For Sublease : Mill Valley Office Suite

25 Evergreen Avenue, Suite 8, Mill Valley, CA

- Medical Use Permitted
- Five Private Offices
- Private Restroom
- Excellent On-Site Parking
- Hardwood Floors
- Sinks in 2 Treatment Rooms
- Longer Direct Deal possible

Offering Summary

Total Available Sq Ft:	**993 +/- sf**
Initial Base Rent:	**$2.01 ~~$2.49 psf~~**
Lease Type:	**Mod. Gross**
Sublease Expires:	**4/30/25**
Date Space Available:	**Now**

Contact:
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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
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. 3/21/23

For Sublease : Mill Valley Office Suite

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

Property Description:

This offering features a reception area and five private offices (2 with sinks) 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:	993 +/- square feet (owner is source, agents have not verified square footage)
Divisible:	No
Parking Ratio:	5:1,000 sf: unreserved spaces

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:	One Year, Sublease expires 4/30/25
Initial Base Rent:	$2.01 psf ($2,000.00 per month)
Base Rent Increases:	3% per year
Lease Type:	Modified Gross
Tenant Expenses:	Utility CAM $0.24 psf ($238.32) This includes gas, electric, water and trash removal. Subject to annual adjustment. Tenant is responsible for interior maintenance and janitorial. Tenant pays increases in taxes and insurance over base year.

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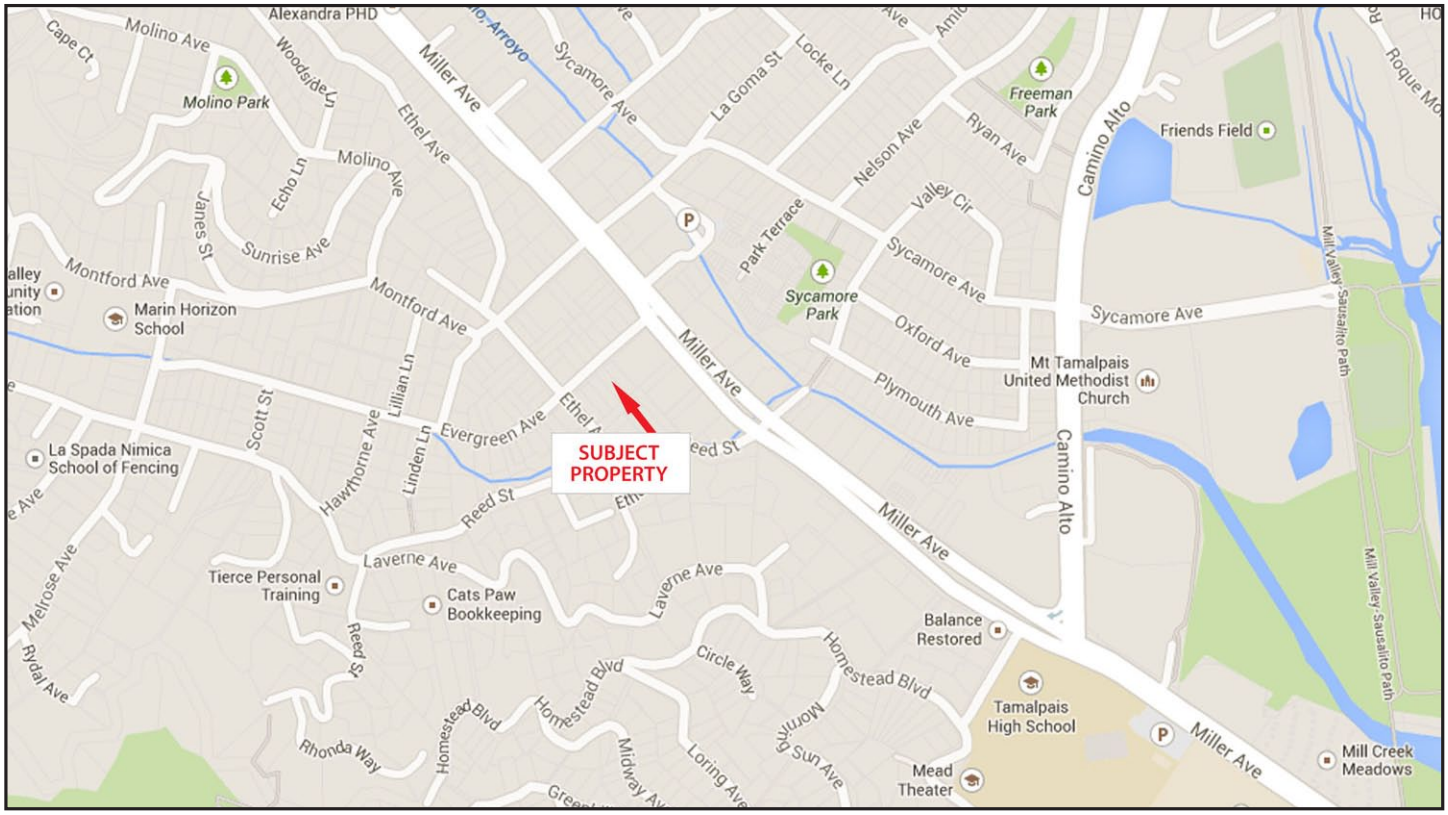

Click here to View in Google Maps

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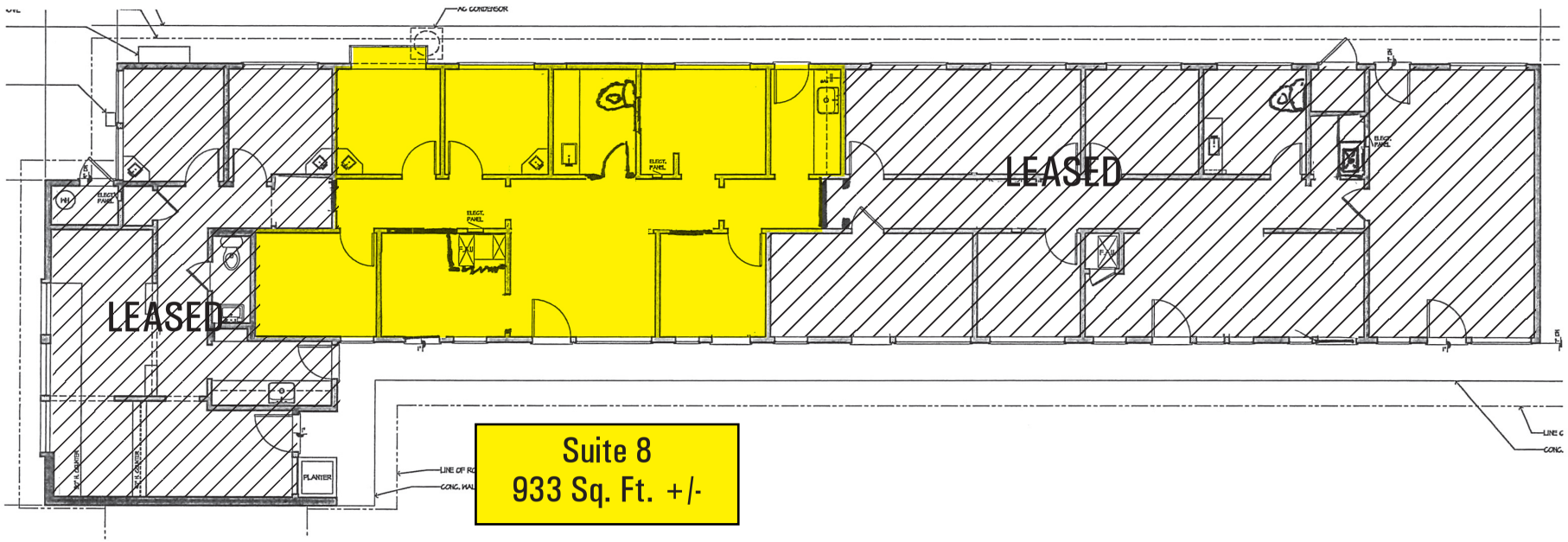

Floor Plan Not to Scale