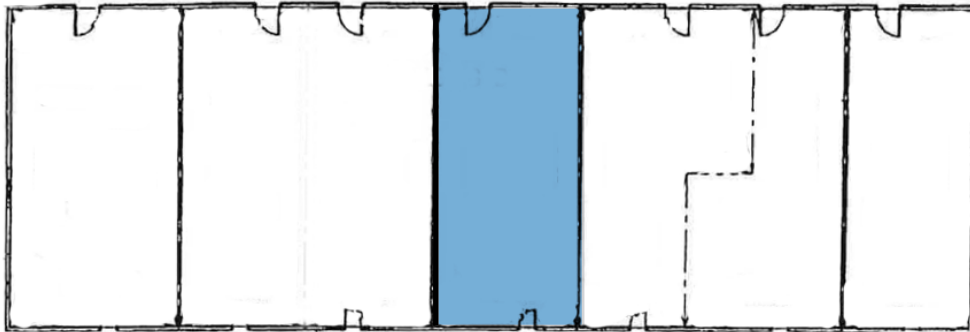


# Photo Gallery

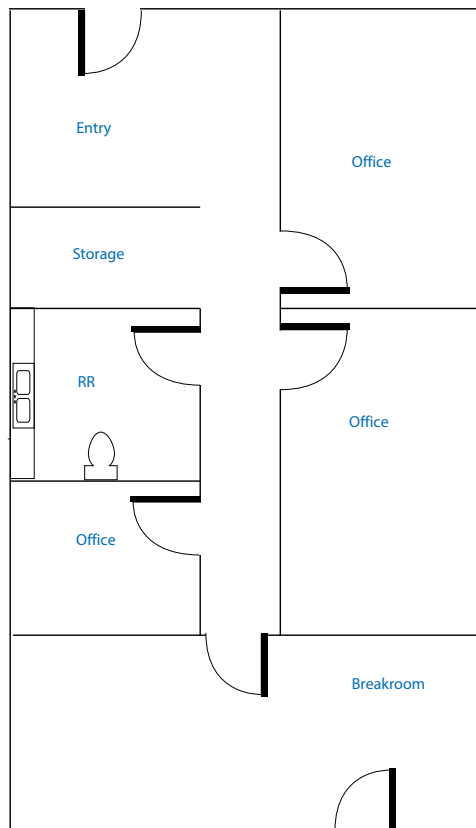


# Site Plan

# 2023 Demographics/Traffic



	1 Mile	3 Miles
Population	13,082	45,342
Avg HH Income	\$128,733	\$139,514
Daytime Employees	7,346	21,322



Collection St	Cross St	Traffic
Hill Rd	Indian Valley	4,461
Diablo Ave	Center Rd	6,528
Diablo Ave	Hilary Ct	5,755

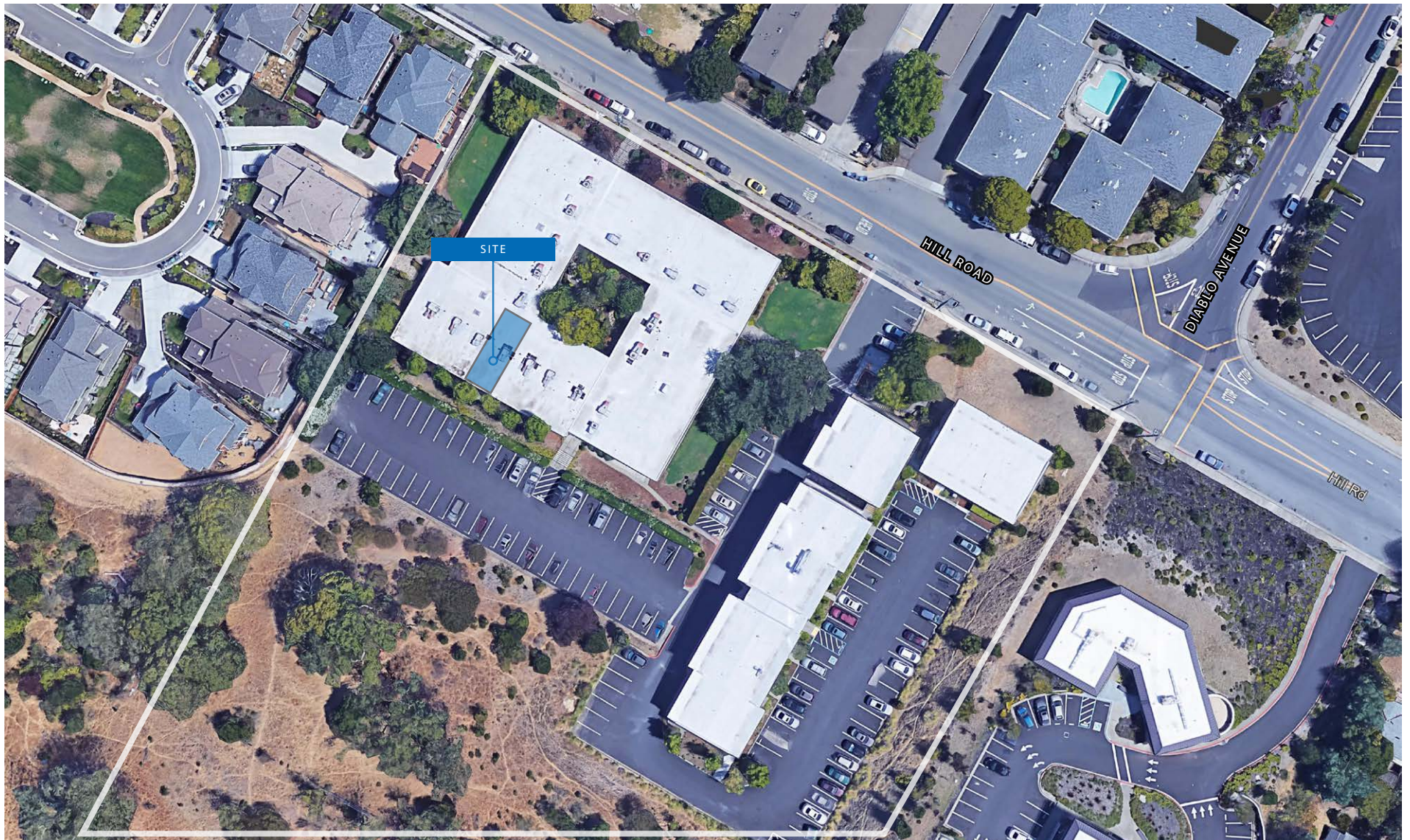
# Projected Expenses

Expenses	Monthly	Annual	Amount/SF/Month
Property Taxes*	\$286.24	\$3,434.84	\$0.40
HOA**	\$713.99	\$8,567.88	\$0.99
Building Insurance	\$106.08	\$1,273.00	\$0.15
<b>Estimated Total</b>	<b>\$1,106.31</b>	<b>\$13,275.72</b>	<b>\$1.53</b>

\*Property tax projected based on asking price

\*\* Current HOA fees as of 2024. Fees cover exterior maintenance, water, PG&E and landscaping.

# Location Map



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# 1615 Hill Road, Unit 18

## Novato, California

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*Exclusive Agent:*

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*Associate*

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