



1751 Tiburon Blvd., Tiburon, CA

## For Lease: Tiburon Office Space

- Central Downtown Location
- Water Views
- Minutes to San Francisco Ferry, Restaurants & Ships

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>3,497 sf</b>
<b>Initial Base Rent:</b>	<b>\$3.25 psf</b>
<b>Lease Type:</b>	<b>Gross</b>
<b>Lease Term:</b>	<b>3-5 Years</b>
<b>Date Space Available:</b>	<b>Now</b>

Contact:

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**HL Commercial Real Estate**  
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1751 Tiburon Blvd., Tiburon, CA 94920

## Property Description:

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Office space ideal for financial services type company. The premises was formally "The Gym" (personal training) and contains extended men's and women's restrooms with a shower in each space. Additionally, a dry sauna exists between the restrooms. The office suite contains four private rooms and a generous open floor plan ideal for systems furniture. The suite features courtyard and water views from the extensive glass line, which provides generous natural light.

Available Square Feet:	3,497 +/- sq. ft.
Total Building Square Feet:	14,400 +/- sq. ft.
Year Built:	1987 +/-
Zoning:	NC (Neighborhood Commercial)
Divisible:	No
Parking:	10 unreserved spaces onsite
Flood Zone Designation:	Zone X (Moderate to Low flood risk)
HVAC:	Yes

## Location Description:

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Downtown Tiburon location features several beautiful water and landscape views. Walk in minutes to the ferry, The Lodge at Tiburon, and Main Street shops and restaurants. The property contains a generous parking lot and is located right on the bus line.

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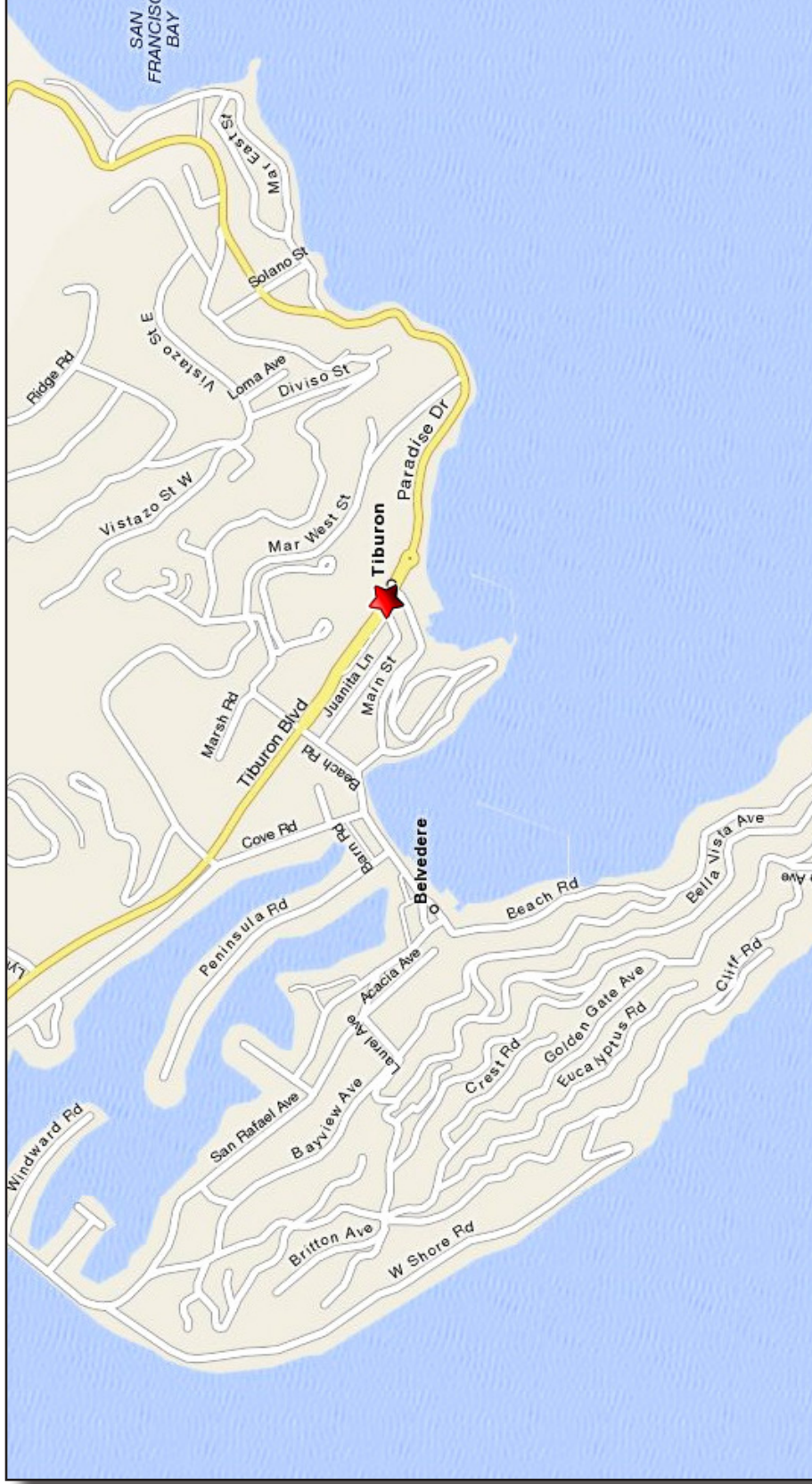
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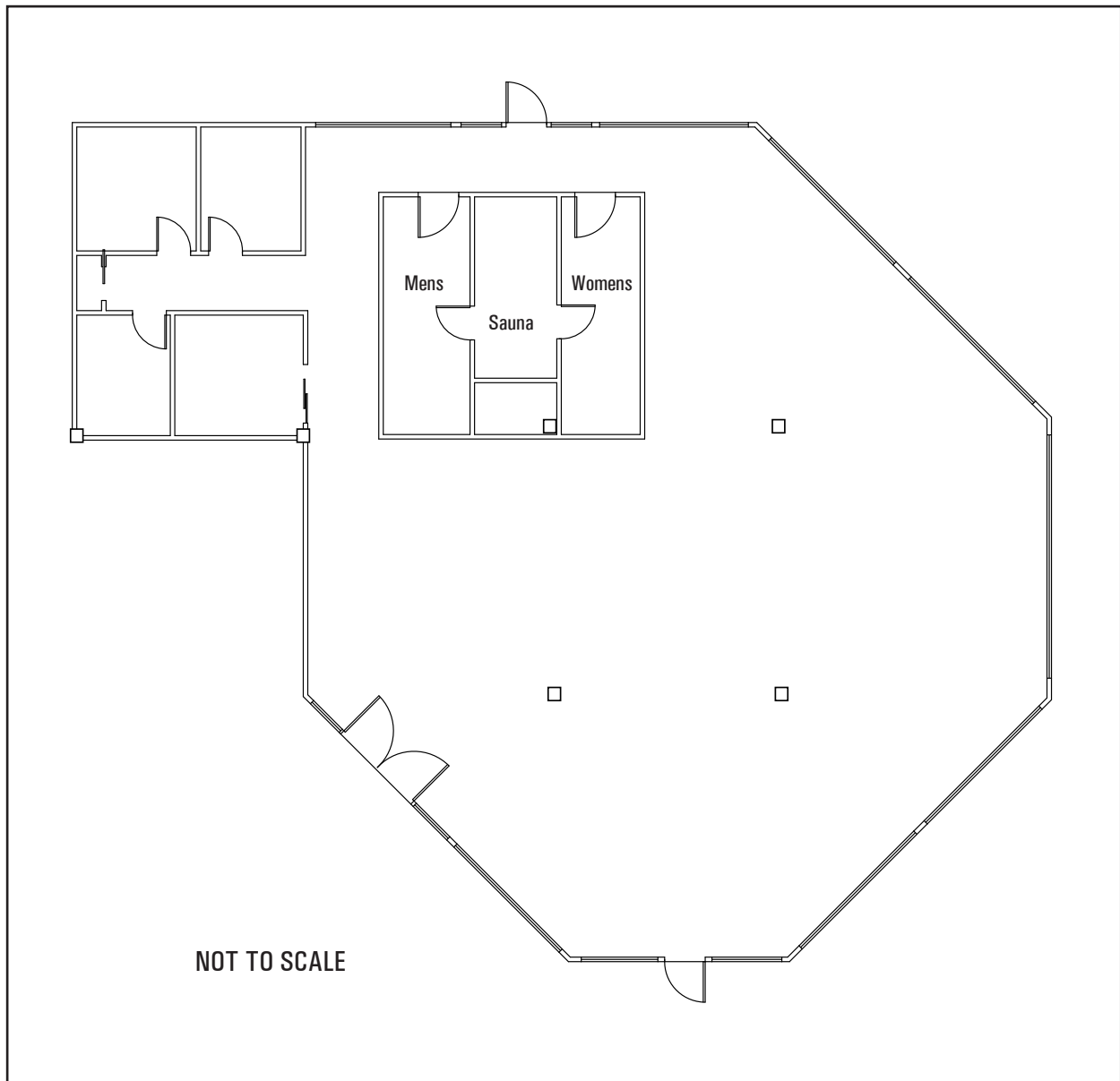
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