



For Lease: Retail/Office Suite

217 Corte Madera Ave., Corte Madera, CA

- Retail or Office Use
- Good Foot Traffic
- Excellent Visibility
- Private Bathroom
- Lots of Light
- Sorry, No Salons

Offering Summary

Available Sq Ft:	656 +/- sf
Initial Base Rent:	\$4.10 psf
Lease Type:	Mod. Gross
Lease Term:	3 - 5 Years
Available:	Now

Contact:

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HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
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For Lease: Retail/Office Suite

217 Corte Madera Ave., Corte Madera, CA 94925

Building/Space Description:

This building has retail visibility and a lot of foot traffic. Great for retail or ground floor office. The space has a private restroom, a storage area and lots of natural light.

Location Description:

Located in the center of Old Town Corte Madera and a short distance from The Village and Town Center. At the corner of Corte Madera Ave. and Redwood Ave.

Space Information/Features:

Total Available Square Feet:	656 +/- rentable sq. ft.
Divisible/Can Add:	No
End-Cap or In-Line Space:	In-line
Signage:	Yes
Number of Parking Spaces:	Street parking only

Building Information/Features:

Total Building Square Feet:	5,258 +/- sq. ft.
Year Constructed:	1921 +/-
Load Factor:	None
Zoning/Permitted Uses:	C-1 (Commercial District Local Shopping District)
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

Lease Information:

Lease Term:	3 -5 Years
Initial Base Rent:	\$4.10 psf (\$2,695 per month)
Base Rent Increases:	3% per annum
Pro Rata Share:	7.09%
Lease Type:	Modified Gross
Tenant Expenses:	Gas, electricity, janitorial, trash, water; and, pro-rata share of increases over base year RE Taxes and Property Insurance

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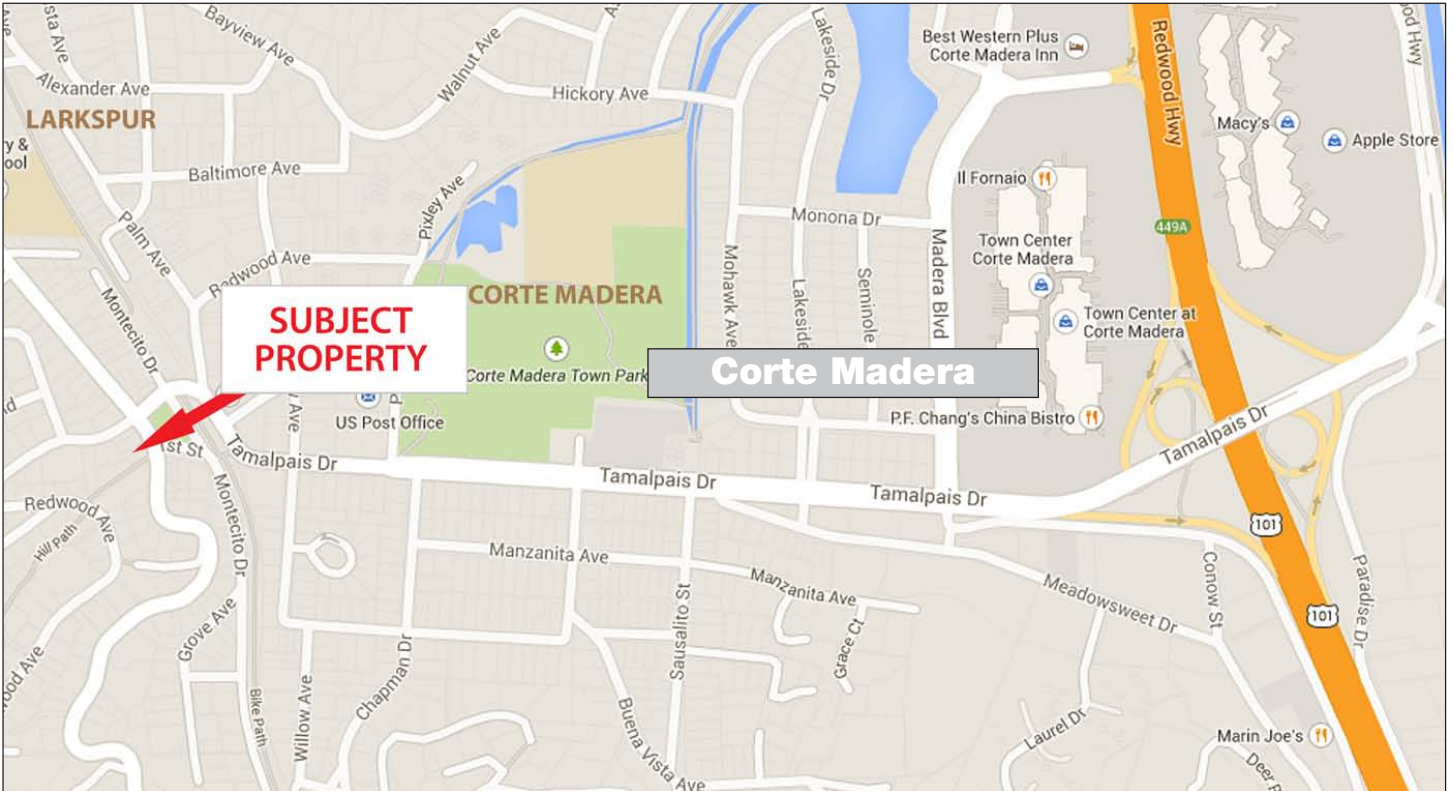
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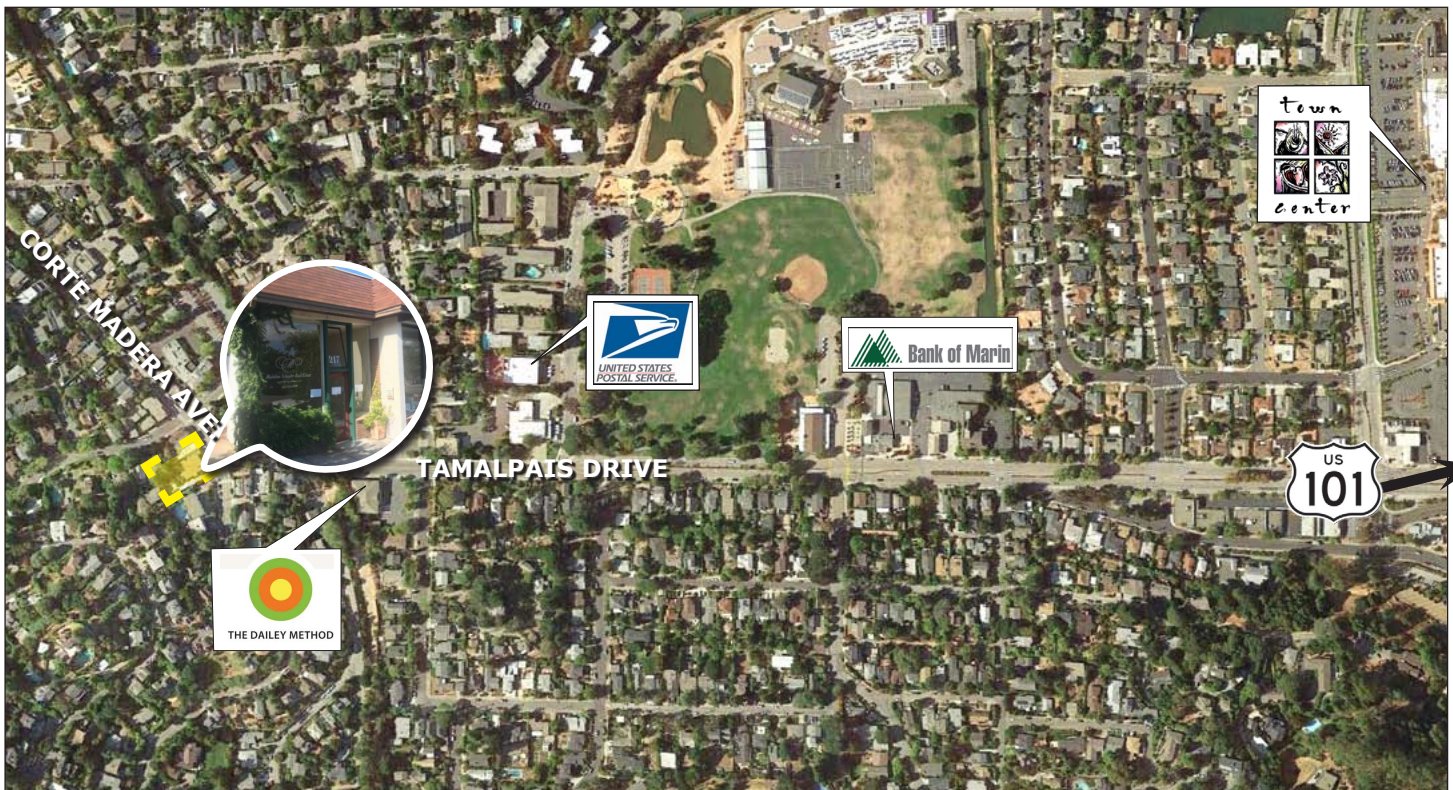


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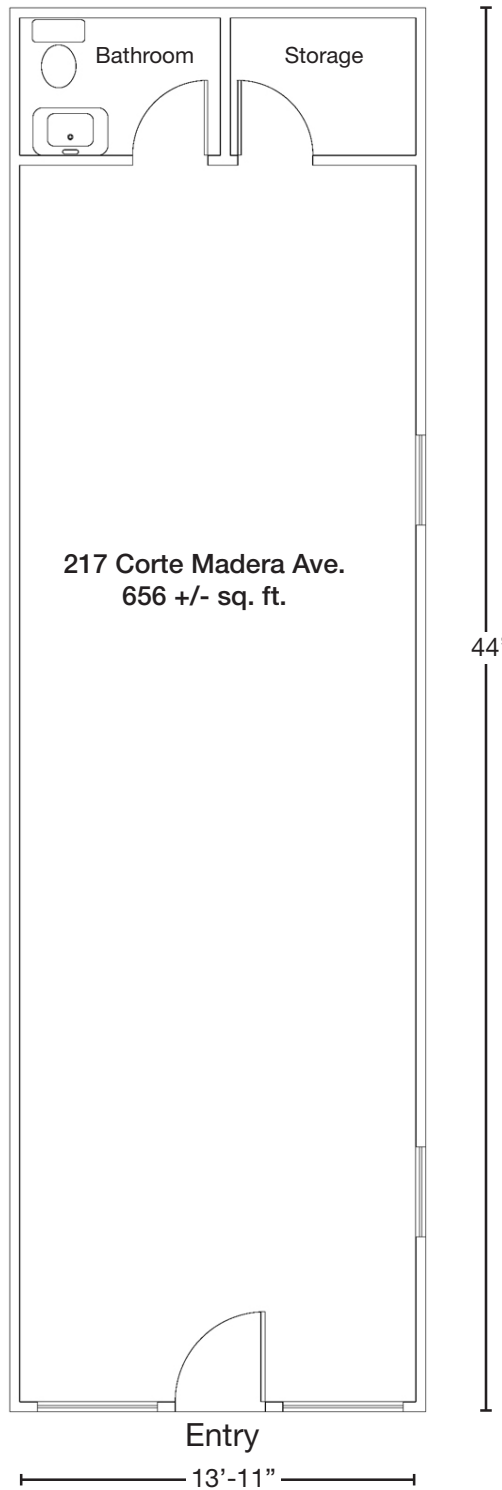
[Click here to View in Google Maps](#)



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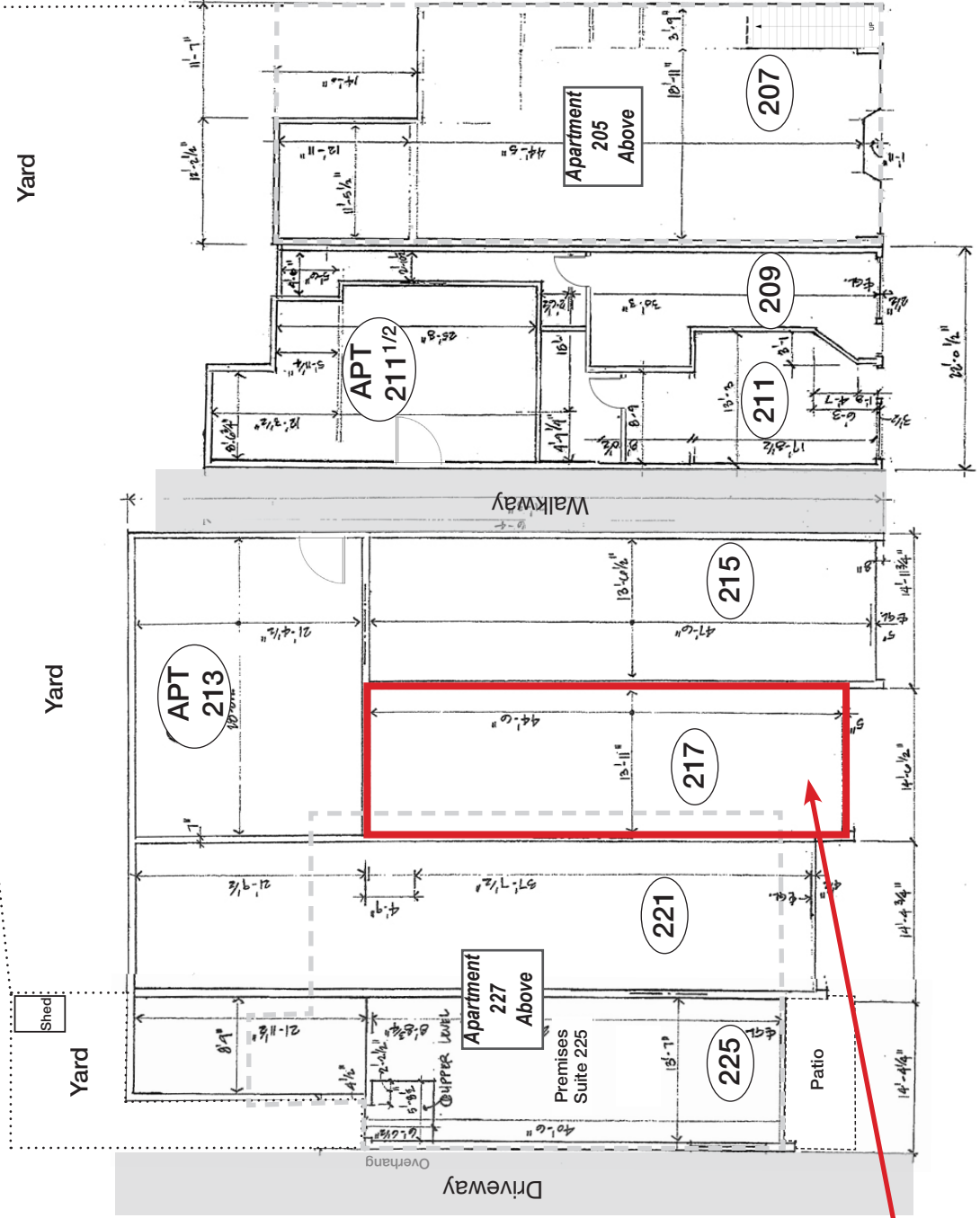
Floorplan Not to Scale

Corte Madera Avenue

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205-227 Corte Madera Ave., Corte Madera, CA 94925

Site Plan



PREMISES

Corte Madera Ave.