

101

NELLEN
AVENUE

CORTE MADERA, CA

FOR SALE OR LEASE

- RARE OWNERSHIP OPPORTUNITY
- HIGH IDENTITY OFFICE BUILDING
- CLASS "A" - QUALITY OFFICE CONSTRUCTION
- BUILDING SERVED BY SOLAR SYSTEM



[CLICK HERE FOR VIDEO LINK](#)

10,861 SF CLASS "A" OFFICE BUILDING
IDEAL OWNER/USER, HEADQUARTERS OPPORTUNITY

NOTE: all information supplied here is to the best of our knowledge and should be verified by lessee prior to lease execution

PROJECT HIGHLIGHTS:

- ±10,861 SF, 2 story office property for Sale or Lease
- Highest quality construction, steel framing, and glass finishes throughout
- High identity Marin County location
- Strategic central Marin location near public transit
- Larkspur Ferry Terminal, SMART station, Marin Transit

- Rarely available ownership Opportunity
- Excellent exterior signage opportunity to Hwy 101
- ±175,400 Average Daily Traffic
- 4 onsite parking spaces per 1,000 SF leased
- C-3 (highway commercial) zoning district
- Medical uses permitted



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NELLEN POINT EXECUTIVE CENTER

10,861 SF - CLASS "A" OFFICE OR MEDICAL FACILITY

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THE VILLAGE

TOWN CENTER

ANDY'S MARKET

US
101

101 NELLEN AVENUE



NELLEN POINT - SITE PLAN AND SPACE NOTES

1st FLOOR VIRTUAL TOUR



- 36 Private Offices
- 18 Work Stations
- 4 Conference Rooms (1 Large Training Room)
- 2 Breakrooms/Kitchens
- 4 Restrooms

2nd FLOOR VIRTUAL TOUR



- Fully Furnished, Class "A" office build out
- Flexible suites sizes from 1,500 SF to 11,000 SF
- Private offices feature full height interior glass finishes allowing exceptional natural light throughout
- Tenant improvement allowance available

SBA 504 Loan Sample Structure

Prepared for: **JLL**

Property Address: 101 Nellen Ave Corte Madera

Project Details

Purchase Price	\$9,000,000	Property Address	101 Nellen Ave Corte Madera
Improvements		Building Size (s.f.)	
Other		Price Per Sq. Ft.	
Total Project Cost	\$9,000,000		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment	
Bank (1st)	50%	\$4,500,000	3.75%	25	10	\$23,136	
SBA (2nd)*	40%	\$3,698,000	2.40%	25	25	\$16,404	
Down Payment	10%	\$900,000					
* Includes financed SBA fee of \$98,000						Total Monthly Payment	\$39,540

Monthly Ownership Costs

Mortgage Payments	\$39,540
Insurance & Property Tax	\$9,750
Average Principal paydown benefit	(\$18,339)
Total Effective Monthly Ownership Costs	\$30,951

Out of Pocket Costs

Down Payment	\$900,000
Estimated Bank Fees	\$22,500
Appraisal & Environmental Reports	\$5,100
Total Out of Pocket Costs	\$927,600

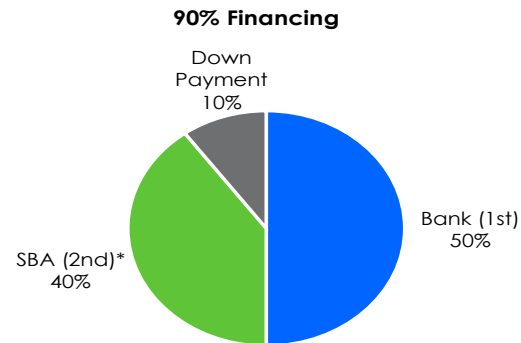
Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$2,000 attorney flat fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates.
- Bank Fees are estimated at .5% of bank loan amount.
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

For more information contact:

Jenny Tice
Capital Access Group
 Business Development
 415-217-7601
 jtice@capitalaccess.com



NELLEN POINT EXECUTIVE CENTER

PREMIER ASSET
PREMIER LOCATION

101
NELLEN AVE

101
NELLEN AVENUE
CORTE MADERA, CA

To Schedule a Tour or For More Information,
Please Contact:

CHRIS TEWHILL
chris.tewhill@am.jll.com
M (415) 747 0798
RE License No: 02034376

JORDAN LAZOR
jordan.lazor@am.jll.com
M (415) 595 5102
RE License No: 02011117

GLEN DOWLING
glen.dowling@am.jll.com
M (707) 227 7800
RE License No: 00890450

JAK CHURTON
jak.churton@am.jll.com
M (415) 215 2000
RE License No: 01277724

THE DOWLING-BRACCO TEAM OF JLL
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