



For Lease: Office Space

265 Miller Avenue, Mill Valley, CA

- Large Open Floor Plan
- Beautiful Improvements
- Spacious, Bright Suites
- Common Kitchen & Breakroom
- Garage Parking Available
- Close to Hwy. 101

Offering Summary

Available Sq Ft:	364 +/- sf
Initial Base Rent:	Negotiable
Lease Type:	Full Service
Min. Lease Term:	2 - 5 Years
Available:	Now

Contact:

Peter Gettner
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Mark Cooper
 (415) 608-1036
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 DRE#: 01814831



HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
www.hlcre.com

For Lease: Office Space

265 Miller Ave., Mill Valley, CA 94941

Building/Space Description:

These spacious, bright suites have been beautifully renovated and include use of a common kitchen and break room and indoor parking. Great for lawyers, CPA's financial services and other professionals.

Location Description:

This property is in a prime downtown Mill Valley location, close to shopping, restaurants and other amenities.

Space Information/Features:

Total Available Square Feet:	364 +/- sq. ft.
Divisible/Can Add:	No
Views:	Street view
Kitchen:	Yes, common area
Number of Parking Spaces:	2 unreserved, street parking and garages also available for lease to tenants only

Building Information/Features:

Total Building Square Feet:	2,850 +/- sq. ft.
Year Constructed:	1892
Zoning/Permitted Uses:	RM-3.5 (Residential with Conditional Use Permit)
Fire Sprinklers:	No
Elevator Services:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

Lease Information:

Lease Term:	2 - 5 Year
Initial Base Rent:	Negotiable
Base Rent Increases:	3% per annum
Lease Type:	Full Service
Landlord Pays:	Weekly janitorial, water, electric and internet

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Available Suites

Suite #	Floor	Feature	Size (sf)	Rent/ Mo.
102	2nd	Open space, high ceilings	364	Negotiable



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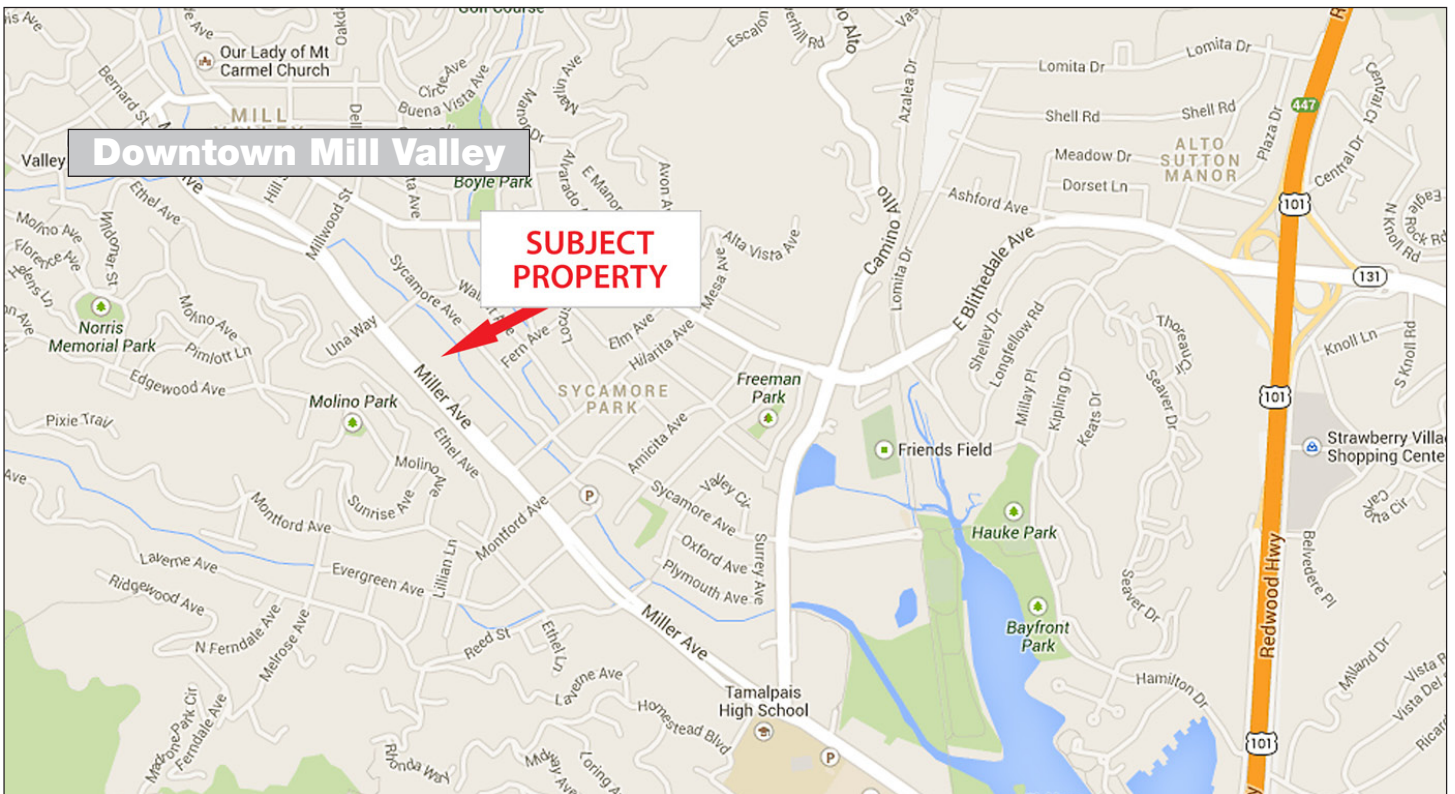


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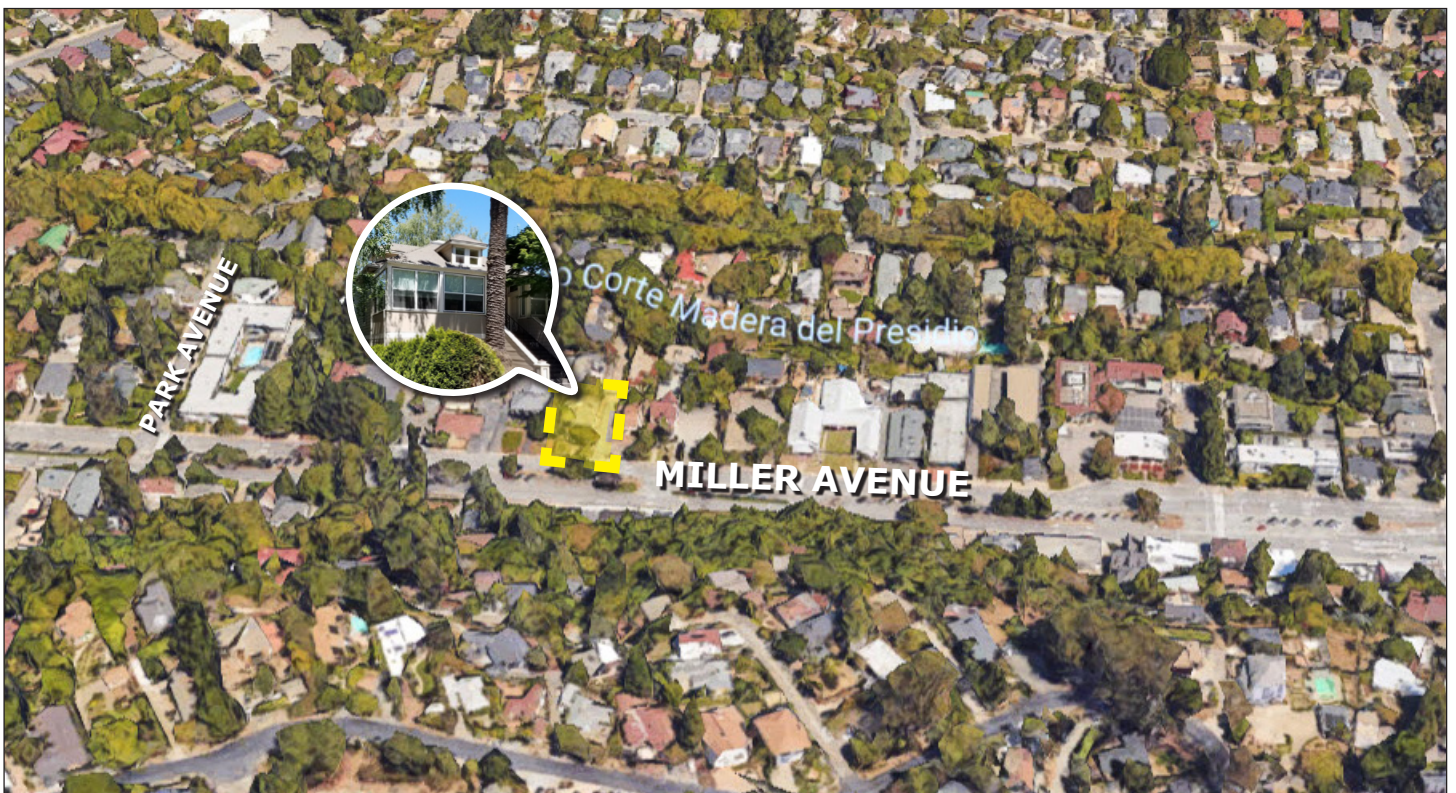
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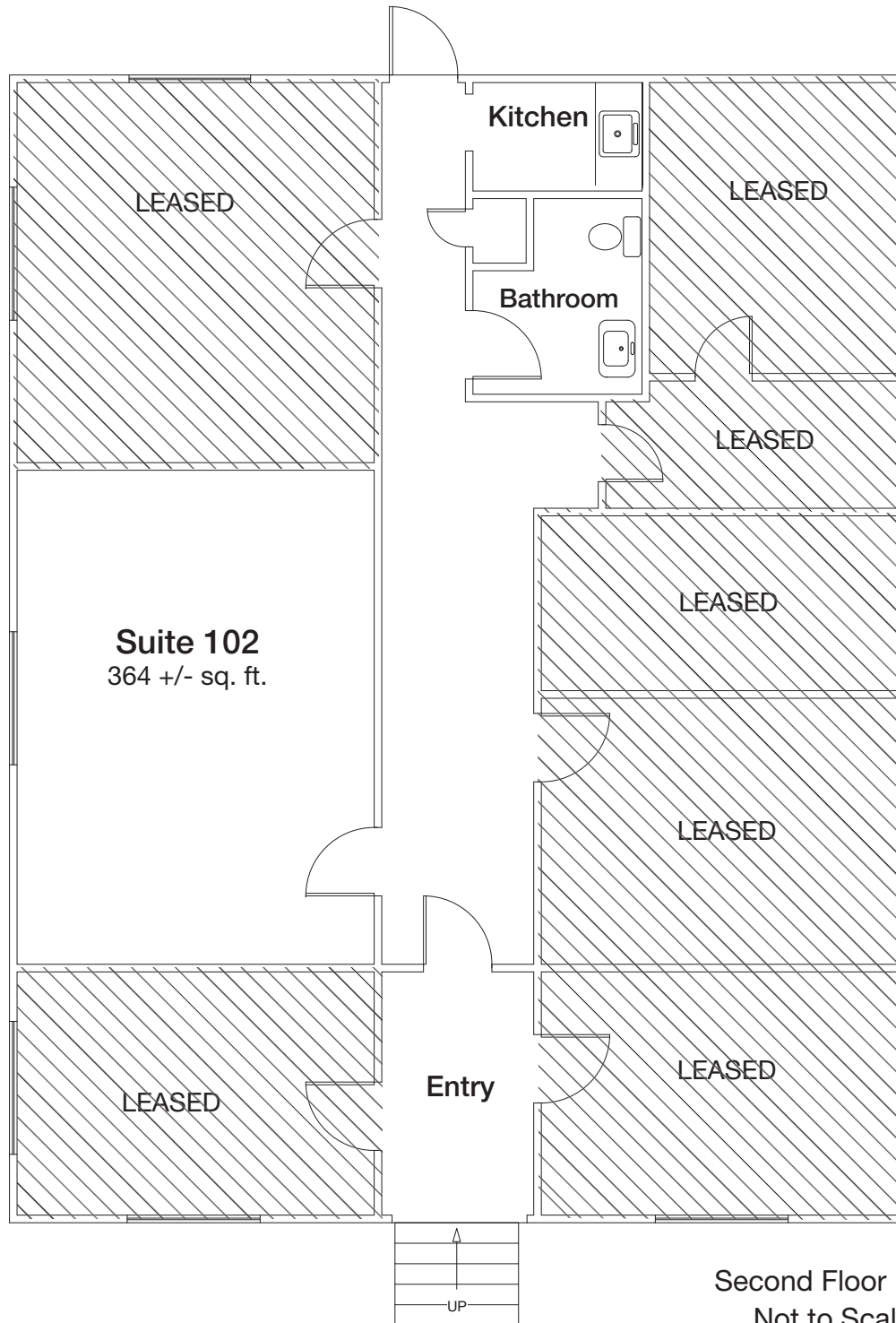
[Click here to View in Google Maps](#)



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Second Floor Plan
Not to Scale

Miller Avenue
