



**5%
COMMISSION to
Procuring Broker**



For Lease: Second Floor Office Suite

7 N. Knoll Rd., Ste. 7A, Mill Valley, CA

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

Offering Summary

Available Sq Ft:	693 +/- sf
Initial Base Rent:	\$3.33 psf
Lease Type:	Full Service
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
www.hlcre.com

For Lease: 2nd Floor Office Suite

7 N. Knoll Rd., Suite 7A Mill Valley, CA 94941

Property Description:

Suites in the Eagle Professional Building are well suited as a medical, dental or professional offices. They have an open floor plan, private offices and private restrooms. The building is primarily occupied by medical and professional 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: 693 +/- sq. ft.
(owner is source, agents have not verified sq. footage)

Suite #	Features	Size (sf)	Rent per month
7A	3 operatories, shared reception	693	\$ 2,308

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: \$3.33 per sq. ft.
Lease Type: Modified Gross
Utilities Included: Water, electric, exterior maintenance and trash removal
Tenant Expenses: Telephone, Internet and janitorial of interior of premises.
Broker Bonus: 5% Commission paid to procuring broker



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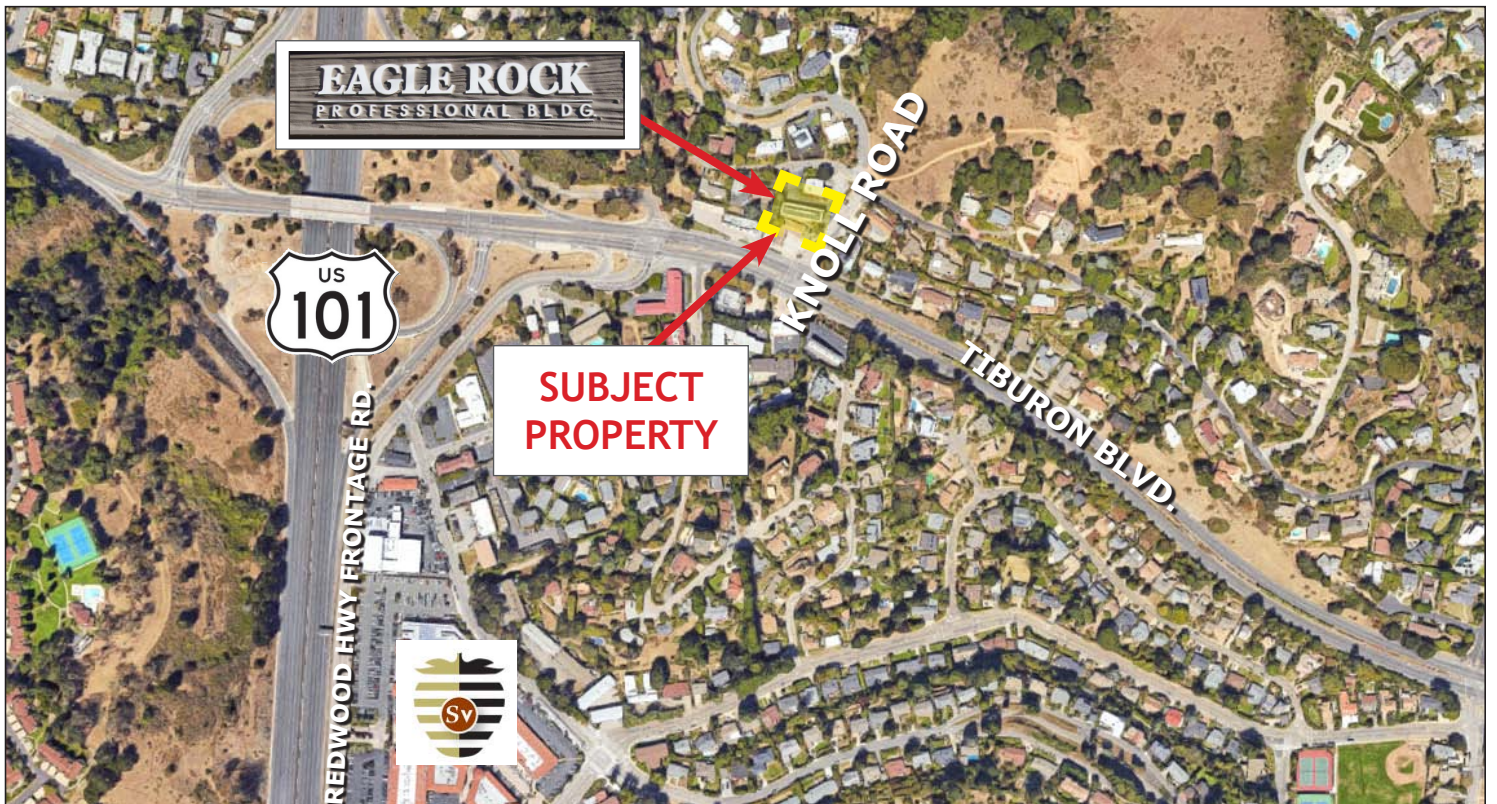
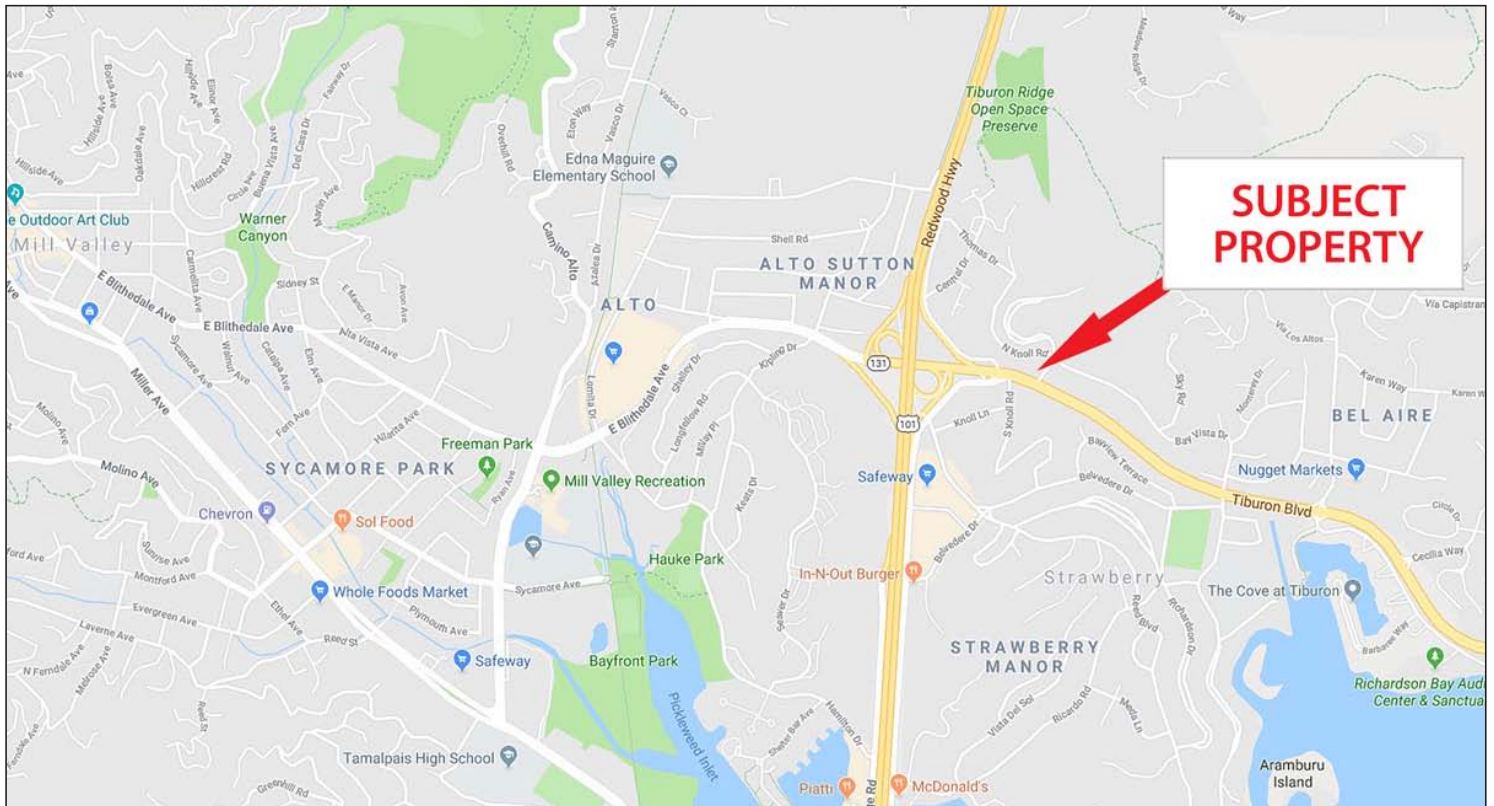
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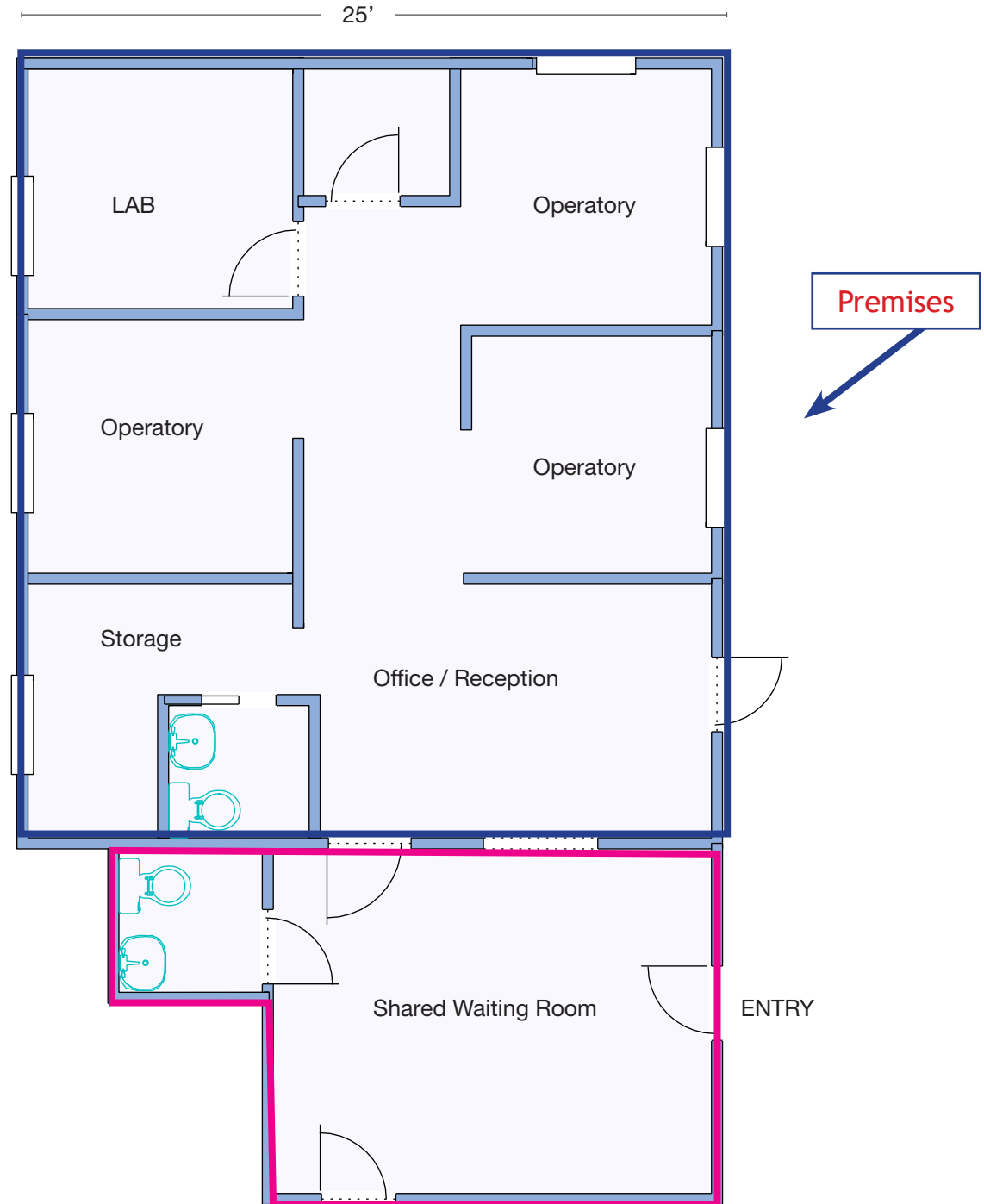
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[Click here to View in Google Maps](#)

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Floor Plan Not to Scale
For Illustration Only