



For Lease: Office Suite

33 Millwood Street, Suite 6, Mill Valley, CA 94941

- Professional Office
- Covered Parking
- Close to Downtown MV
- High Street Visibility
- Shared Waiting Room

Offering Summary

Available Sq Ft:	240 +/- sf
Initial Base Rent:	\$875/mo.
Lease Type:	Mod. Gross
Min. Lease Term:	One Year
Available:	Now



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

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Building/Space Description:

Bright offices in a small delightful building. Suitable for professional business as well as therapeutic services. Large shared waiting room included, DSL capable, covered parking, close to downtown shops and restaurants. Some suites have views of Mt. Tamalpais. Tenant pays individually for metered utilities and common area cleaning expenses.

Location Description:

This property is located four blocks from downtown Mill Valley and the Mill Valley Depot, between E. Blithedale Ave. and Miller Ave.

Space Information/Features:

Total Available Square Feet:	240 +/- sq. ft. (Owner is source. Agent has not verified square footage.)
Divisible/Can Add:	No
Views:	Yes, of Mt. Tamalpais
Kitchen:	No
Number of Parking Spaces:	5 - Unreserved

Building Information/Features:

Total Building Square Feet:	2,100 +/- sq. ft.
Year Constructed:	1975
Zoning/Permitted Uses:	C-L (Limited Commercial District)
Fire Sprinklers:	No
Elevator Services:	No
HVAC:	Yes
CASp/ADA Certificate:	No
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Information:

Minimum Lease Term:	One Year
Initial Base Rent:	\$875 per month
Estimated Monthly CAM Charges:	\$40/mo. (Cleaning, gas, electric) estimated*
Lease Type:	Modified Gross
Tenant Expenses:	Phone, internet, rental insurance
	*Tenants pay 1/x share of PG&E, water, garbage, plus CAM for common area maintenance and cleaning. where x = # of occupied rooms minus room 7.



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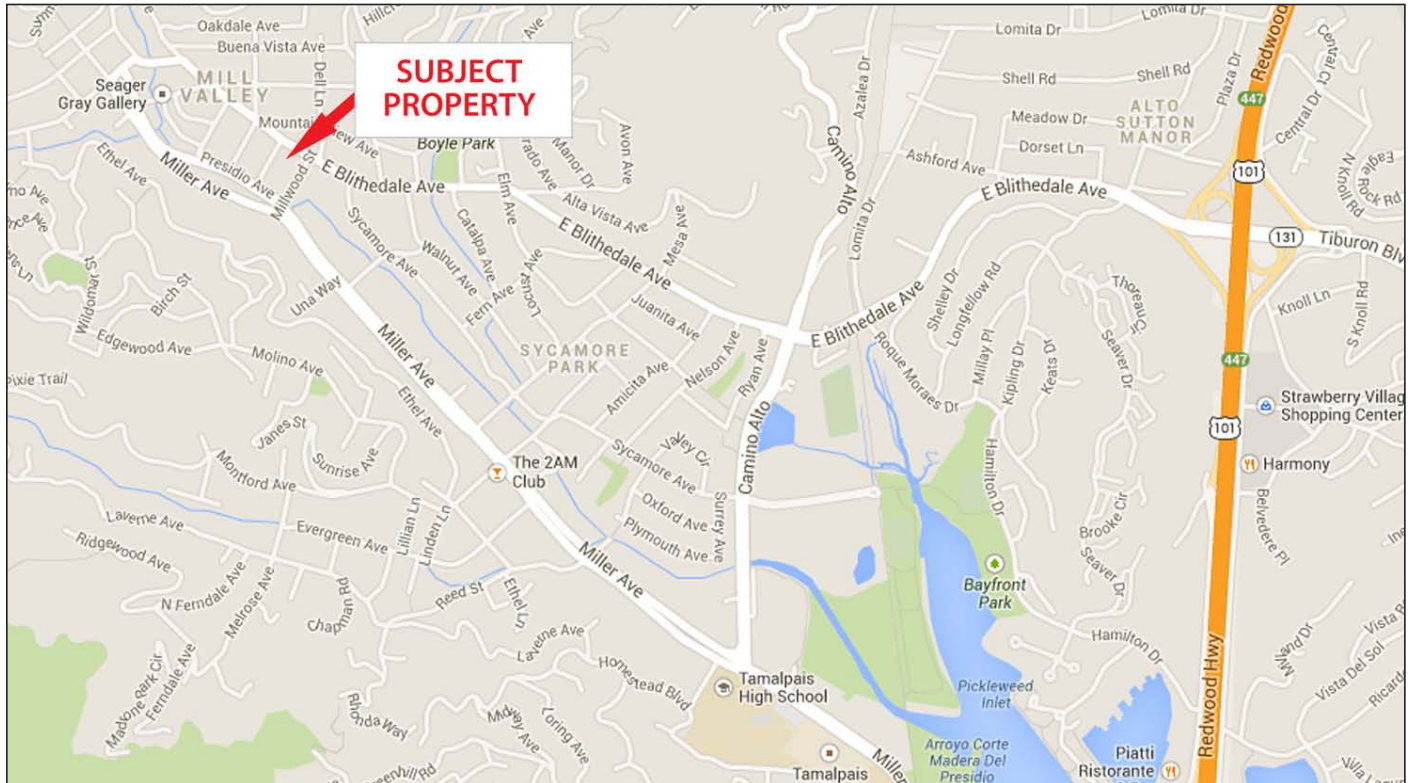
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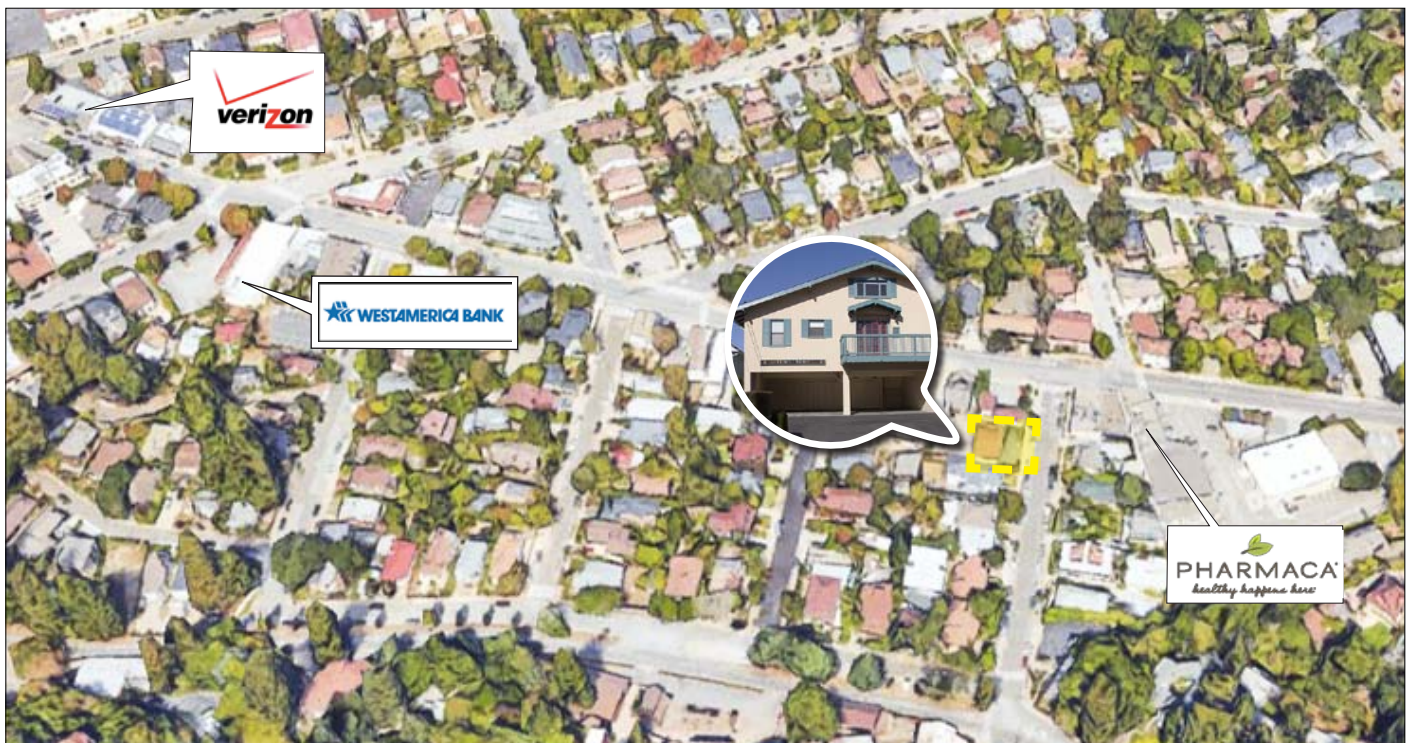
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Floor Plan Not to Scale



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