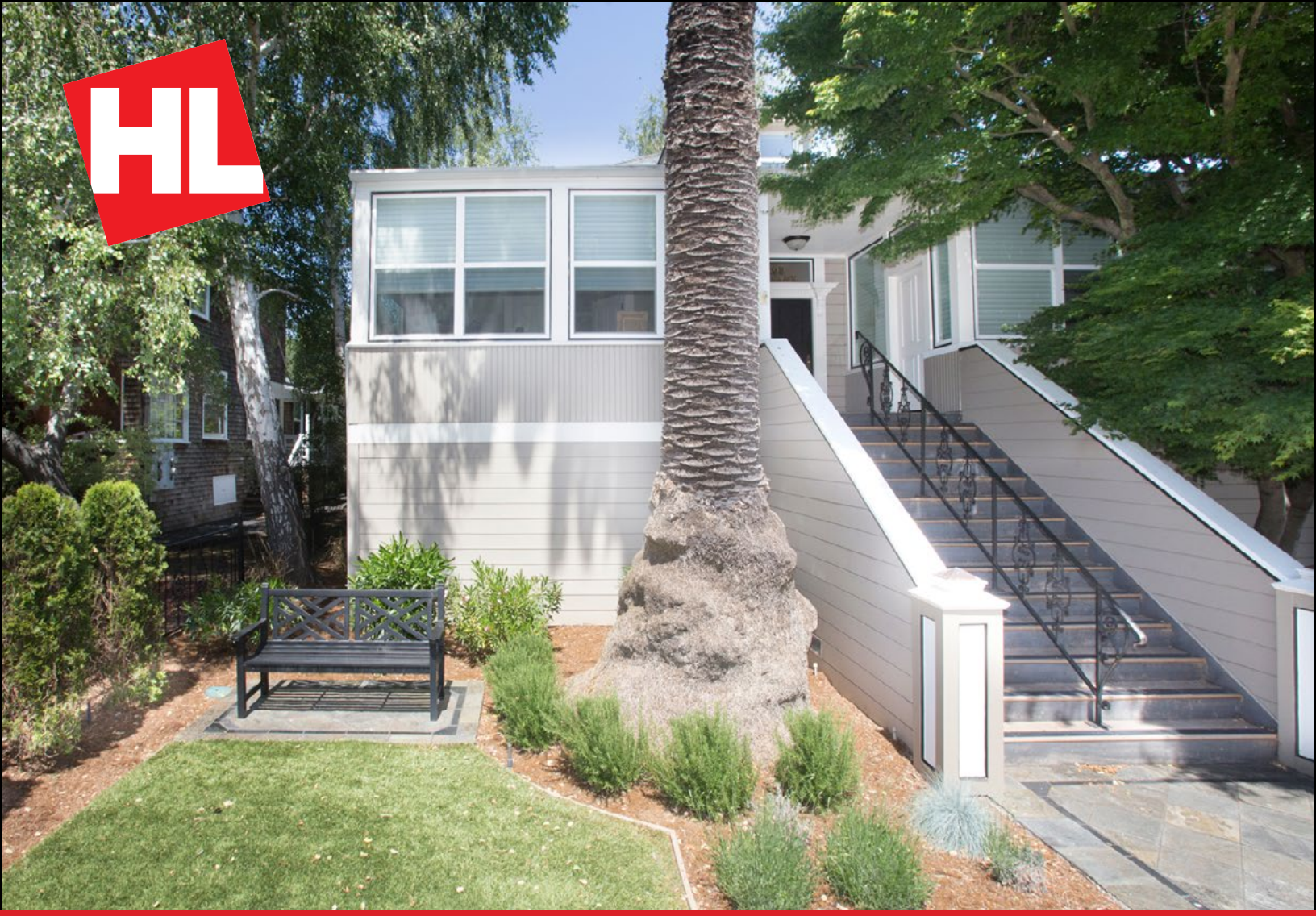


For Lease: Office Space

265 Miller Avenue, Suite 107, 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 +/- sf**
Initial Base Rent:	**$950/mo**
Lease Type:	**Full Service**
Min. Lease Term:	**2 - 5 Years**
Available:	**Now**

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For Lease: Office Space

265 Miller Avenue, Suite 107, Mill Valley, CA 94941

Building/Space Description:

This spacious, bright suite has been beautifully renovated and includes use of a common kitchen,break room and indoor parking. 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 +/- sq. ft.
Divisible/Can Add:	No
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:	$950/mo. and up
Base Rent Increases:	3% per annum
Lease Type:	Full Service
Landlord Pays:	Weekly janitorial, water, electric and internet

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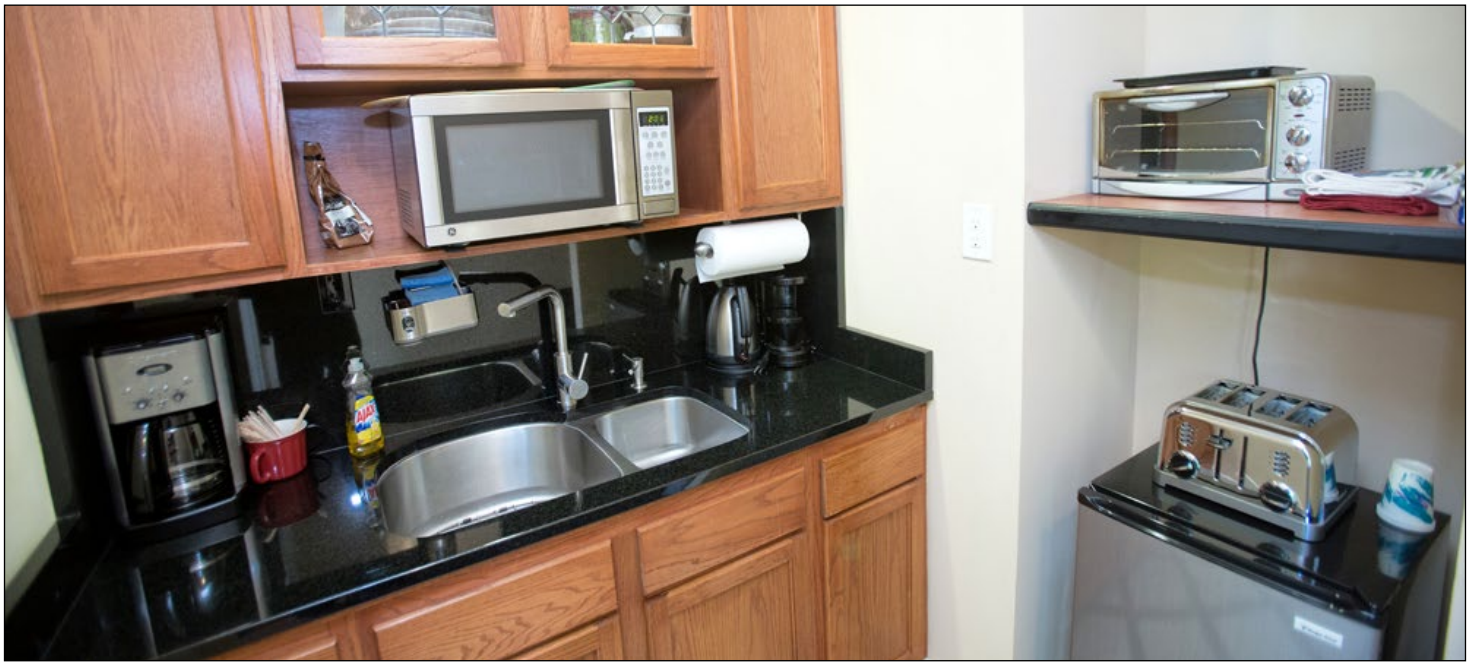
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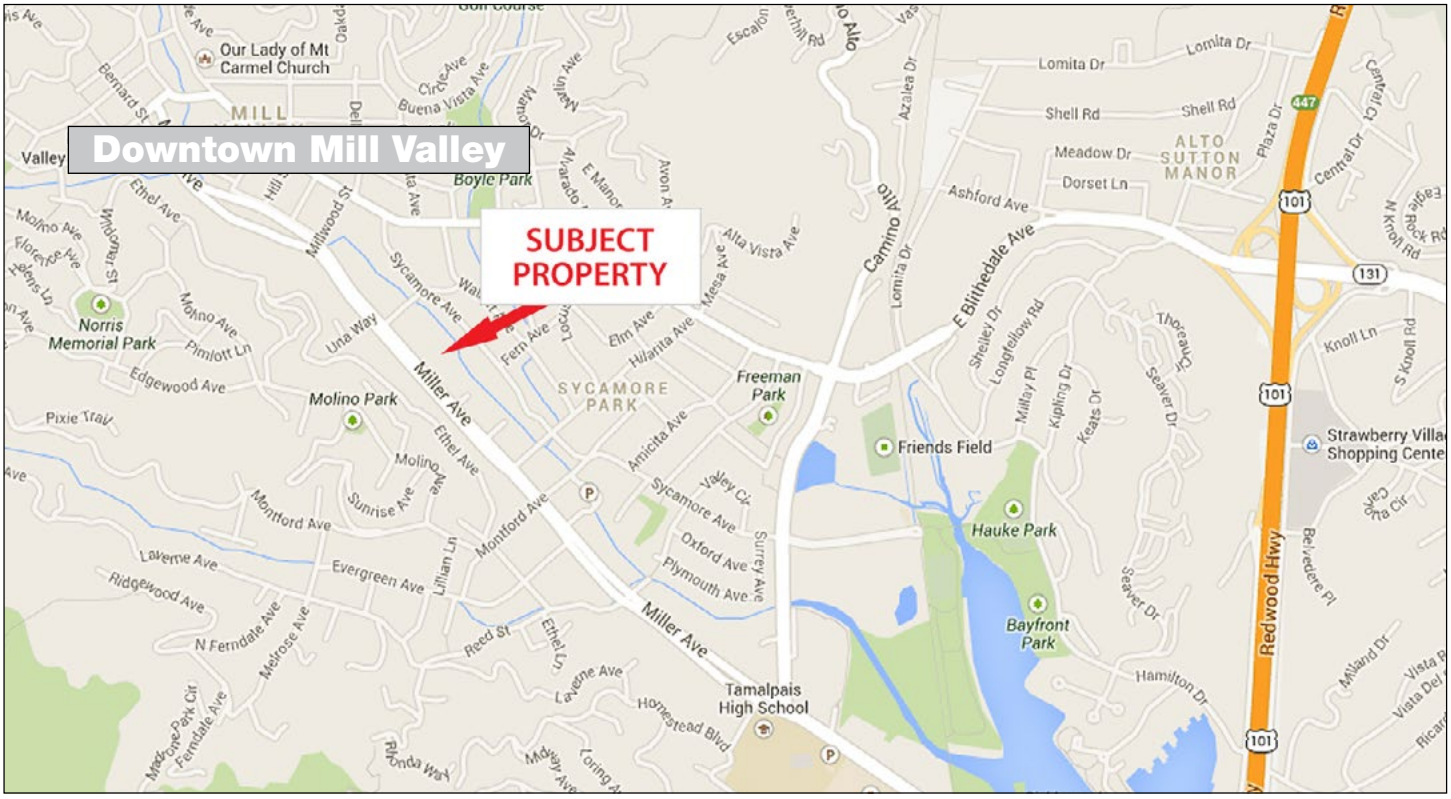
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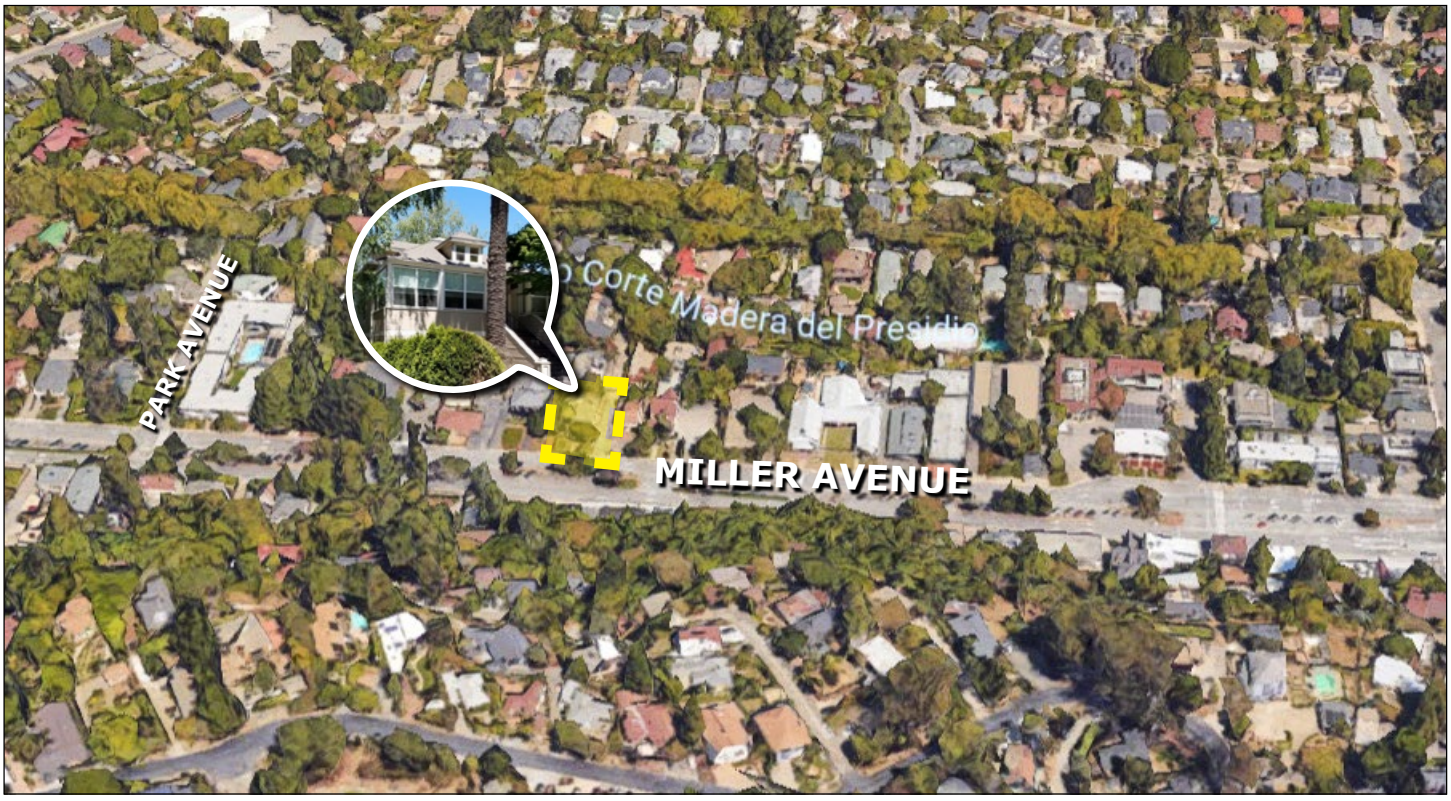
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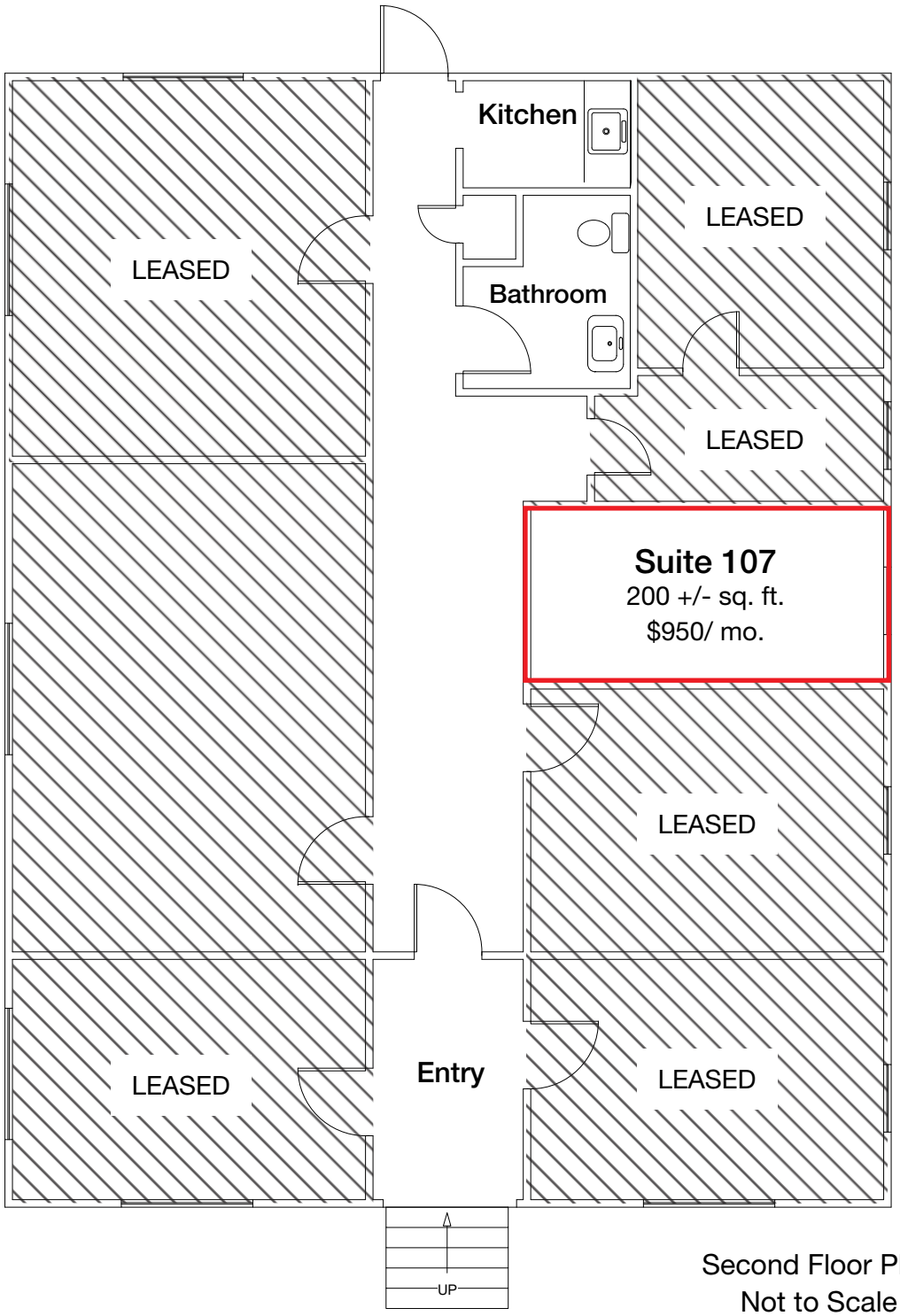
[Click here to View in Google Maps]



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Second Floor Plan
Not to Scale

Miller Avenue

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Our Company

Higher Level Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than $3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, Higher Level Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

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