



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



Contact:
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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
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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
Tenant Expenses: Telephone, Internet and janitorial of interior of premises. Prorata share of water, electric, exterior maintenance and trash removal (approx. \$0.11 psf per month).



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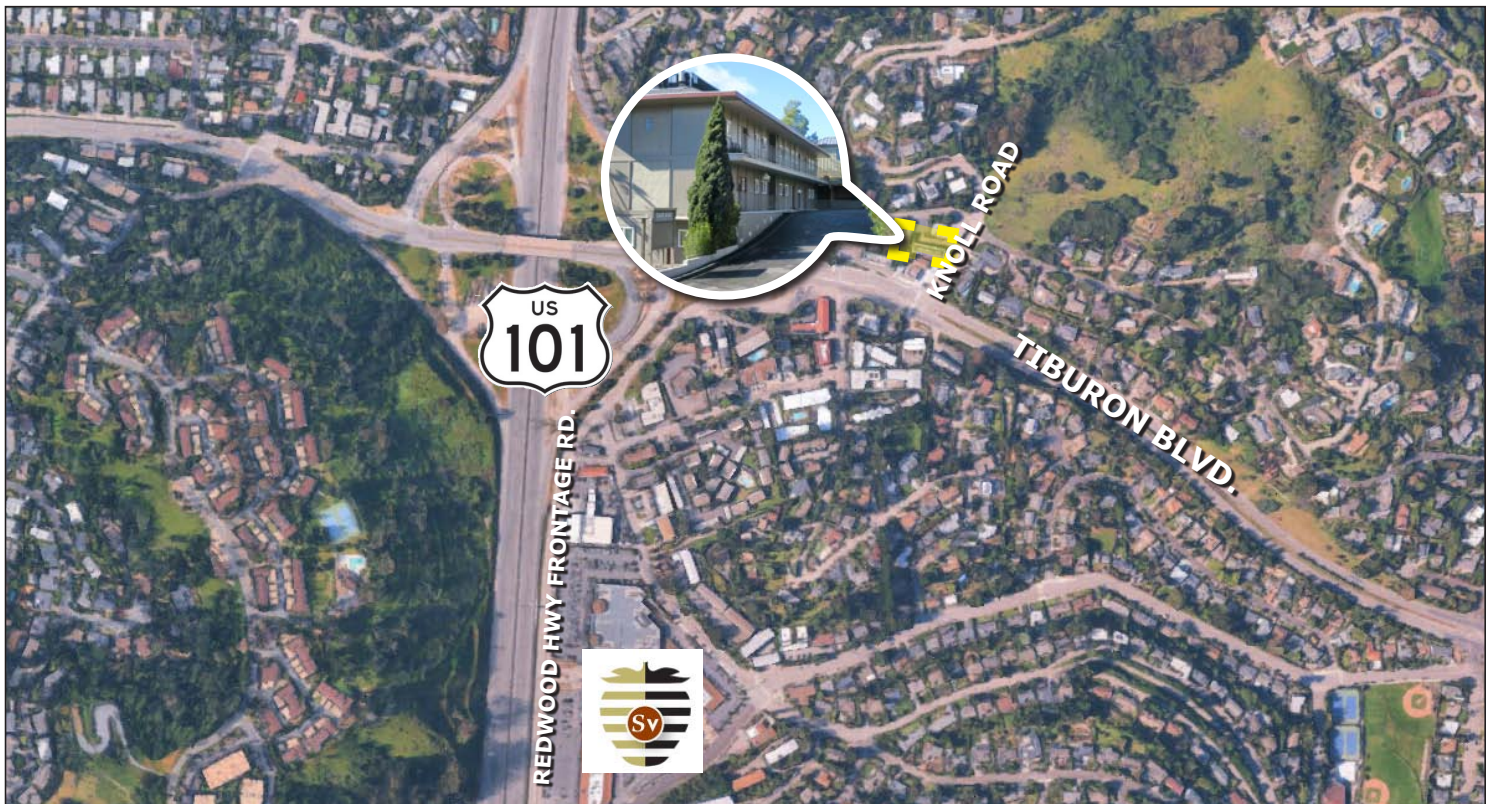
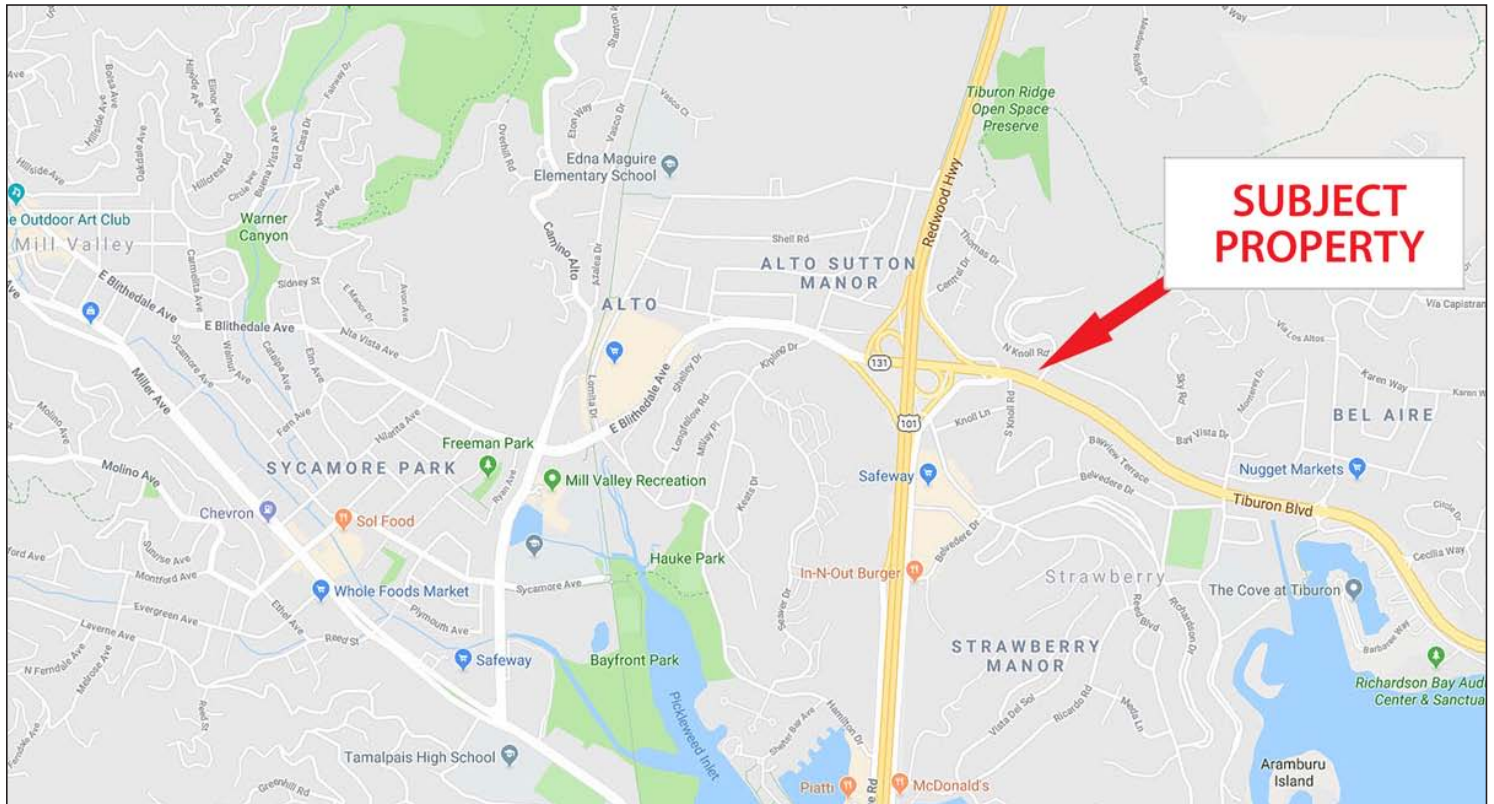


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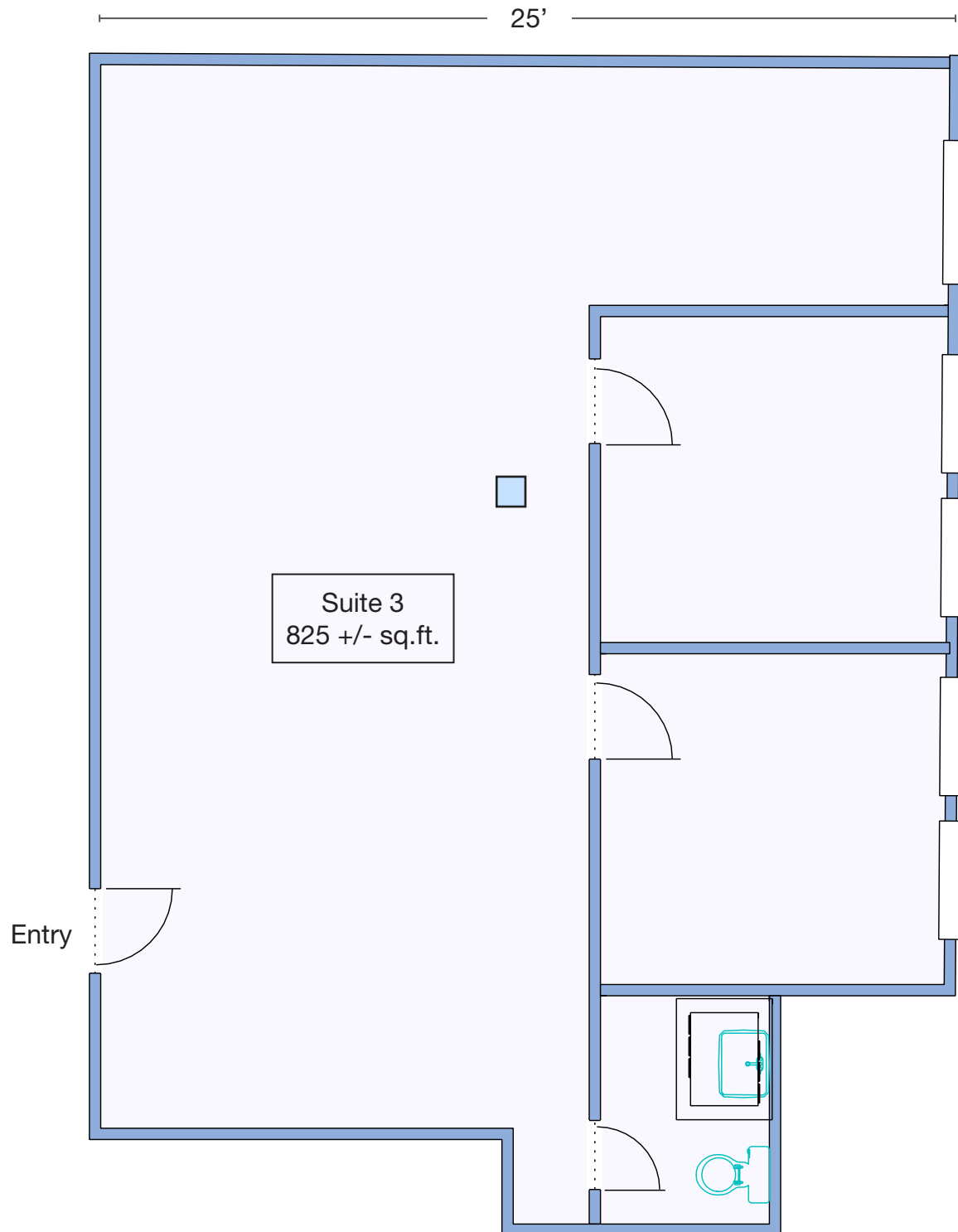


[Click here to View in Google Maps](#)

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Floor Plan Not to Scale