



Many Sizes!
200 - 770 sf



For Lease: Office Spaces

265 Miller Avenue, Mill Valley, CA

- Flexible Floor Plans
- Beautiful Improvements
- Spacious, Bright Suites
- Common Kitchen & Breakroom
- Garage Parking Available
- Close to Hwy. 101

Offering Summary	
Available Sq Ft:	200 - 770 +/- sf
Initial Base Rent:	\$800 - \$2,100/mo.
Lease Type:	Full Service
Min. Lease Term:	2 - 5 Years
Available:	Now



Contact:
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HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
www.hlcre.com

For Lease: Office Spaces

265 Miller Ave., Suites 102,107, 200 Mill Valley, CA 94941

Building/Space Description:

These spacious, bright suites have been beautifully renovated and include use of a common kitchen and break room and indoor parking. Suites range in size from 200 - 770 sq. ft. Great for lawyers, CPA's financial services and other professionals.

Location Description:

This property is in a prime downtown Mill Valley location, close to shopping, restaurants and other amenities.

Space Information/Features:

Total Available Square Feet:	200 - 700 +/- sq. ft. (The owner is source, agents have not verified square footage.)
Divisible/Can Add:	Yes
Views:	Street view
Kitchen:	Yes, common area
Number of Parking Spaces:	2 unreserved, street parking and garages also available for lease to tenants only

Building Information/Features:

Total Building Square Feet:	2,850 +/- sq. ft.
Year Constructed:	1892
Zoning/Permitted Uses:	RM-3.5 (Residential with Conditional Use Permit)
Fire Sprinklers:	No
Elevator Services:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

Lease Information:

Lease Term:	2 - 5 Year
Initial Base Rent:	\$800 - \$2100 per month)
Base Rent Increases:	3% per annum
Lease Type:	Full Service
Landlord Pays:	Weekly janitorial, water, electric and internet



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Available Suites

Suite #	Floor	Features	Size (sf)	Rent/Mo.
102	2nd	Open Space, High Ceilings	364	\$2,100
107	2nd	Open Room, High Ceilings	200	\$800
200	3rd	Penthouse + Private	700	\$1,975



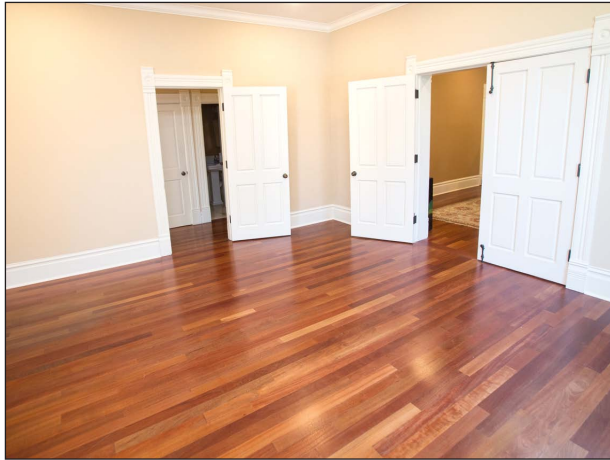
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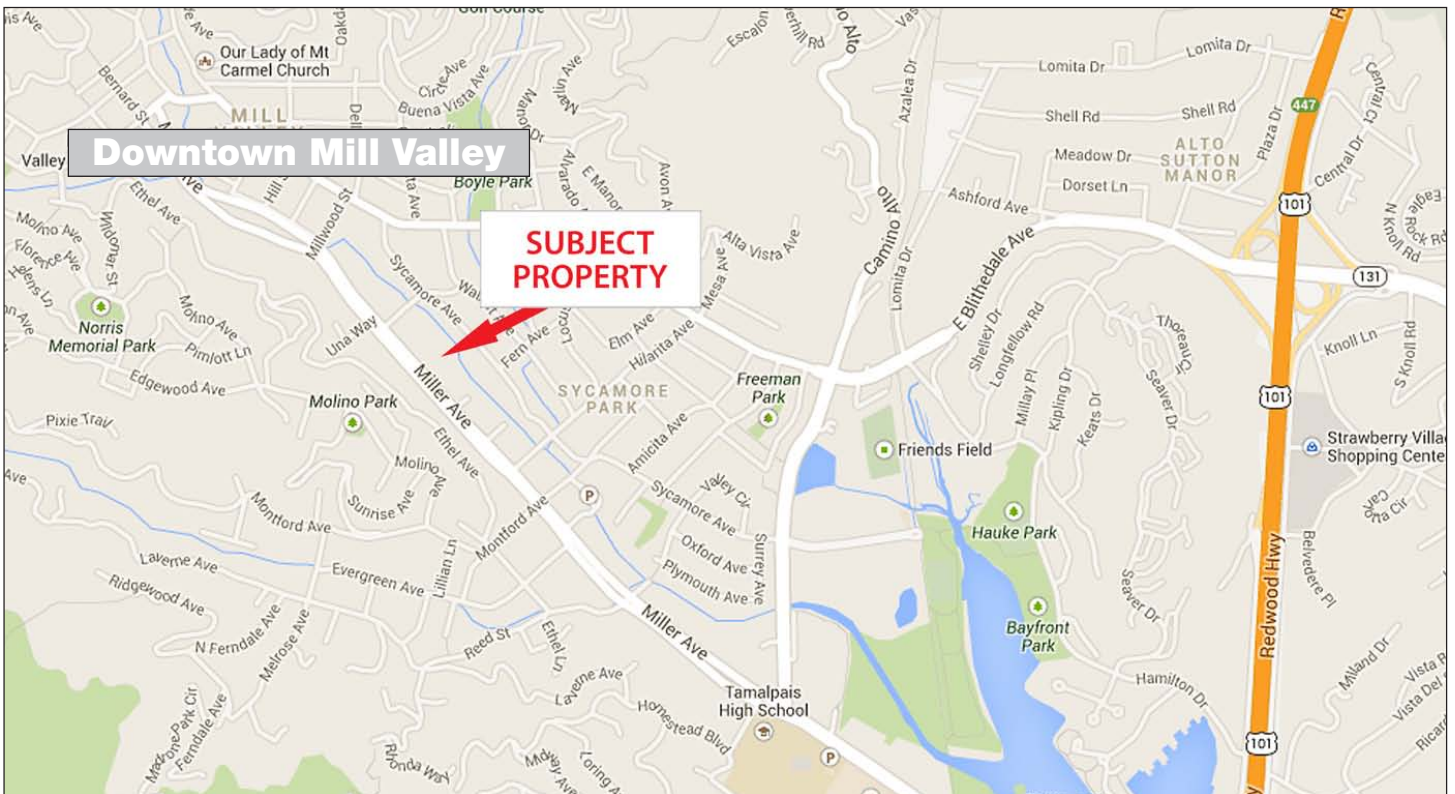
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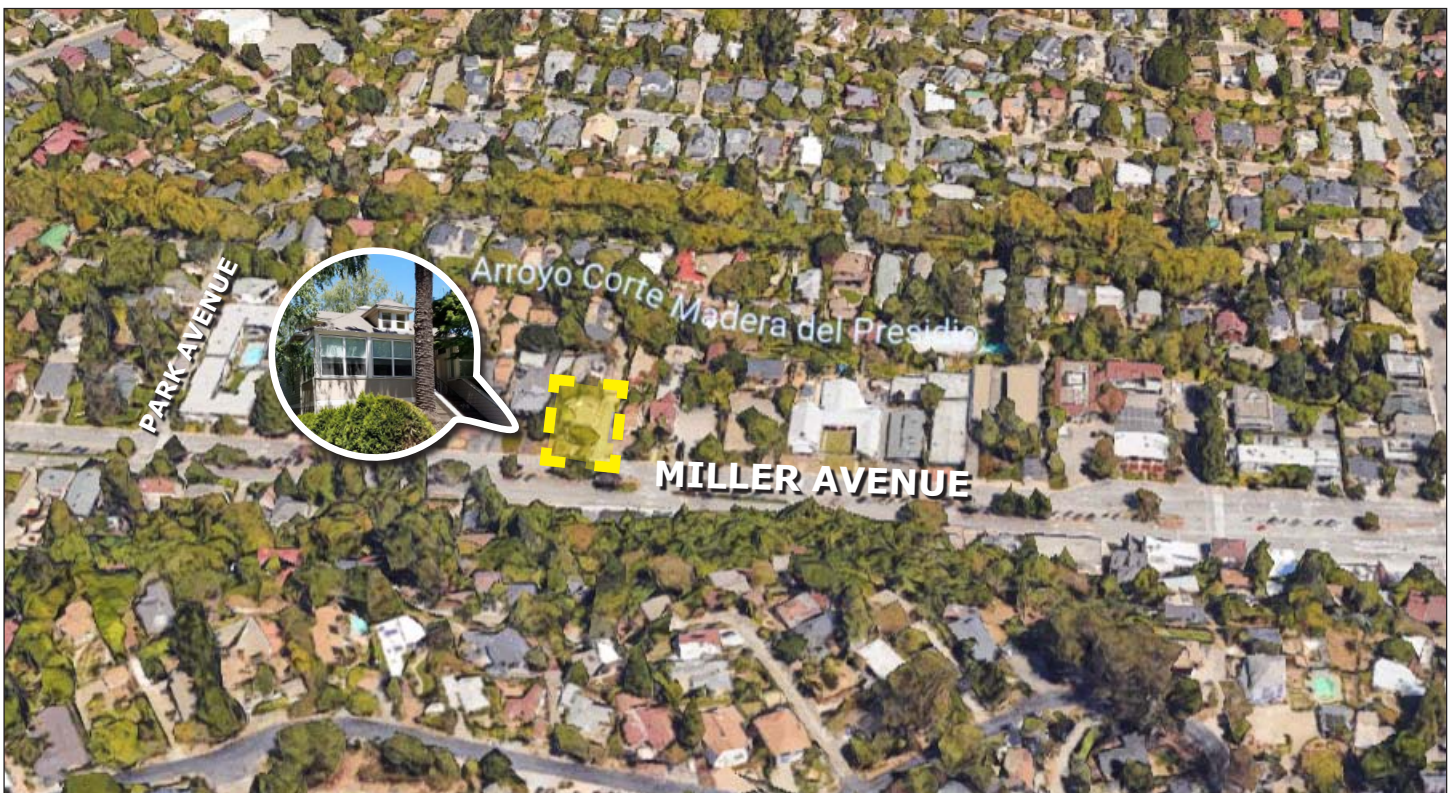
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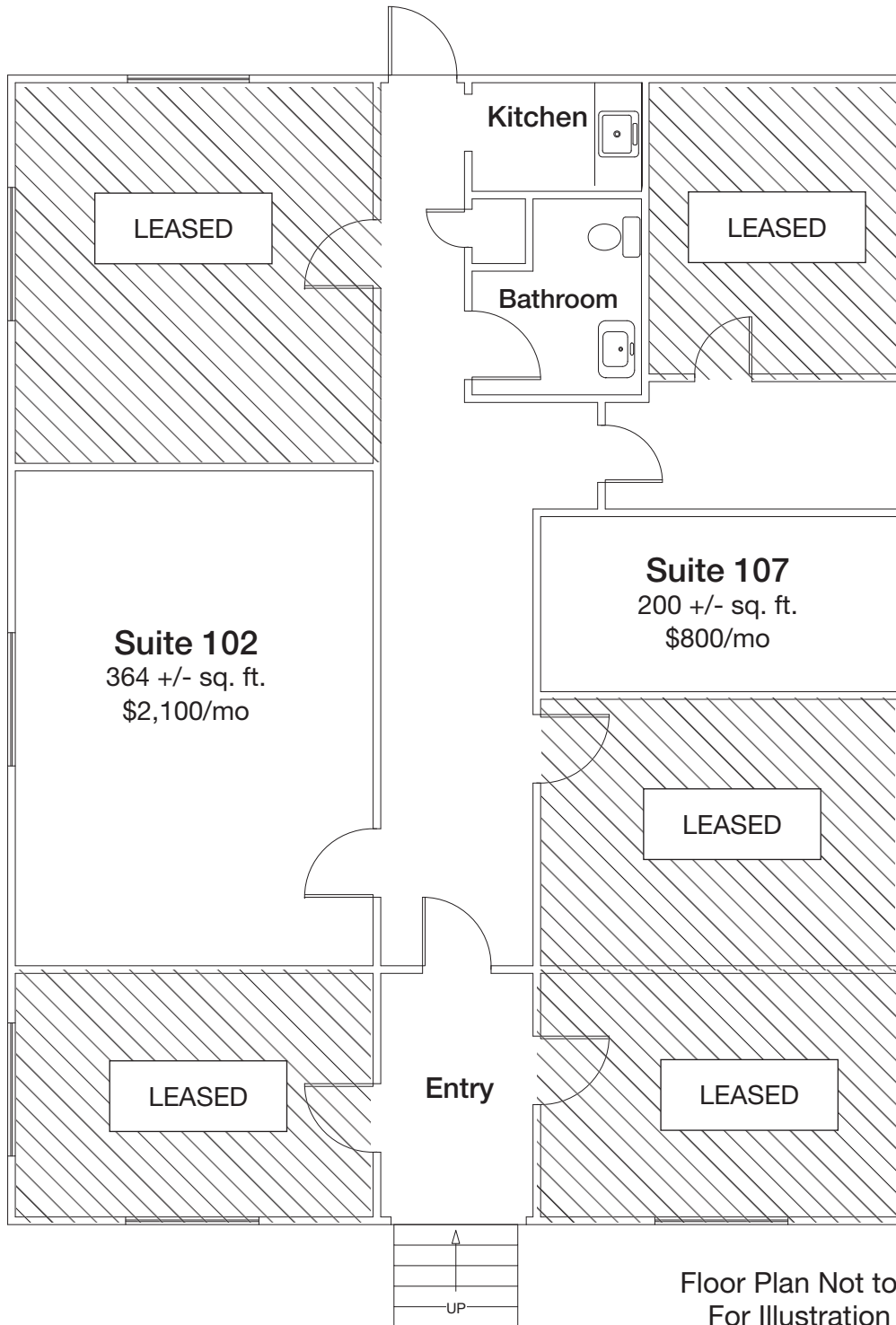
[Click here to View in Google Maps](#)



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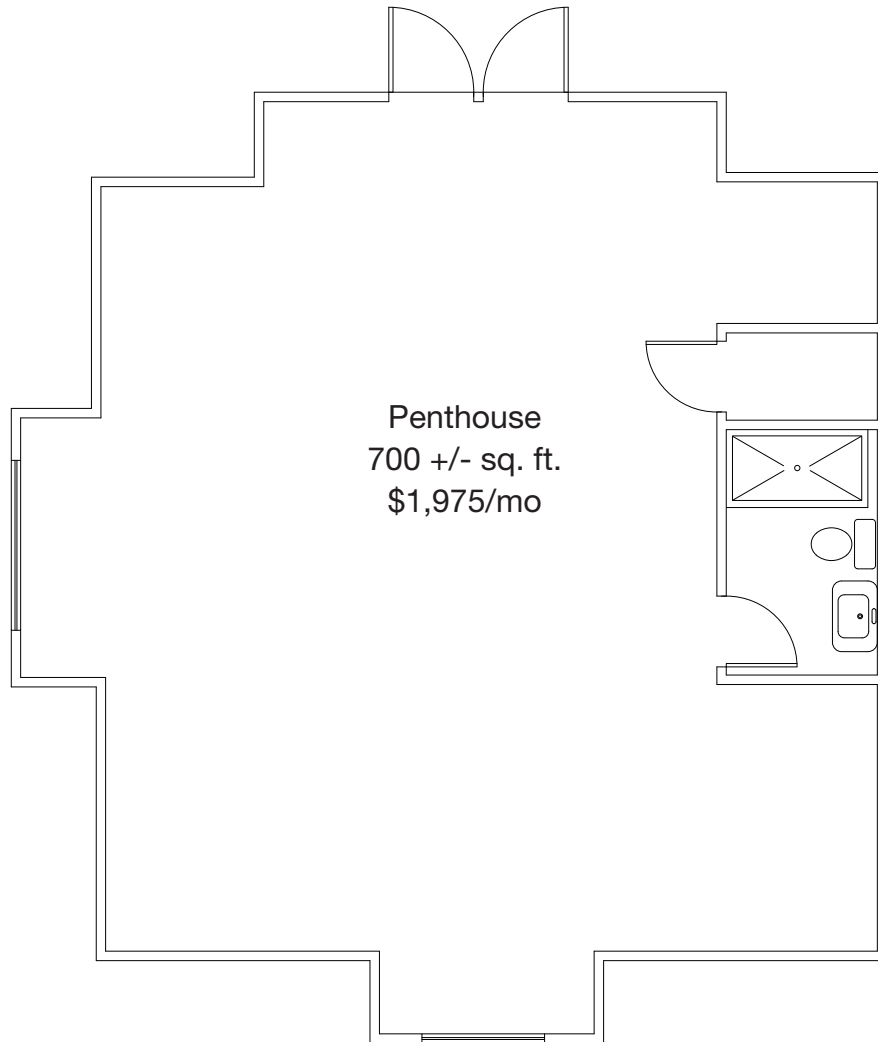
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Miller Avenue

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Floor Plan Not to Scale,
For Illustration Only

Miller Avenue
