



For Lease: Office / Retail Suites

645 Tamalpais Dr. Suite B & E, Corte Madera, CA

- High Visibility
- Desirable Location
- Office or Service Retail Allowed
- Close to Freeway

Offering Summary

Total Available Sq Ft:	995 - 2250 +/- sf
Initial Base Rent:	\$3.00 psf
Lease Type:	Mod.Gross
Lease Term:	2 - 5 Years
Available:	Now

Contact:

Mark Cooper
 (415) 608-1036
mark@hlcre.com
 Lic#: 01814831

Matthew Cerecedes
 (415) 305-3481
matt@hlcre.com
 Lic#: 01841496



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

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. 12/5/23

For Lease: Office / Retail Suites

645 Tamalpais Dr. Suites B & E, Corte Madera, CA 94925

Building/Space Description:

Office or service retail suites located in Corte Madera. Suite E is divided into 3 approximately equal-sized rooms, plus a copy/mail room and storage closet with a garden entry. Suite B is accessed off the main lobby and has multiple private offices.

Location Description:

Located on Tamalpais Drive, this building is in a great location, close to many shops, banks, restaurants and bus lines, including the Corte Madera Library. Easy access to 101.

Space Information/Features:

Total Available Square Feet: 995 - 2,250 +/- sq. ft. (Owner is source. Agents have not verified square footage.)

Suite #	Feature	Size (sf) +/-	Price PSF	Rent/Mo.
B	Multiple Privates	1,255	\$3.00	\$3,765.00
E	Courtyard Entry	995	\$3.00	\$2,985.00
B + E		2,250	\$3.00	\$6,750.00

Parking Spaces: 8 unreserved spaces on site plus excellent street parking.

Building Information/Features:

Total Building Square Feet: 5,400 +/- sq. ft.
Year Constructed: 1964 +/-
Zoning/Permitted Uses: C1 (Allows office, including medical and service retail)
Fire Sprinklers: No
Heating & Air Conditioning: Yes
Flood Zone Designation: Zone AE (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance for building owners applies. Tenants should strongly consider purchasing flood insurance.

Lease Information:

Lease Term: 2-5 Years
Initial Base Rent: \$3.00 psf
Load Factor: 12%
Lease Type: Mod. Gross
Tenant Expenses: Tenant pays for gas, electricity & janitorial inside the premises. Landlord pays for trash removal, water & janitorial service to the common area and bathrooms.

Contact:

Mark Cooper
(415) 608-1036
mark@hlcre.com
Lic#: 01814831

Matthew Cerecedes
(415) 305-3481
matt@hlcre.com
Lic#: 01841496



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

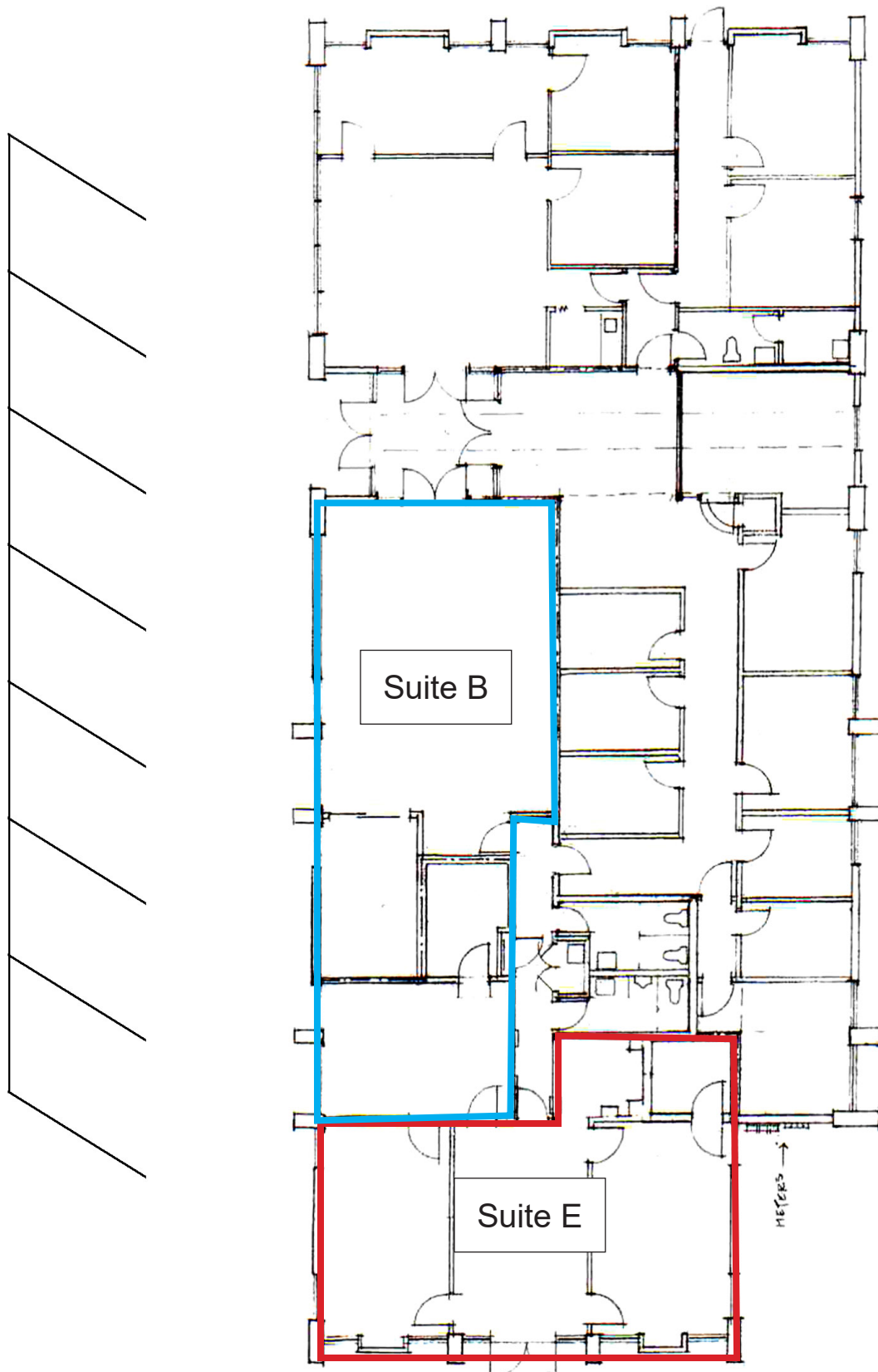
For Lease: Office / Retail Suites

645 Tamalpais Dr. Suites B & E, Corte Madera, CA 94925



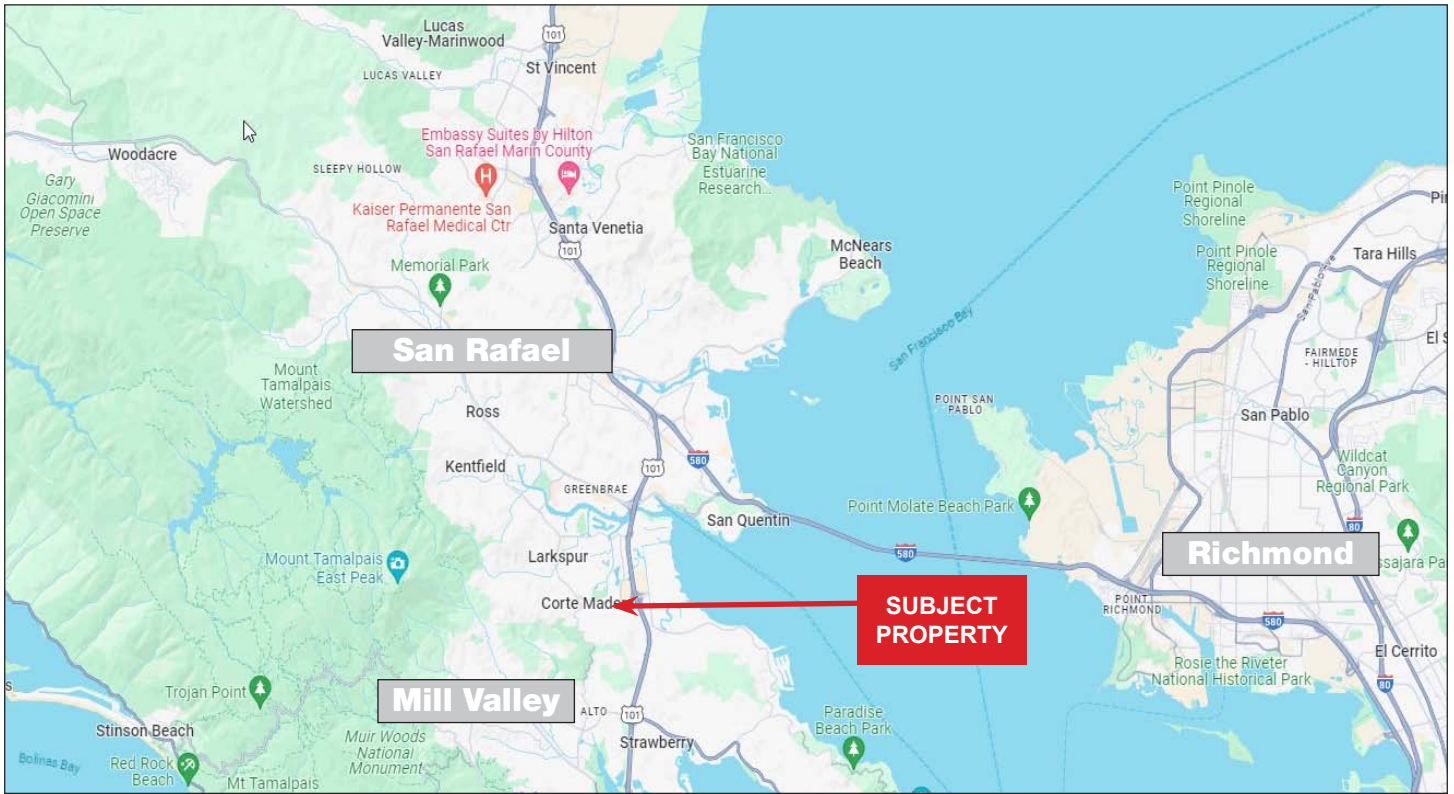
For Lease: Office / Retail Suites

645 Tamalpais Dr. Suites B & E, Corte Madera, CA 94925



For Lease: Office / Retail Suites

645 Tamalpais Dr. Suites B & E, Corte Madera, CA 94925



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

