



For Lease: Office Space

265 Miller Avenue, Ste. 200, Mill Valley, CA

- Top Floor with Separate Entry
- Beautiful Improvements
- Spacious, Bright
- Ensuite Bathroom
- Close to Hwy. 101

Offering Summary	
Available Sq Ft:	770 +/- sf
Initial Base Rent:	\$2,949 /mo. \$2,300
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
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For Lease: Office Space

265 Miller Ave., Ste. 200, Mill Valley, CA 94941

Building/Space Description:

This spacious, bright penthouse suite have been beautifully renovated and includes and ensuite bathroom. 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:	700 +/- sq. ft. (The owner is source, agents have not verified square footage.)
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:	\$3.29 psf (\$2,300 per month)
Base Rent Increases:	3% per annum
Lease Type:	Full Service
Landlord Pays:	Weekly janitorial, water, electric and internet



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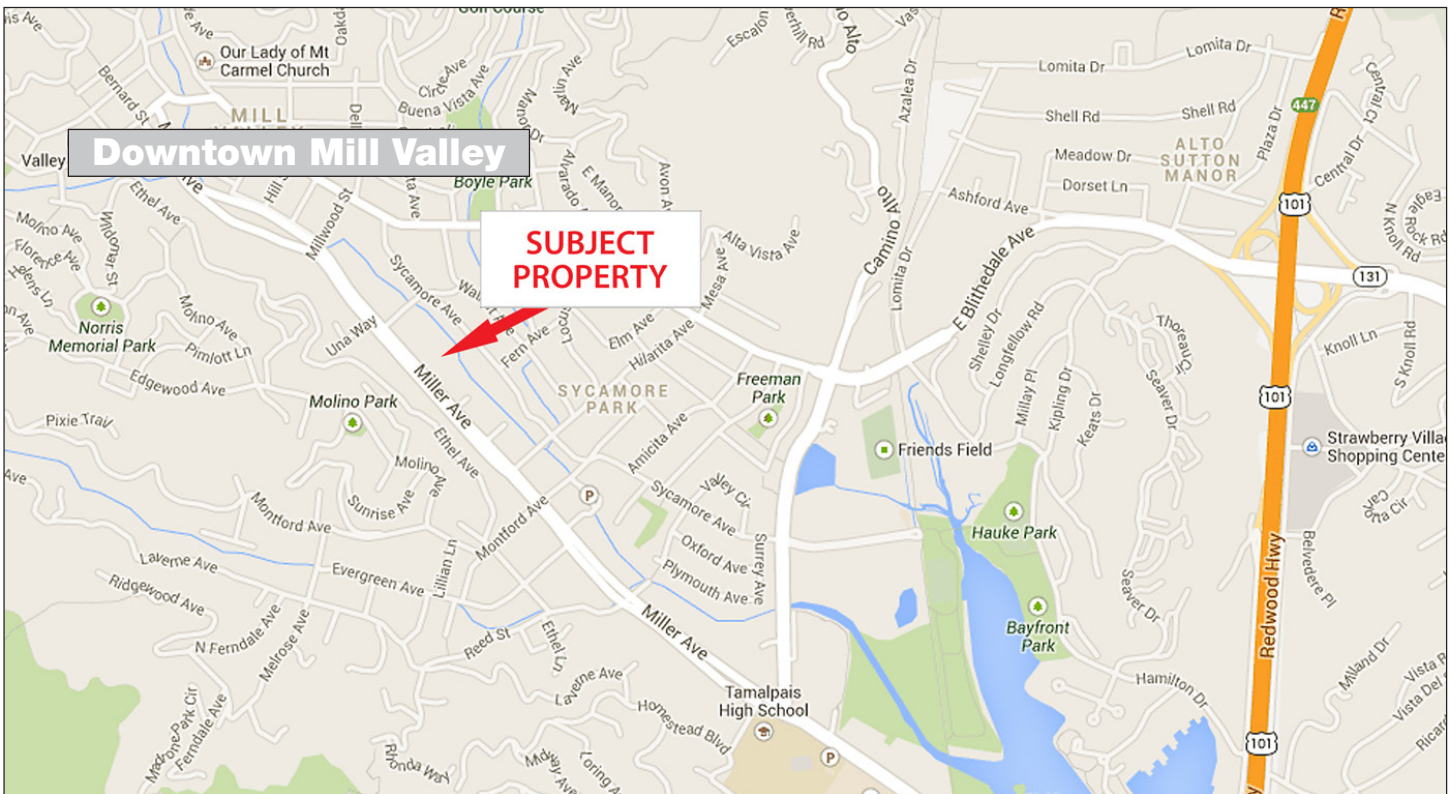
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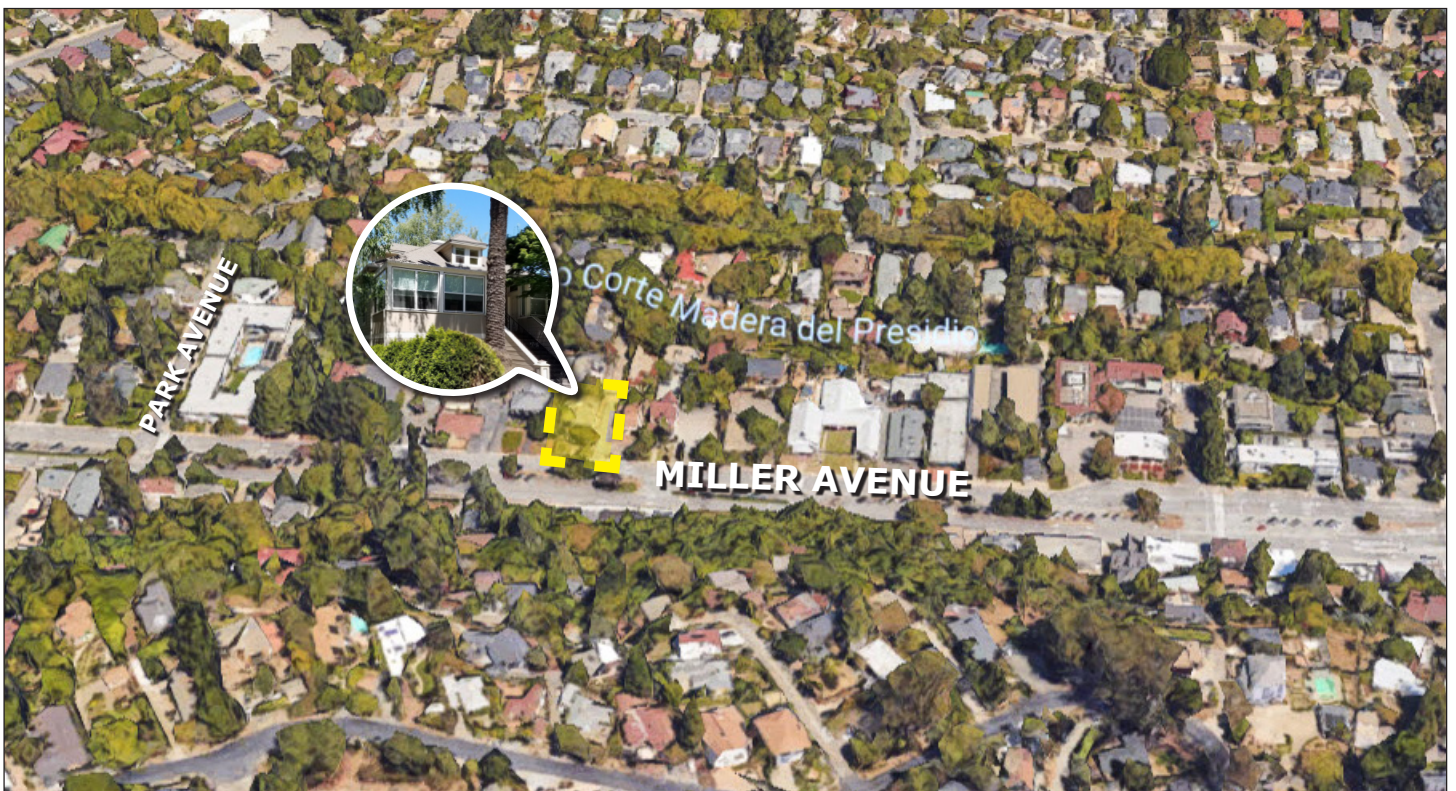
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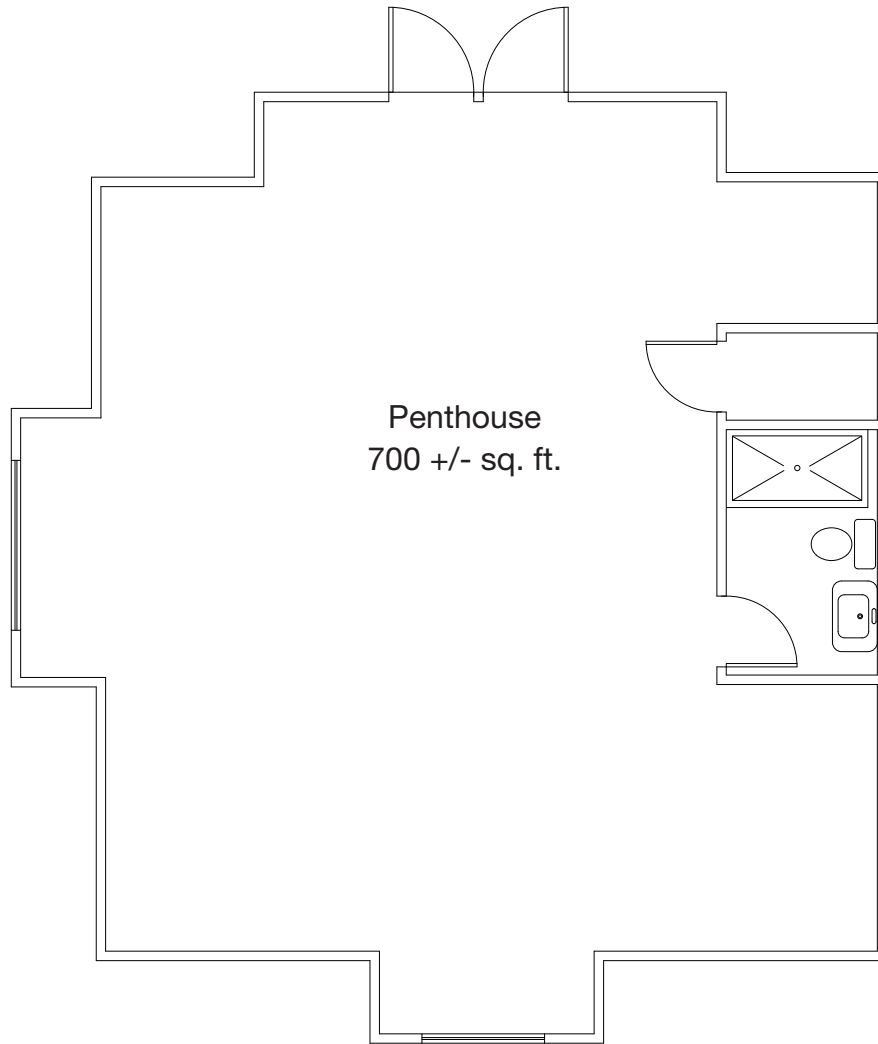
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Second Floor Plan
Not to Scale

Miller Avenue
