



30-40 Tamalpais Drive, Corte Madera, CA

For Lease: Retail Space

- Great Presence
- High Traffic Count
- On Site Parking
- Divisible as Retail or Office with Storage

Offering Summary

Total Available Sq Ft:	4,425 sf
Initial Base Rent:	\$3.00 psf
Lease Type:	Gross
Lease Term:	3-5 Years
Date Space Available:	Now

Contact:

Peter Gettner
415.446.4210
peter@hlcre.com
Lic# 00785623

Jay Murphy
415.446.4237
jay@hlcre.com
Lic# 00390805



HL Commercial Real Estate
4304 Redwood Highway, Suite 200
San Rafael, CA 94903-2102
www.hlcre.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

For Lease: Retail Space

30-40 Tamalpias Drive, Corte Madera, 94925

Property Description:

Excellent high traffic location in central Corte Madera. Former Tamalpais Paint store. Terrific visibility. Short distance from Hwy. 101 on main artery. Premises can be divided allowing for a myriad of retail or office uses. Seperate lower level great for inventory storage and shipping.

Available Square Feet:	4,425 +/- sq. ft.
Total Building Square Feet:	5,810 +/- sq. ft.
Year Built:	1920 +/-
Zoning:	C-1
Divisible:	Yes
	Ground Floor: 2,430 +/- sq. ft. (segments of 1,400, 305, & 725 sf)
	Upper Level Office: 995 +/- sq. ft.
	Lower Level Storage: 1,000 +/- sq. ft.
Parking:	15 spaces onsite
Parking Ratio:	2.5:1000 sq. ft.
Flood Zone Designation:	Zone X (Moderate to Low flood risk)
Term offered:	3-5 years
Lease Type:	Gross
HVAC:	Yes

Contact:

Peter Gettner
415.446.4210
peter@hlcre.com
Lic# 00785623

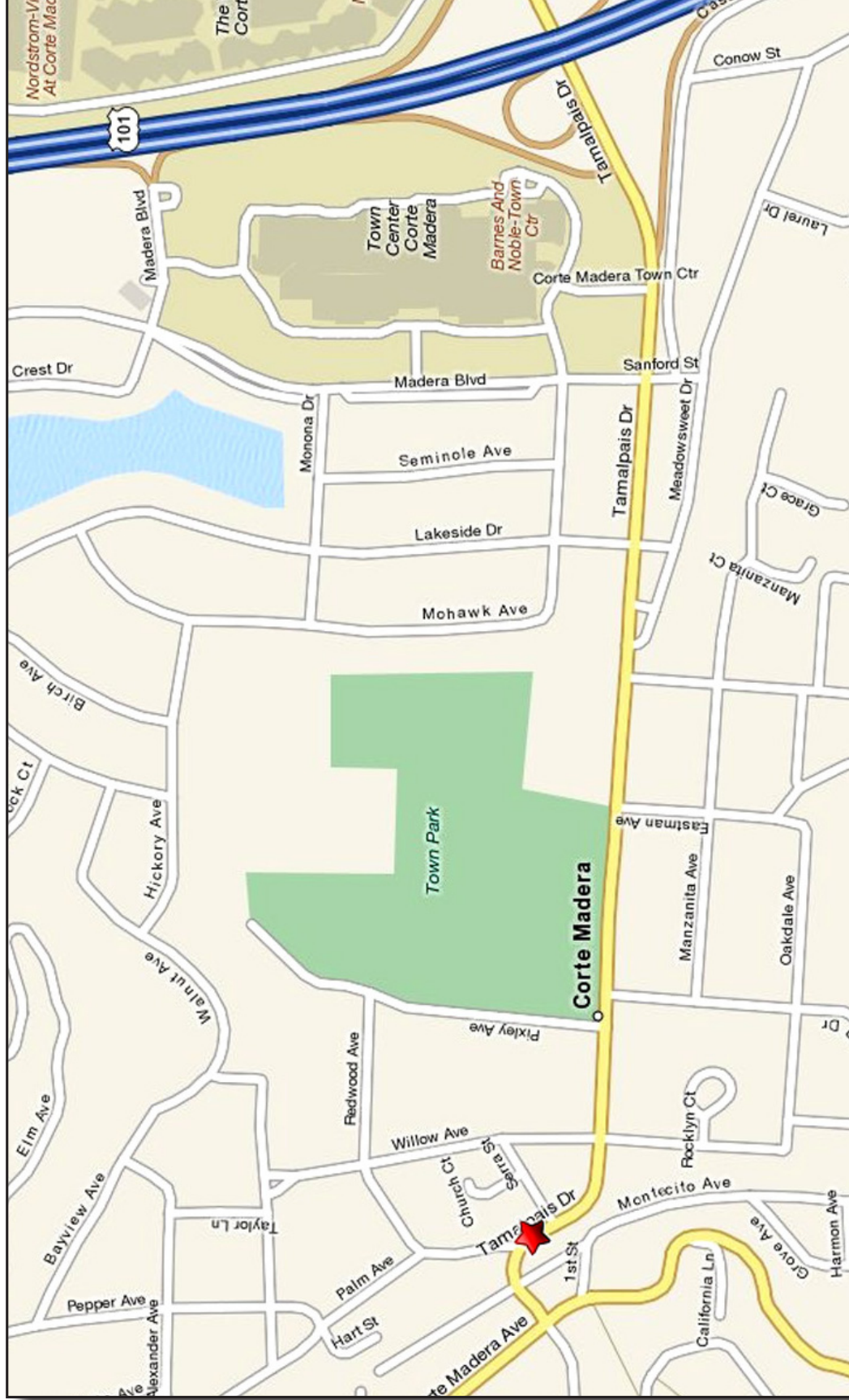
Jay Murphy
415.446.4237
jay@hlcre.com
Lic# 00390805



HL Commercial Real Estate
4304 Redwood Highway, Suite 200
San Rafael, CA 94903-2102
www.hlcre.com

For Lease: Retail Space

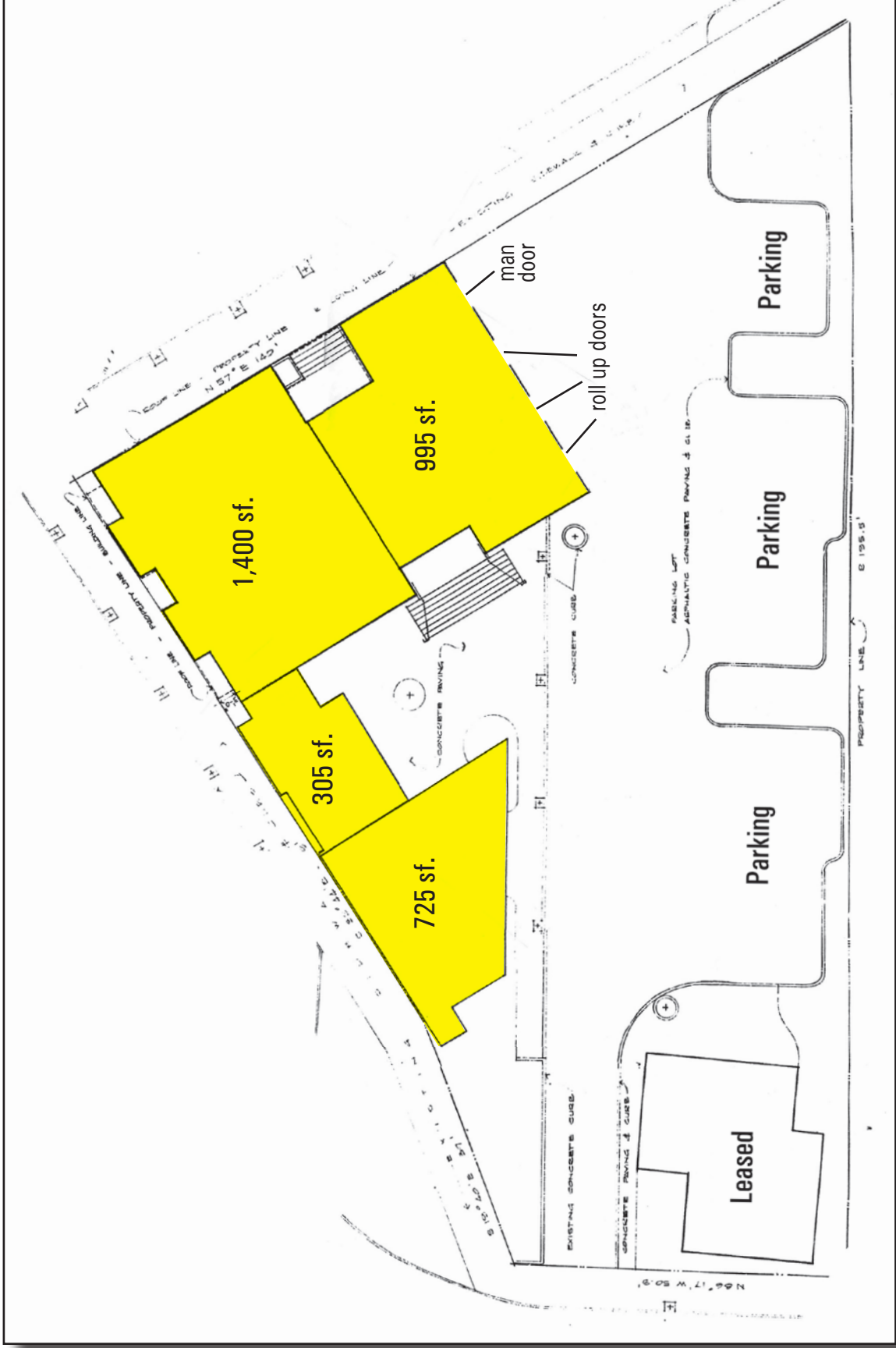
30-40 Tamalpias Drive, Corte Madera, 94925



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

For Lease: Retail Space

30-40 Tamalpias Drive, Corte Madera, 94925



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.