

For Lease: First Floor Office Suites

7 N. Knoll Road, Suite 3, Mill Valley, CA

- Medical/Professional Office
- High Visibility Office Building
- Operable Windows
- Private Restroom
- Outstanding Location Just Off Tiburon Blvd.
- Two Blocks from Hwy. 101

Offering Summary

Available Sq Ft:	**825 +/- sf**
Initial Base Rent:	**$3.95 psf**
Lease Type:	**Mod. Gross**
Lease Term:	**3 - 5 Years**
Years Available:	**Now**

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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. 10-15-26

For Lease: Ground Floor Office Suite

7 N. Knoll Road, Suite 3, Mill Valley, CA 94941

Property Description:

Suite 3 in the Eagle Professional Building is well suited as a medical, dental or professional offices. This suite has an open floor plan, private offices and a private restroom. The building is primarily occupied by medical tenants.

Location Description:

This property is in an outstanding location, just off Tiburon Blvd. in Mill Valley, two blocks from Hwy. 101. Strawberry Village, with various restaurants, cafes, retail and service is close by.

Space Information/Features:

Total Available Square Feet: 825 +/- sq. ft.
(owner is source, agents have not verified sq. footage)

Suite #	Features	Size (sf)	Rent per month
3	2 Private Offices, Large open room, Restroom	825	$ 3,258.75

Divisible: Yes
Parking: 16 unreserved, shared spaces on site.

Building Information/Features:

Total Building Square Feet: 5,628 +/- sq. ft.
Year Constructed: 1963 +/-
Zoning Designation: AP (Administrative and Professional)
Fire Sprinklers: No
Heating & Air Conditioning: Yes
Flood Zone Designation: Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Terms:

Lease Term: 3 - 5 Years
Initial Base Rent: $3.95 per sq. ft.
Lease Type: Modified Gross
Utilities Included: Water, exterior maintenance and trash removal
Tenant Expenses: Telephone, Internet, Electricity and interior janitorial of the premises.
Broker Bonus: 5% Commission paid to procuring broker

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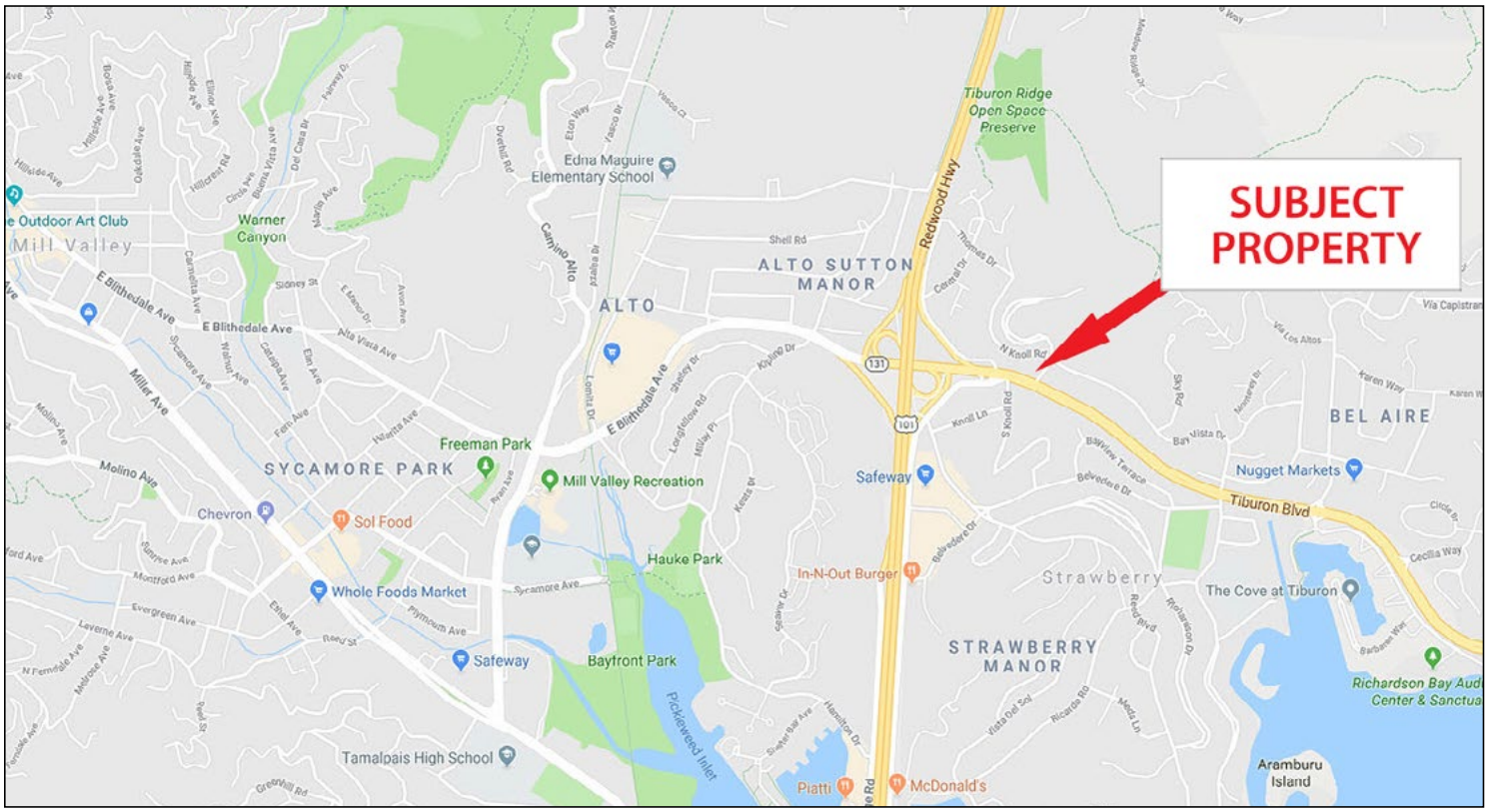
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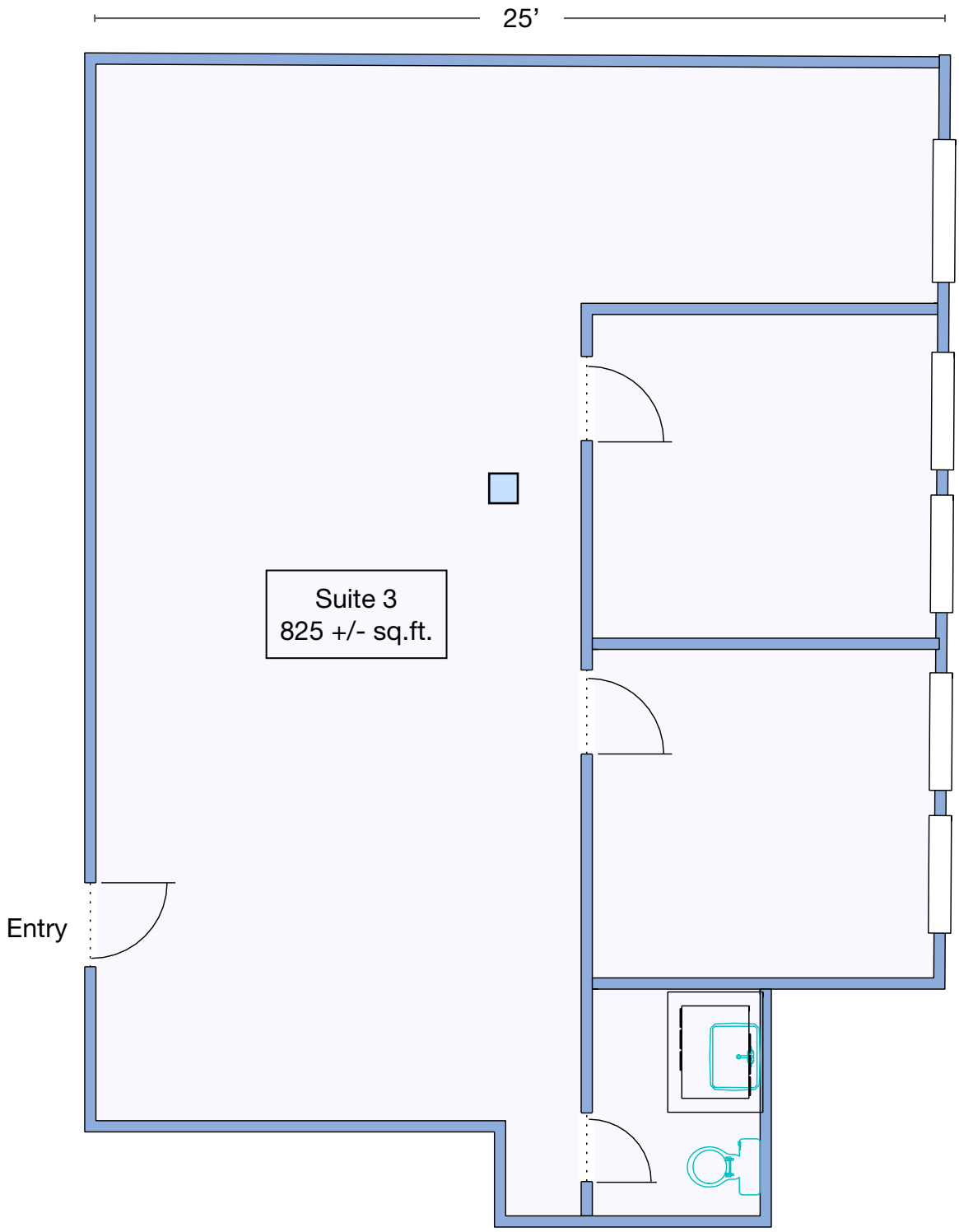


[Click here to View in Google Maps]

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Floor Plan Not to Scale

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Our Company

HL 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, HL 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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