



For Lease : Mill Valley Office Suite

25 Evergreen Avenue, Suite 8, Mill Valley, CA

- Medical Use Permitted
- Four Private Offices
- Private Restroom
- Excellent On-Site Parking
- Hardwood Floors
- Newly updated

Offering Summary

Total Available Sq Ft:	885 +/- sf
Initial Base Rent:	\$3.90 psf
Lease Type:	Mod. Gross
Min. Lease Term:	3 Years
Date Space Available:	Now



Contact:
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HL Commercial Real Estate
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For Lease : Mill Valley Office Suite

25 Evergreen Avenue, Suite 8, Mill Valley, CA 94941

Property Description:

This newly updated office suite features a reception area and four private offices plus a large conference/meeting room. The suite also contains a private bathroom and coffee/service sink area. The space is in move-in condition.

Location Description:

This property is located just behind Whole Foods on Miller Avenue in Mill Valley.

Space/Information Features:

Available Square Feet:	885 +/- square feet (owner is source, agents have not verified square footage)
Divisible:	No
Parking Ratio:	All on-site spaces are shared

Building Information/Features:

Total Bldg. Sq. Ft.:	7,894 +/- square feet
Year Constructed:	1957 +/-
Zoning:	AP (Administrative & Professional District)
Fire Sprinklers:	No
Heating & Air Conditioning	Yes
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance for building owners applies. Tenants should strongly consider purchasing flood insurance.

Sublease Terms:

Minimum Lease Term:	3 Years
Initial Base Rent:	\$3.90 psf (\$3,450/month)
Base Rent Increases:	3% per year
Lease Type:	Modified Gross
Tenant Expenses:	Utility CAM \$0.24/mo (\$238.32/mo) increases 5% annually This includes gas, electric, water and trash removal. Tenant is responsible for interior maintenance and janitorial. Tenant also pays pro-rata increases in owners cost for real property taxes and insurance over base year.



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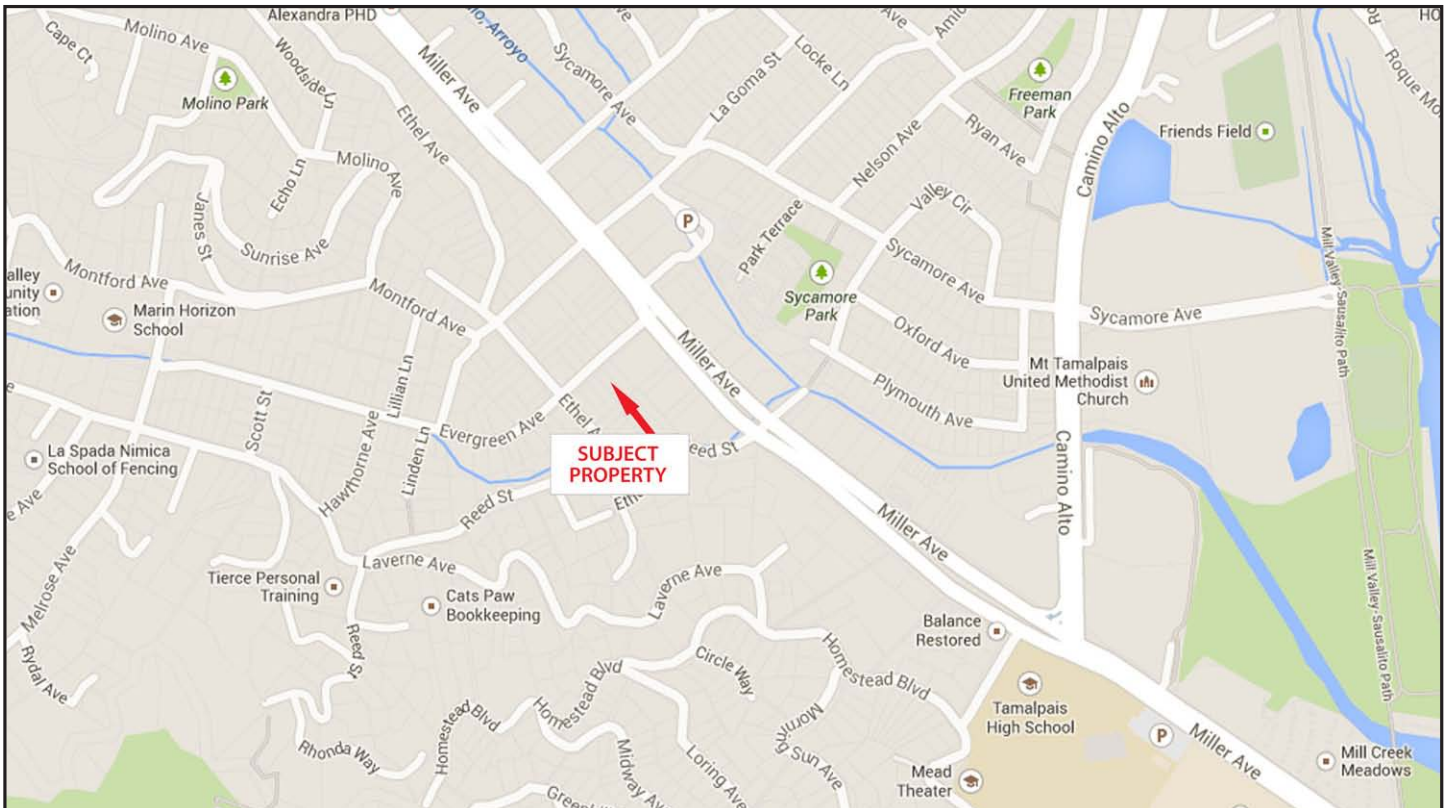
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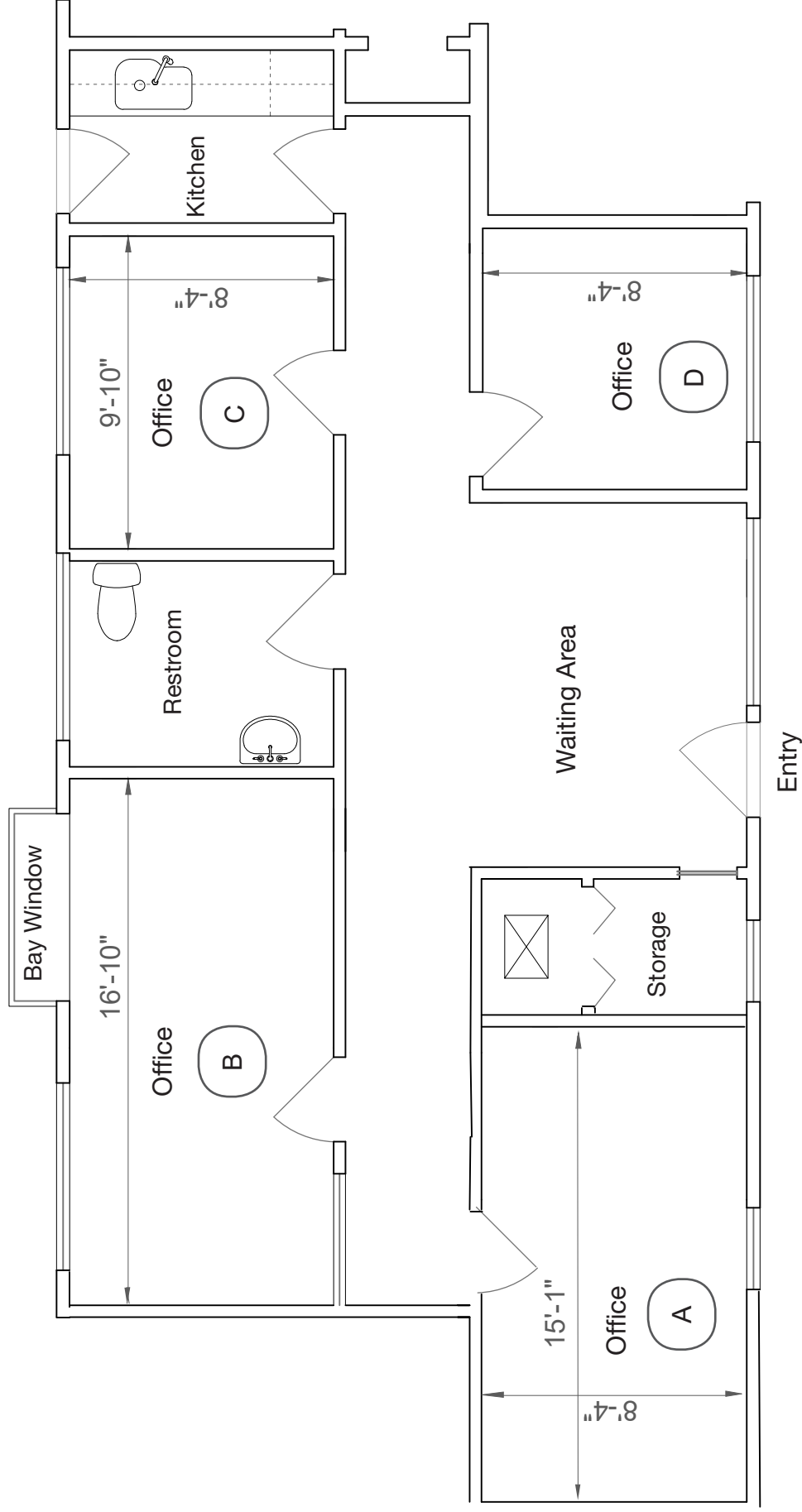
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Floor Plan Not to Scale
For Illustration Only