



For Lease: Medical Office/Suites

101 Casa Buena Drive, Suites A,D,E & F, Corte Madera, CA

- High Visibility
- Desirable Location
- Medical Use Permitted
- Close to Freeway

Offering Summary

Total Available Sq Ft:	650 - 2400 +/- sf
Initial Base Rent:	\$2.62 - \$3.50 psf
Lease Type:	Mod.Gross
Lease Term:	2 - 5 Years
Available:	Now

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For Lease: Medical Office

101 Casa Buena Drive, Suites A,D,E & F, Corte Madera, CA 94925

Building/Space Description:

Medical and professional office suites located in Corte Madera on Casa Buena Drive. Each suite includes its own private restroom for added convenience. The building features two floors of office space with easy access to Highway 101. Signage opportunity available. A dedicated parking lot, accessible via Meadowsweet Drive, offers 14 total parking spaces for tenants and visitors.

Location Description:

Conveniently located at 101 Casa Buena Drive in Corte Madera, this building is just minutes from shops, restaurants, and services. The property provides easy access to Highway 101, offering seamless connectivity to surrounding areas. Nearby amenities include the Corte Madera Town Center and The Village at Corte Madera, providing dining, shopping, and business options.

Space Information/Features:

Total Available Square Feet: 650 - 2,400 +/- sq. ft. (Owner is source. Agents have not verified square footage.)

Suite #	Feature	Size (sf) +/-	Price PSF	Rent/Mo.
A	First floor, six private offices	2,400	\$3.50	\$8,400.00
D	Open plan, private restroom	650	\$2.62	\$1,703.00
E	Open plan, private restroom	650	\$2.62	\$1,703.00
F	Two private offices, private restroom	650	\$2.62	\$1,703.00

Parking Spaces: 14 unreserved spaces on site plus excellent street parking.

Building Information/Features:

Total Building Square Feet: 5,568 +/- sq. ft.
Year Constructed: 1959 +/-
Zoning/Permitted Uses: C3 (Allows office, including medical and service retail)
Elevator: No
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: \$2.62 - \$3.50 psf
Lease Type: Mod. Gross
Tenant Expenses: Tenant pays for gas, electricity, insurance, phone, internet & janitorial inside the premises.

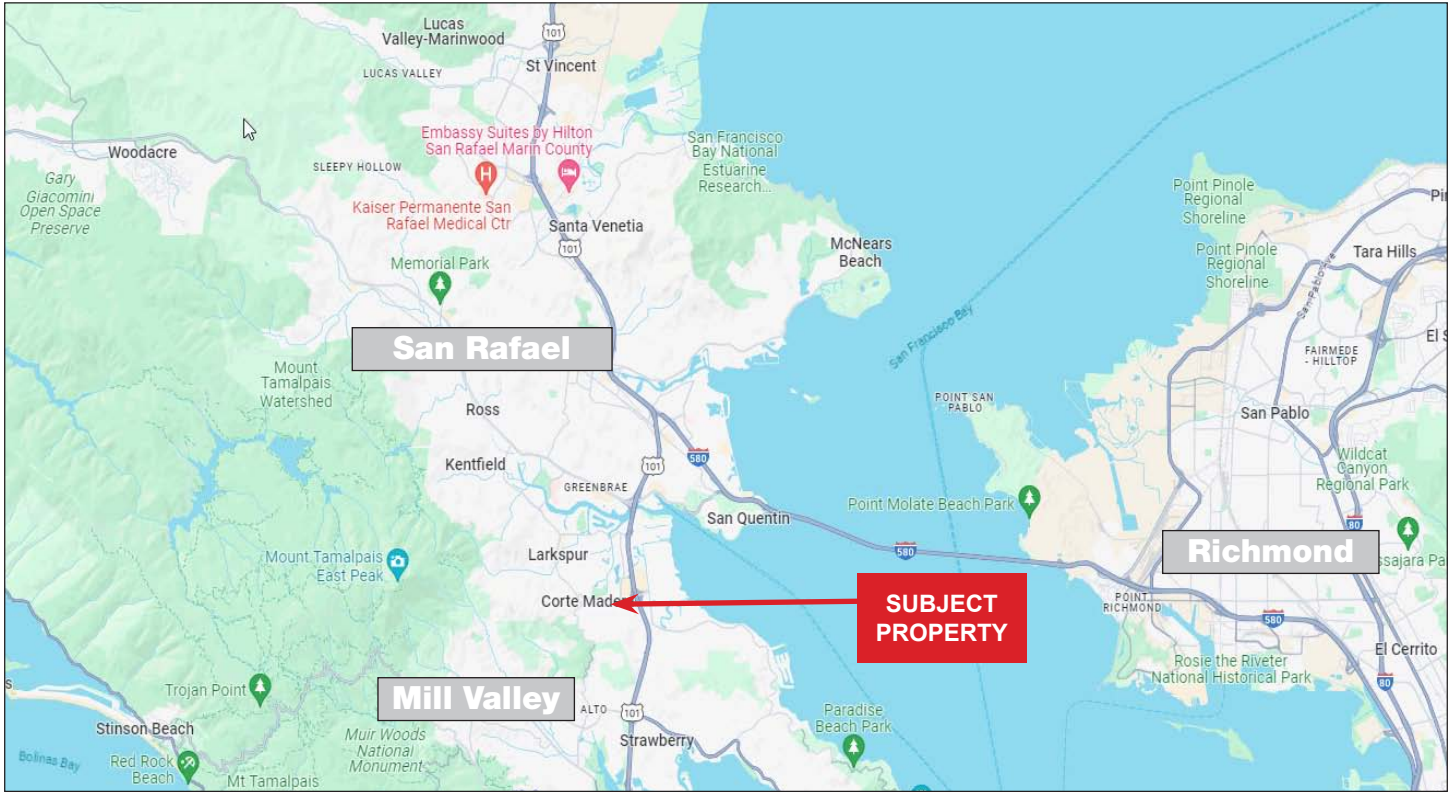
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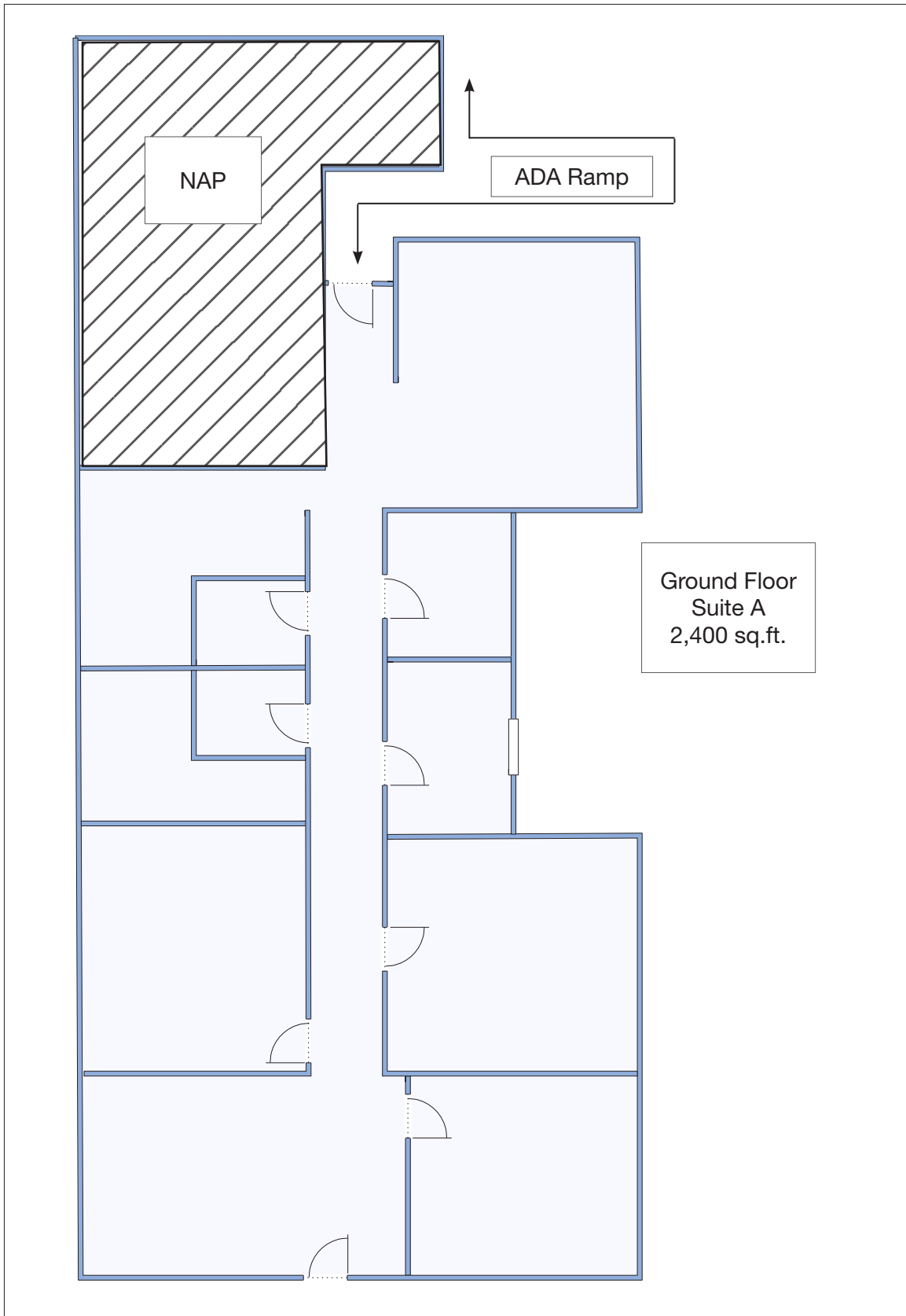


[Click here to View in Google Maps](#)



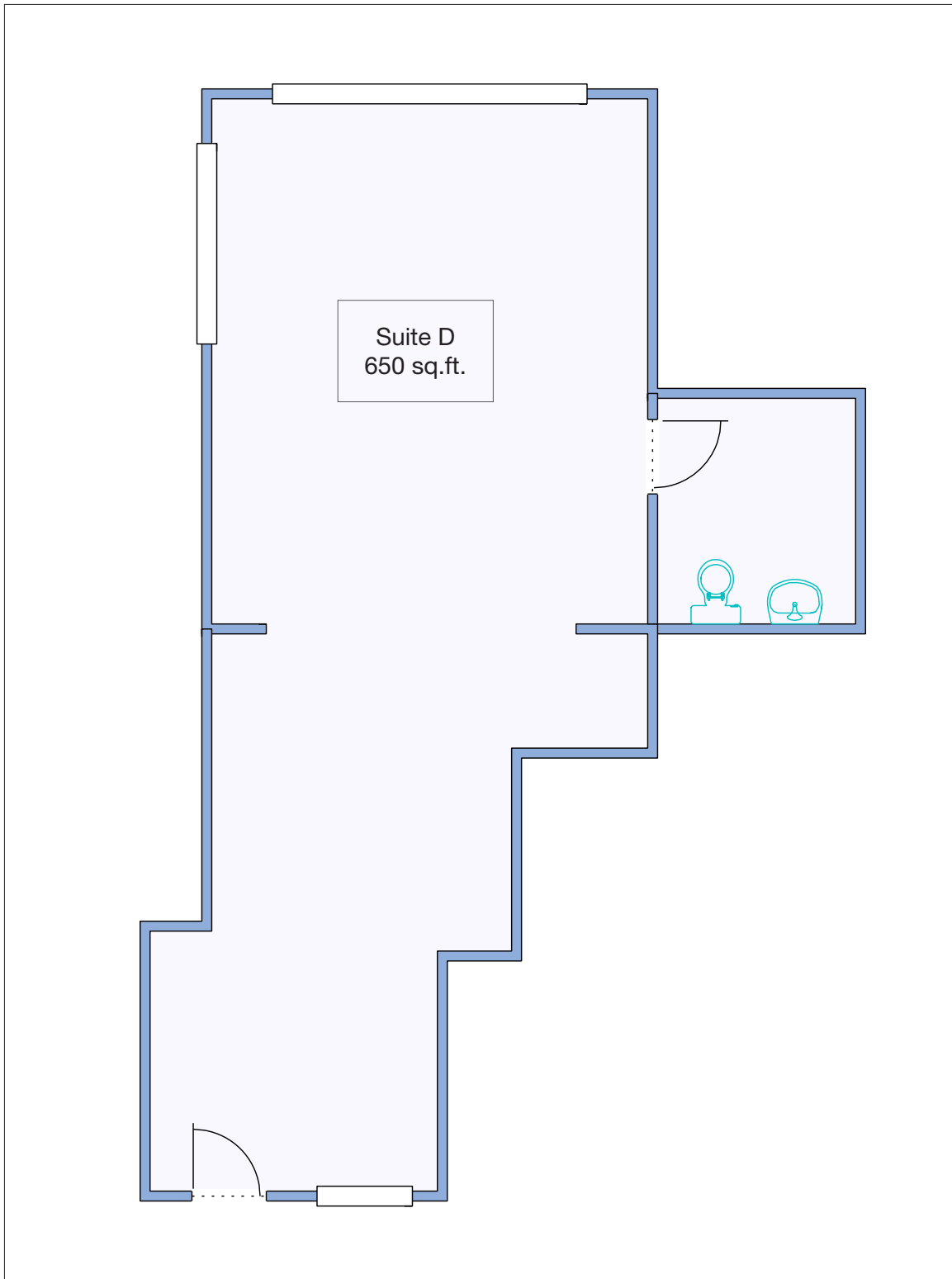
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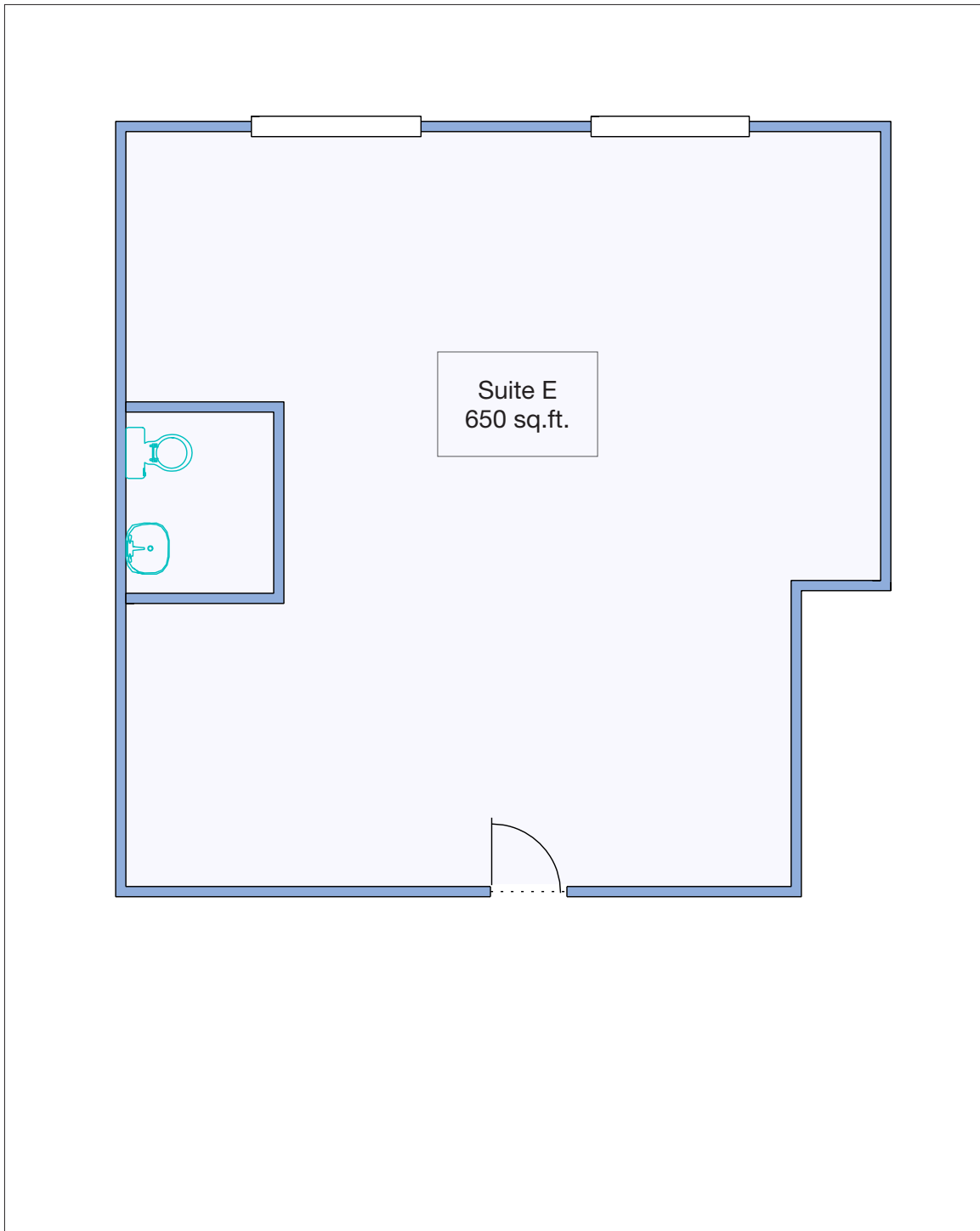
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