OFFERING MEMORANDUM

FOR SALE
OFFICE/WAREHOUSE/LAB

CUSHMAN & WAKEFIELD

51 DIGITAL DRIVE

NOVATO, CALIFORNIA

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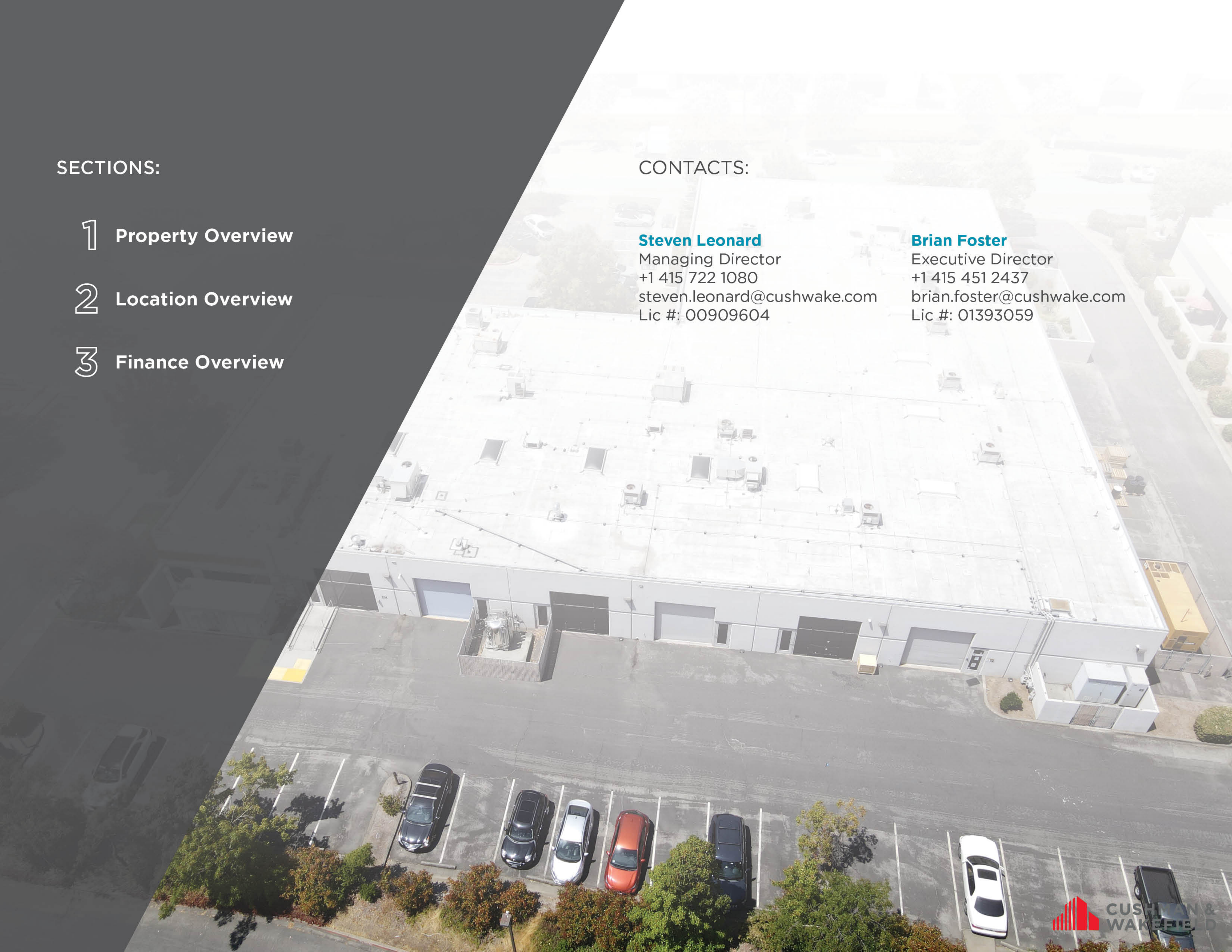

SECTIONS:

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CUSHMAN & WAKEFIELD

01

Property Overview

Executive Summary

Cushman & Wakefield is pleased to exclusively present for sale 51 Digital Drive, Novato, an office/warehouse/lab building in the Bel Marin Keys Industrial Park.

This asset is ±30,334 SF and will be delivered vacant, allowing an owner occupier to take advantage of this opportunity.

This single story concrete tilt-up office, lab and warehouse building is located on the corner of Digital Drive and Leveroni Court.

This property is 25 miles to San Francisco with easy access to US 101 and HWY 37.

Building has been meticulously maintained throughout.

$8,250,000

$271.97/SF

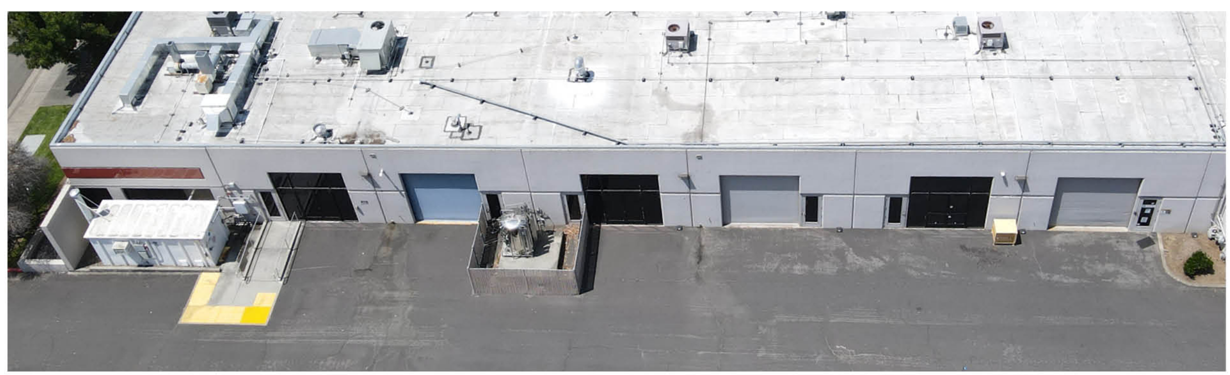
± 30,334 SF

VACANT

SINGLE STORY CONCRETE TILT UP

Property Overview

ADDRESS	51 Digital Drive, Novato, CA 94949
YEAR BUILT	1985
APN#	157-502-19
NET RENTABLE AREA (RSF)	±30,334 SF
LOT SIZE	±75,374 SF / 1.73 ACRES
NUMBER OF STORIES	1
PARKING	50 On-Site
ZONING	PD
GRADE LEVEL DOORS	6 with possible 4 additional
CONSTRUCTION TYPE	Concrete Tilt Up
OFFICE	±8,934 SF
NON-OFFICE - WAREHOUSE & LAB	±21,400 SF
POWER	1600 AMPS
HVAC	Throughout
BACK UP POWER	Onsite | Diesel Generator
FIRE SPRINKLERS	Throughout
CLEAR HEIGHT	16'



Property Photos

Office Floor Plan

51 DIGITAL DRIVE
NOVATO, CA

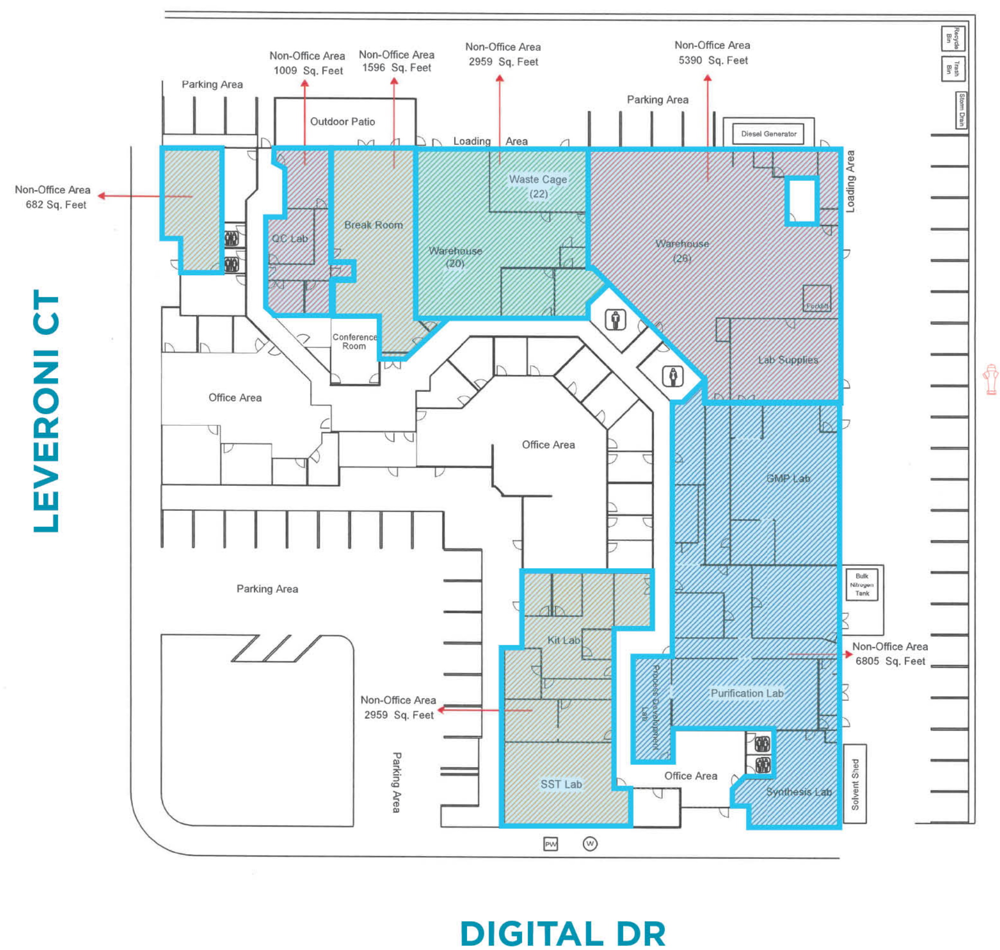
TOTAL OFFICE AREA: 8,934 SF

CUSHMAN & WAKEFIELD

Warehouse/Lab Floor Plan

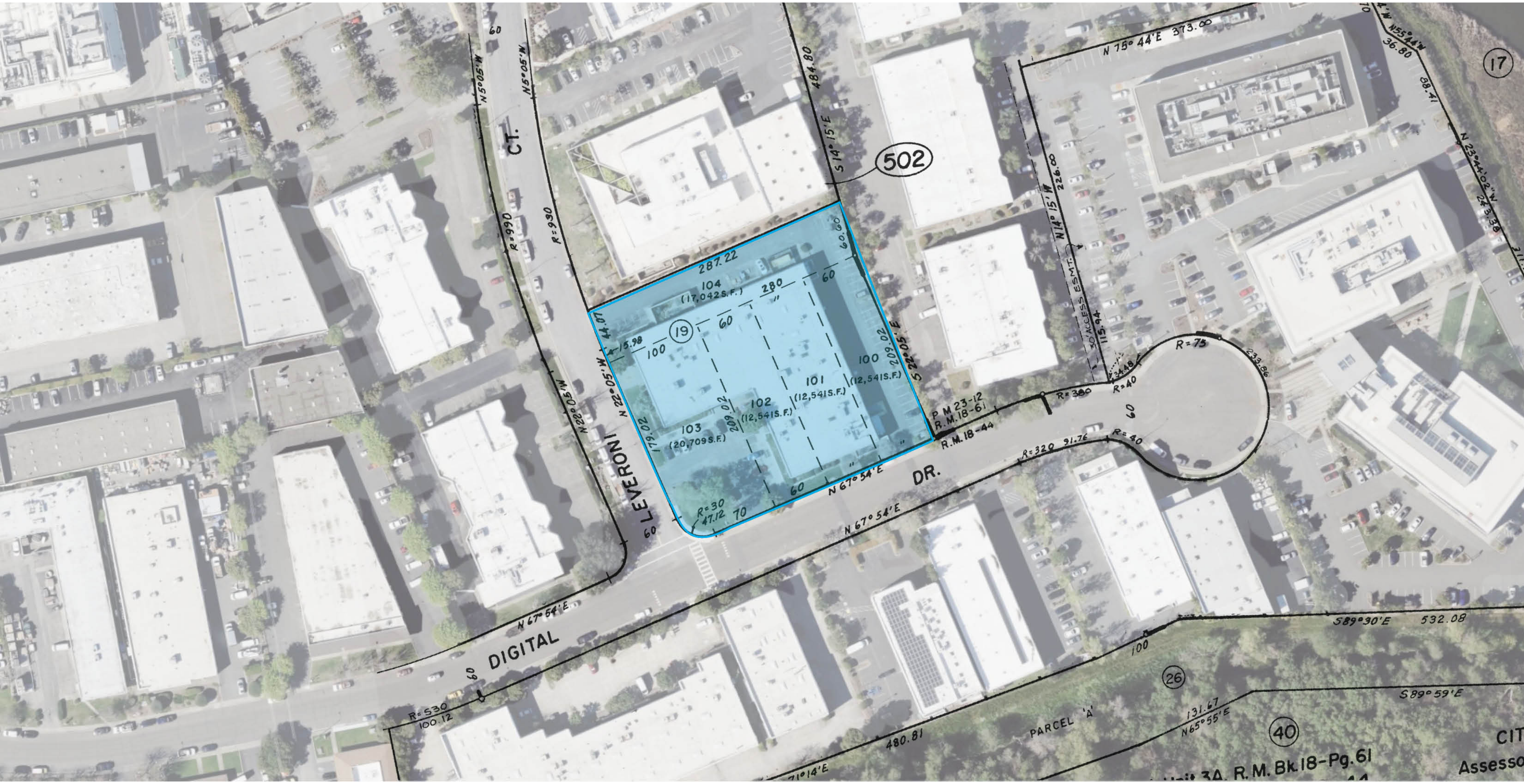
51 DIGITAL DRIVE
NOVATO, CA

TOTAL NON-OFFICE AREA: 21,400 SF



Parcel Map

51 DIGITAL DRIVE
NOVATO, CA



APN # 157-502-19

CUSHMAN & WAKEFIELD

02

Location Overview

Bel Marin Keys / Novato

As the northernmost city in Marin County, Novato offers a unique blend of small-town charm and economic vitality. Spanning 28 square miles with a population of approximately 53,000, Novato is known for its low density, abundant open space, and family-friendly atmosphere.

Downtown Novato features a walkable historic core with local shops, restaurants, and year-round community events, including the Festival of Art, Wine & Music and the 4th of July Parade, one of the largest in the Bay Area. The city is well-connected via Highway 101, SMART rail, and proximity to San Francisco, Sonoma, and Napa Counties, making it a strategic location for both residents and businesses.

Novato supports a diverse economy, home to corporate headquarters, biotech firms, and retail centers, including Vintage Oaks. With award-winning schools, a strong commitment to sustainability, and over 3,600 acres of protected open space, Novato offers an ideal balance of lifestyle, opportunity, and natural beauty.

Learn more about Novato:
www.novato.org.

Amenities Map

FOOD & BEVERAGE

1 Michael's Sourdough Sandwiches
2 Sabor A Rancho Food Truck
3 Aurora Ristorante Italiano
4 Toast Restaurant
5 Super Duper Burgers
6 Saffron Grill & Market
7 Boca Pizzeria
8 Active Culture
9 Marin Coffee Roasters
10 Nugget Market Coffee Bar
11 Taki Japanese Restaurant
12 Mamita Cocina Mexicana
13 Taqueria La Fiesta
14 The Speakeasy Novato
15 Sushi Tri

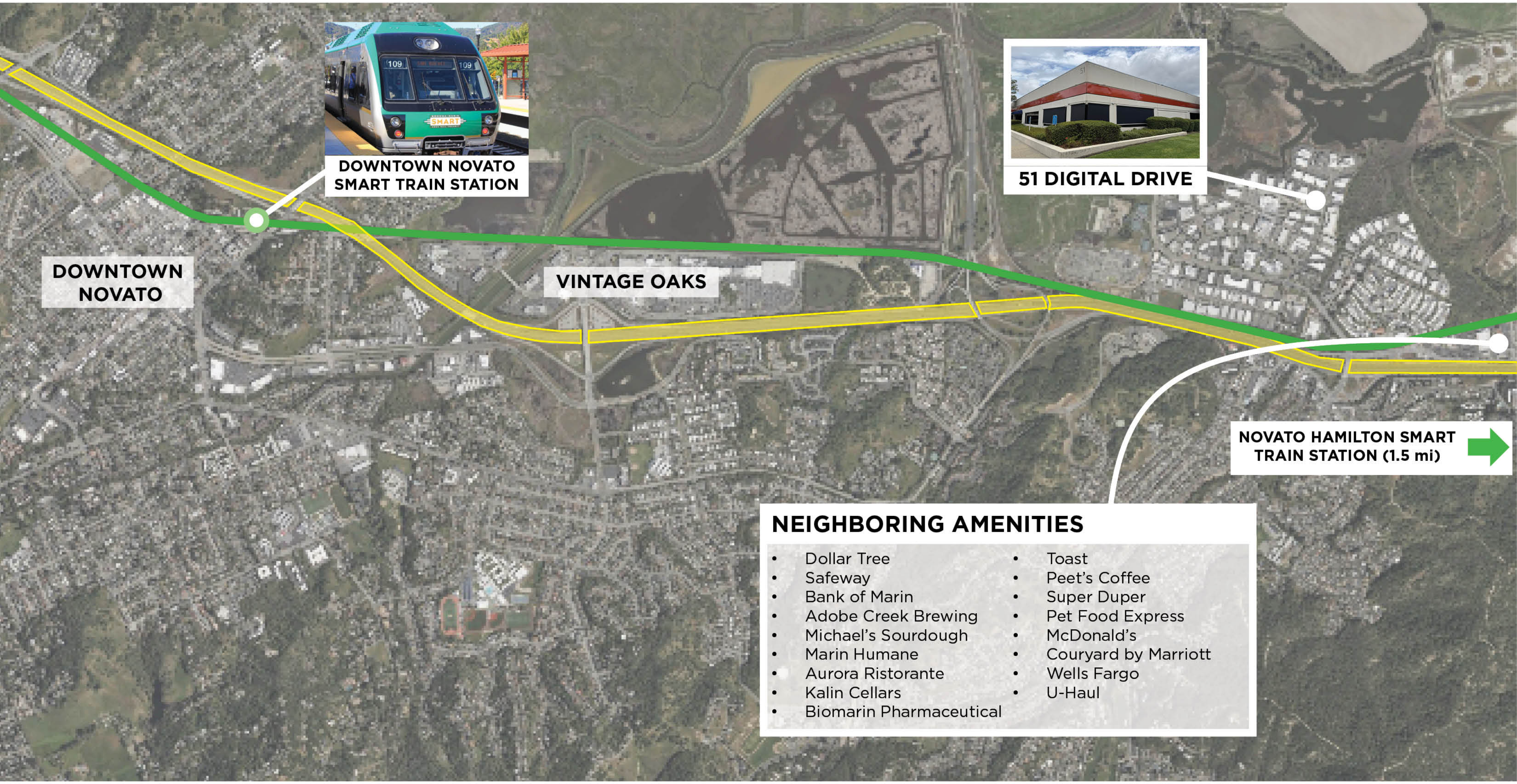
RETAIL

16 Safeway
17 Nugget Markets
18 Alco's Famous Market, Deli & Bakery

LODGING

19 Inn Marin and Suites
20 Marinwood Inn & Suites
21 Courtyard by Marriott

Reginal Map



DOWNTOWN NOVATO:

- Whole Foods
- Trek Winery
- Trader Joe's
- Safeway
- Rustic Bakery
- Taco Bell
- McDonald's
- Blue Barn
- Dr. Insomniac's
- Redwood Credit
- Bank of the West
- Village Pizzeria
- Chase Bank
- Baskin Robbins
- Novato Oral Surgery
- Bacon
- Medical Center of Marin
- Best Value Inn
- NAPA AutoParts
- Big O Tires
- Enterprise Rent-A-Car
- Creekside Bakery
- Mi Pueblo
- Finnegan's
- Novato DMV
- Book Place
- Indian Valley Brewing
- My Thai II
- Old Town Sports

VINTAGE OAKS:

- Costco Wholesale
- Nordstrom Rack
- Banana Republic
- LOFT
- In-n-Out
- Sephora
- Petco
- Marshalls
- Old Navy
- Mattress Firm
- HopMonk Tavern
- Target/CVS
- Starbucks
- See's Candies
- Panera
- Supercuts
- Charlotte Tilbury
- Ross Dress for Less
- Extreme Pizza
- Bevmo!
- Benefit Cosmetics
- Sushi Holic
- Ulta Beauty
- Sports Basement
- Verizon
- Nick the Greek
- Chipotle
- IHOP
- Jamba Juice
- Chick-fil-A
- Crumbl Cookie
- Century Rowland
- Mancini's Sleepworld
- KIA Marin

03 Finance Overview

CAPITAL ACCESS GROUP

SBA 504 Loan Sample Structure

Prepared for: Cushman & Wakefield
Property Address: 51 Digital Dr, Novato
Date Prepared: 8/28/2025

Project Details

Purchase Price	$8,250,000	Property Address	51 Digital Dr, Novato
Improvements		Building Size (s.f.)	30,000
		Price Per Sq. Ft.	$275.00
Total Project Cost	**$8,250,000**		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	$4,125,000	6.45%	25	25	$27,724
SBA (2nd)*	40%	$3,377,000	6.23%	25	25	$22,235
Down Payment	10%	$825,000				
** Includes financed SBA fee of*	*$77,000*				**Total Monthly Payment**	$49,959
					Total Payment PSF	$1.67

Monthly Ownership Costs

Mortgage Payments	$	49,959
Insurance & Property Tax	$	8,938
Total Monthly Cash Outlay:	**$**	**58,896**
Average Principal Paydown Benefit:	$	(10,558)
Total *Effective* Monthly Costs:	**$**	**48,338**

Out of Pocket Costs

Down Payment	$825,000
Estimated Bank Fees	$41,250
Appraisal & Environmental Reports	$5,800
Total Out of Pocket Costs	**$872,050**

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 2.15% of the SBA loan amount plus a $5,000 attorney flat fee and $1,000 documentation 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. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- Bank Fees are estimated at 1% 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:

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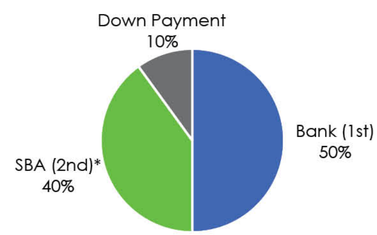
90% Financing



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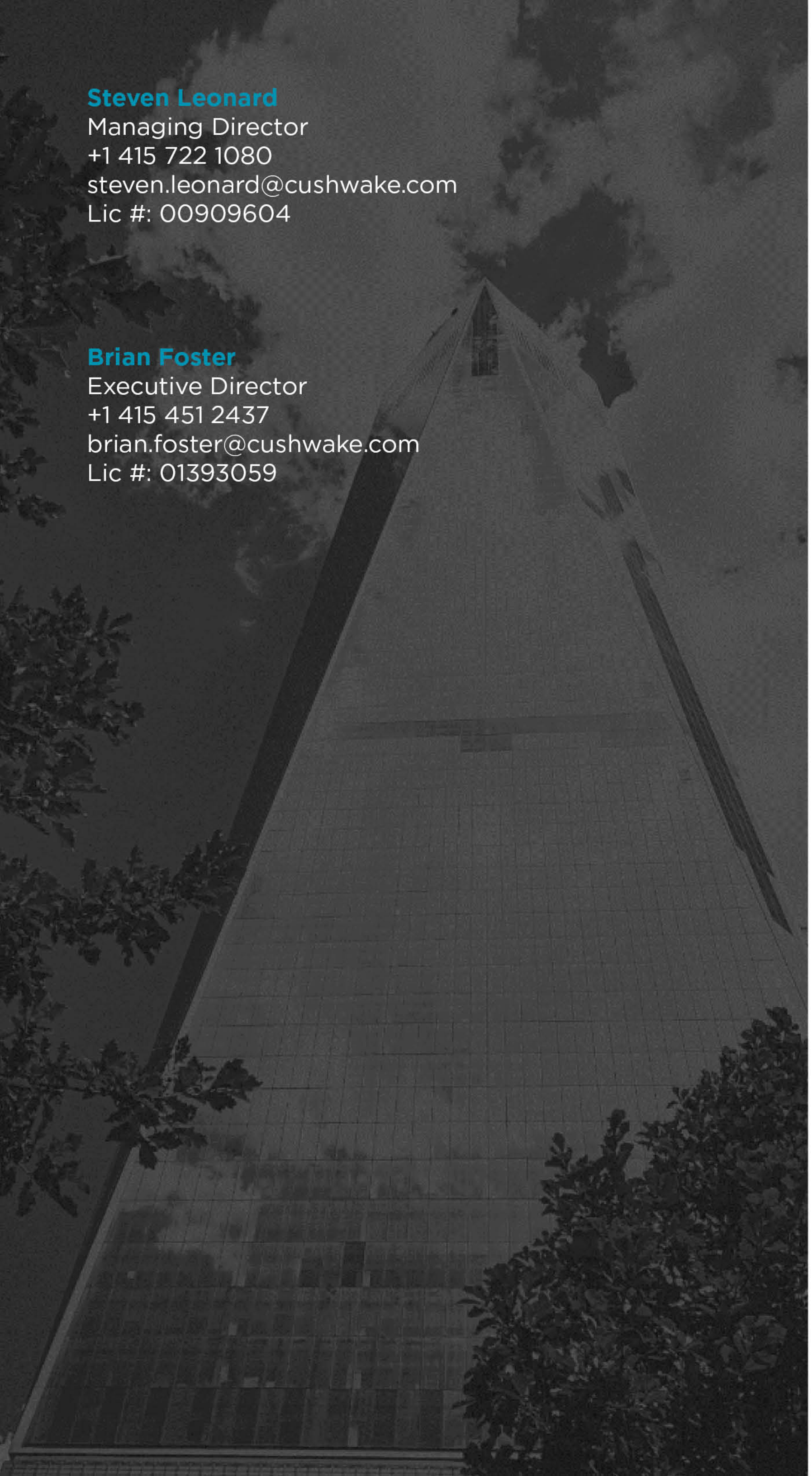

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