



645 Tamalpais Dr., Suite E, Corte Madera, CA
For Lease: Office/Service Retail Suites

- High Visibility
- Desirable Location
- Office or Service Retail Allowed
- Close to Freeway
- On site and Good Street Parking

Offering Summary

Initial Rent/Sq. Ft.:	\$2.25 psf
Total Avail. Sq. Ft.:	960+/-
Lease Type:	Gross
Load Factor:	11.6%

Contact:

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Lease Office / Service Retail Suites

645 Tamalpais Drive, Corte Madera, CA

Property Description:

Office or service retail suites located on main street in Corte Madera. Suite E is divided into 3 approximately equal-sized rooms, plus a copy/mail room and storage closet.

Available Square Feet:	960 +/- sq. ft.
Date Space Available:	Now
Zoning:	C-1 (Allows office, including medical, and service retail)
Fire Sprinklers:	No
Divisible:	No
Parking:	18 unreserved spaces on site for use by whole building, plus excellent street parking.
Total Building Square Feet:	5,400 +/- sq. ft.
Year Built:	1964 +/-

Lease Terms:

Initial Base Rent: \$2.25 psf, annual COL adjustments

Gross Lease - tenant pays for gas, electricity & janitorial inside the premises. Landlord pays for trash removal, water and janitorial service to the common area and bathrooms.

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