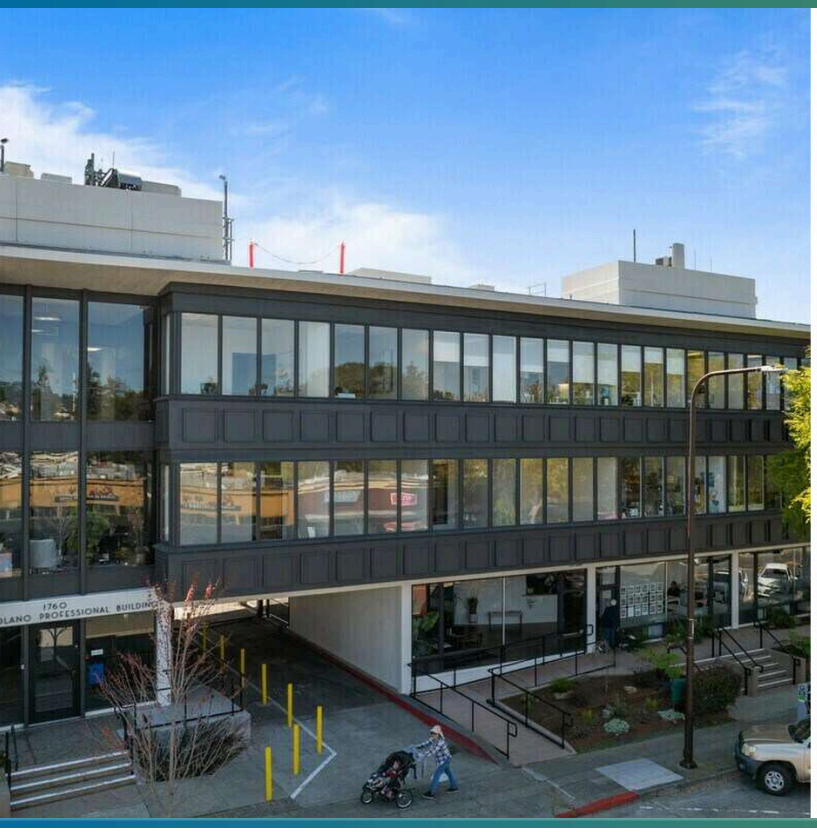
Prime Multi-Property Solano and Irwin

BERKELEY + SAN RAFAEL, CA





Property Description

NAI NorCal is proud to offer a stabilized two-property office portfolio totaling 48,742 SF across Berkeley and San Rafael. Both well-occupied assets have undergone extensive capital upgrades, including HVAC modernization, interior renovations, and security and building system improvements, minimizing near-term expenses.

The portfolio pairs Solano Avenue in Berkeley (Walk Score 94) with Irwin Street in San Rafael, near Highway 101 and the Transit Center. It offers 59 diversified suites, below-market rents, and a blend of stable cash flow and value-add upside.

Offering Summary

Sale Price:	$11,377,000
Cap Rate:	8.6%
Market Cap Rate:	11.9%
Price / SF:	$233
NOI:	$983,803
Building Size:	48,742 SF
Occupancy:	Approx. 95%

Scan / Click for Offering Memorandum

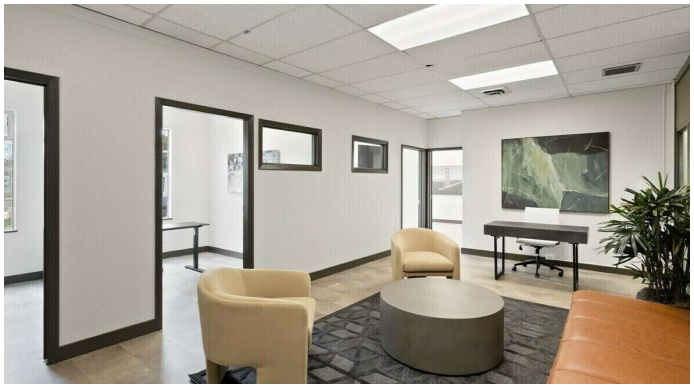
NAI NorCal

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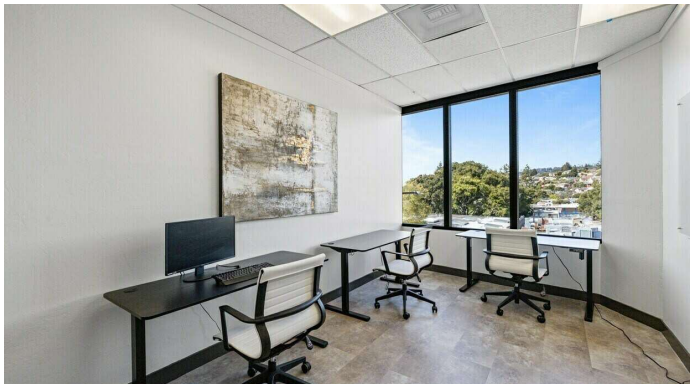
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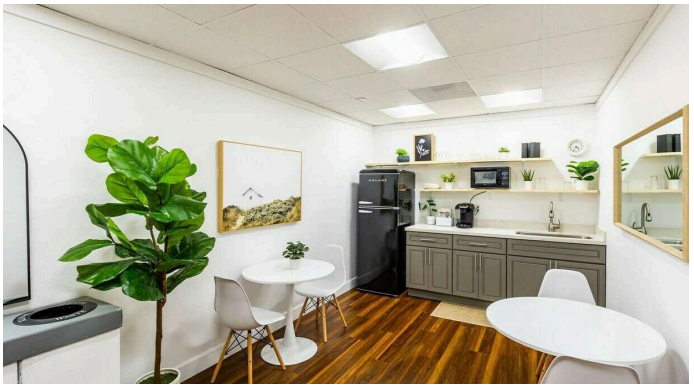
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Additional Photos

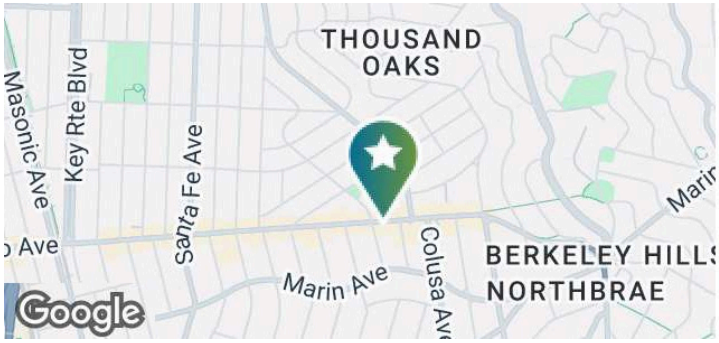


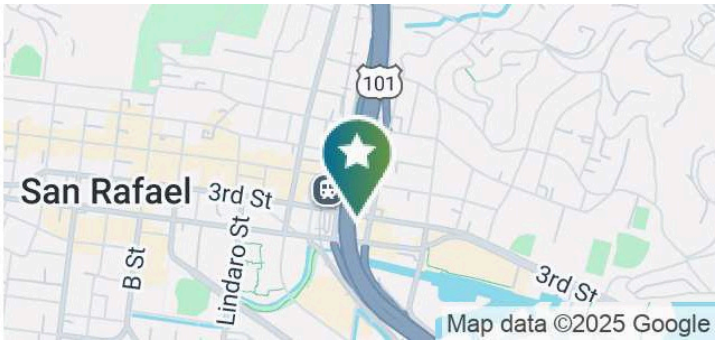






Location Information





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