



447 Miller Avenue, Suite C-1, Mill Valley, CA

FOR SUBLEASE | MILLER AVENUE OFFICE

- Three Private Offices
- Dedicated Restroom
- Desirable Location
- Fire Sprinklers Throughout
- HVAC in Each Private Office

Offering Summary

Total Available Sq Ft:	520 sf
Initial Base Rent:	\$1,999
Lease Type:	Mod. Gross
Sublease Term:	May 31, 2025
Date Space Available:	Now

Contact:

Joe Morrison
 (415) 446-4211
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 Lic#: 02067309

Bob Knez
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HL Commercial Real Estate
 70 Mitchell Blvd., Suite 202
 San Rafael, CA 94903
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Property Description:

This ground floor office suite offers three private offices, a dedicated restroom, in-suite sink, and two unreserved parking spaces. Located in a walkable community, the suite also features fire sprinklers throughout. The owner is open to considering a longer lease term.

Location Description:

Located in the heart of Mill Valley, this spacious office suite features 3 private offices, a dedicated restroom, and ample parking for your team and clients. With easy access to local restaurants, Whole Foods and major transportation routes

Space Information/Features:

Total Available Square Feet:	520 +/- sq. ft.
Parking:	2 Unreserved spaces

Building Information/Features:

Total Building Square Feet:	7,442 +/- sq. ft.
Year Constructed:	1978 +/-
Zoning Designation:	C/N (Commercial Neighborhood)
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone AE (100-year)

Lease Terms:

Sublease Term:	May 31, 2025. Owner will consider a longer term.
Initial Base Rent:	\$1,999 per month
Base Rent Increases:	TBD
Lease Type:	Modified Gross
Tenant Expenses:	Garbage, gas, electricity, janitorial, phone and internet.

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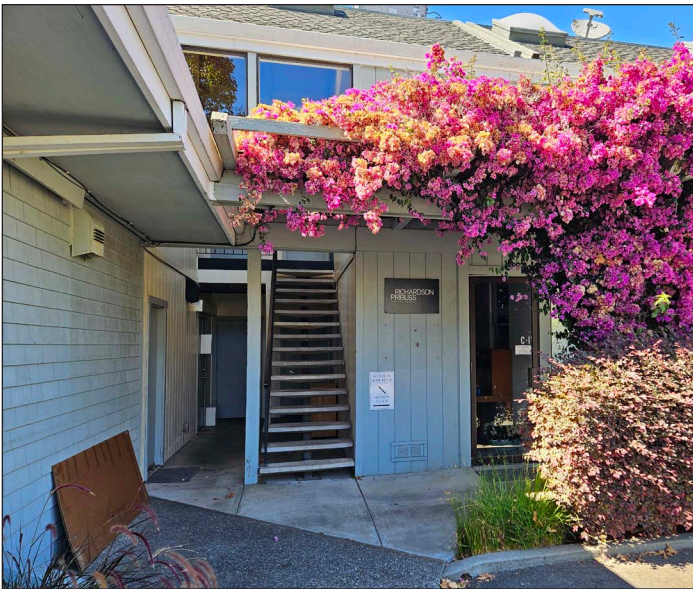
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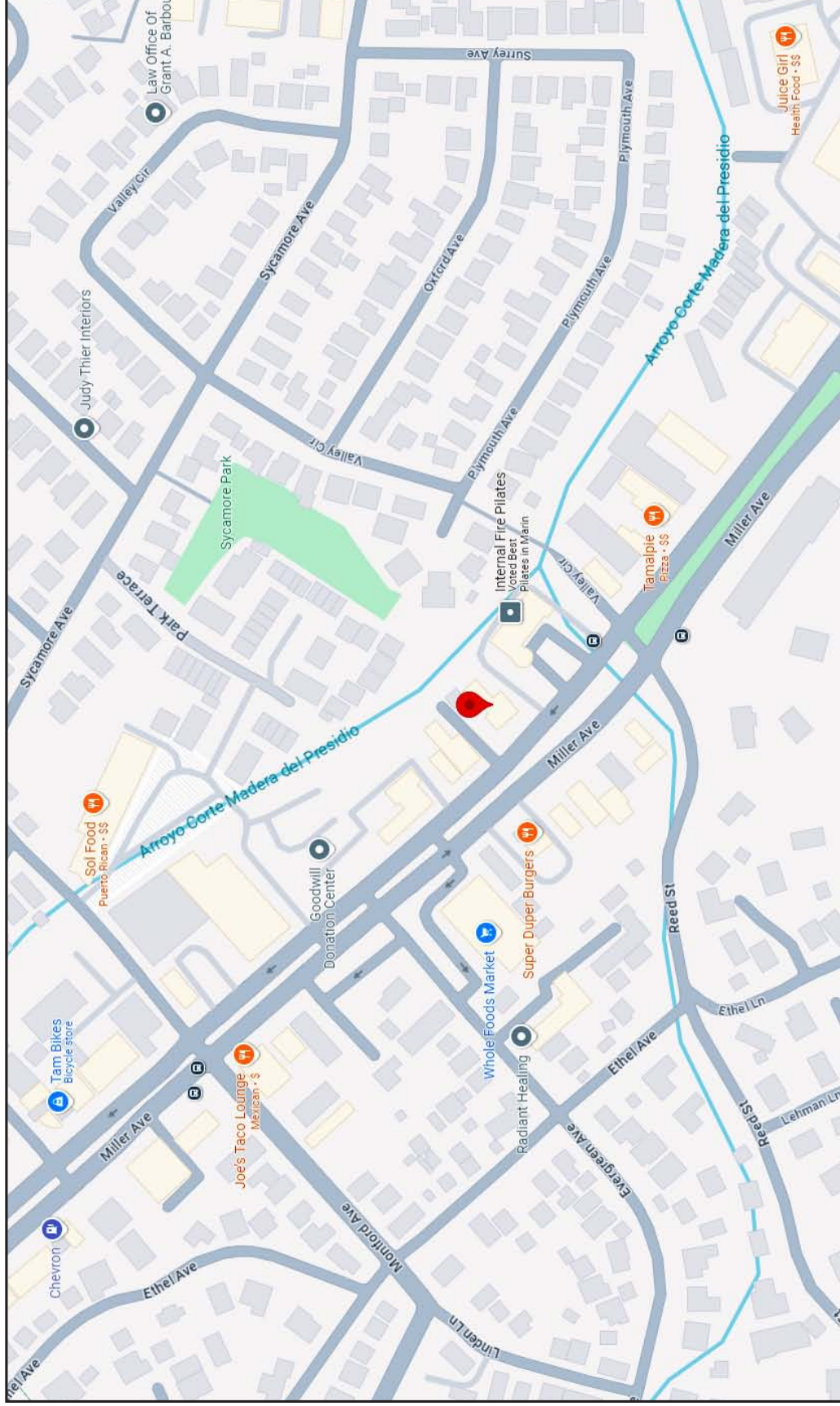
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

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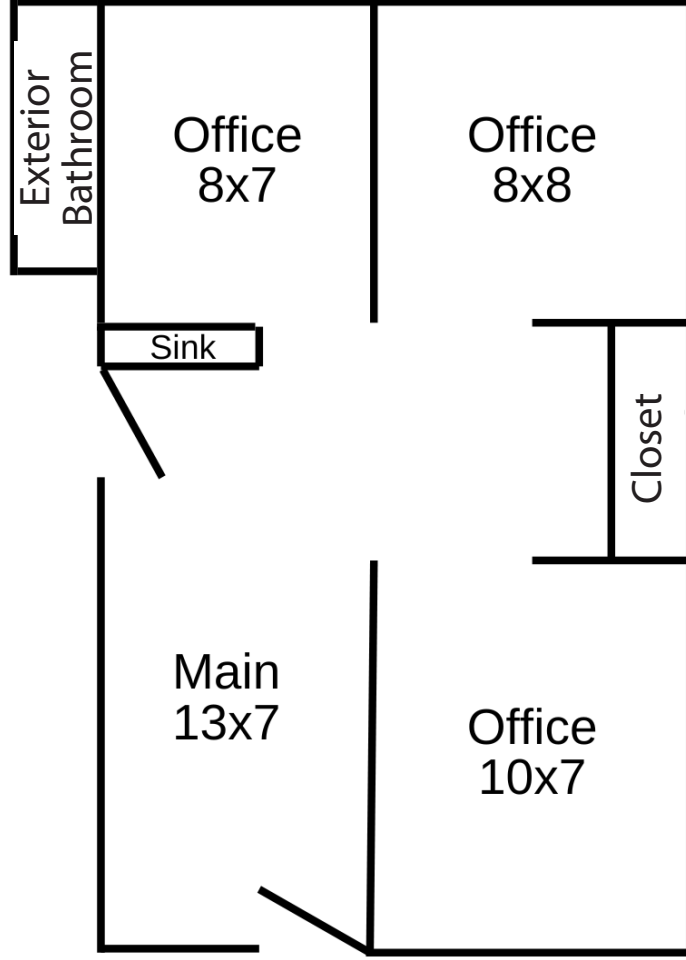


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Miller Avenue



Parking Lot