

**±3,600 RSF | 100% HVAC**



**FOR SALE | \$1,650,000**

## **OFFICE/FLEX SUITE**

**1292 KIFER ROAD, SUITE 808, SUNNYVALE, CA 94086**

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## PROPERTY SUMMARY

HealthMed Realty is pleased to present this ±3,600 square foot, two-story office suite for sale in Kifer Commerce Park. Zoned for Flexible Mixed Use, the suite offers a mix of private offices, conference areas, and open work zones suited for a variety of uses.

Built in 2005, the professionally managed park features well-maintained grounds, ample parking, and established tenants. Ideally located in Sunnyvale's tech corridor, the property provides convenient access to Highway 101 and the Lawrence Caltrain Station.

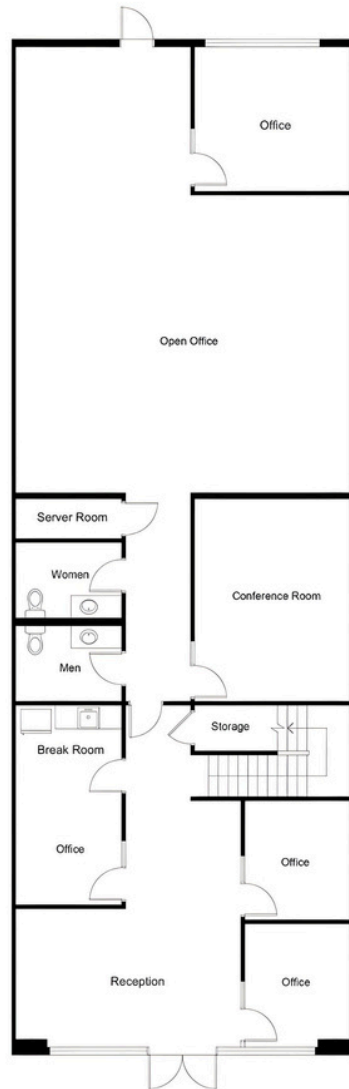


## PROPERTY FEATURES

- ±3,600 RSF
- Built in 2005
- 100% HVAC Office (open area can be converted back into warehouse)
- Unit features a mix of private offices, conference room, and open area
- Restrooms, kitchenette, and server room
- Easy access to Lawrence Expressway, Central Expressway, and 101
- **Asking Price:** \$1,650,000
- Call to tour

# FLOOR & SITE PLAN

SUITE 808 | ± 3,600 RSF



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DRAWINGS NOT TO SCALE

## FINANCING

### SBA 504 FINANCING AVAILABLE

#### PROJECT COSTS

Purchase Price -----	\$1,650,000
Improvements -----	\$0
Equipment -----	\$0
Other Expenses -----	\$0
<b>Total Project Costs</b>	<b>\$1,650,000</b>

#### LOAN STRUCTURE

RCU 1 <sup>st</sup> Mortgage	50%	\$825,000
SBA 504 2 <sup>nd</sup> Mortgage	40%	\$681,000
Down Payment	10%	\$165,000
<b>Total Project with Fees</b>	<b>100.00%</b>	<b>\$1,671,000</b>

#### 90% SBA 504 FINANCING EXAMPLE

	Loan Amount	Rate	Term	Amort	Monthly Pymt	Annual Pymt
First Mortgage Lender	\$825,000	6.75%	10 Yrs	25 Yrs	\$5,700	\$68,400
SBA 504 2 <sup>nd</sup> Mortgage	\$681,000	5.96%	25 Yrs	25 Yrs	\$4,371	\$52,453
<b>Total Financing</b>	<b>\$1,506,000</b>				<b>\$10,071</b>	<b>\$120,853</b>

#### NOTES

- Bank 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 \$3,500 - \$5,500 are financed into the SBA 504 loan.
- SBA 25 year 504 rate as of October 2025 is 5.92%. Actual SBA 504 rate is determined at time of SBA 504 debenture sale. The SBA 504 loan typically funds approximately 60 days after the close of escrow.
- 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:**

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