



## For Lease: Professional Office Suite

61 Camino Alto, Suite 102, Mill Valley, CA

- Abundant Parking
- Medical Use Permitted
- 4 Treatment Rooms
- Private Restroom
- Reception Area
- Private Yard

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>805 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$4.50 psf</b>
<b>Lease Type:</b>	<b>NNN</b>
<b>Min. Lease Term:</b>	<b>3 Years</b>
<b>Available:</b>	<b>Now</b>



Contact:  
**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic# 01814831



**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

# For Lease: Professional Office Suite

61 Camino Alto, Suite 102 Mill Valley, CA 94941

## Building/Space Description:

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A single story office, consisting of four individual therapy rooms, a welcoming reception area, and a restroom all within an efficient layout and a private back yard.

## Location Description:

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This highly visible space is located at the corner of Miller Ave. and Camino Alto, next to Safeway and Starbucks and just minutes from Highway 101. Nearby highlights include Tam High School, the Redwoods Community Center and Mill Valley Middle School. Close proximity to medical offices and local service businesses that provide a busy stream of foot and auto traffic.

## Space Information/Features:

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Total Available Square Feet:	805 +/- sq. ft. (owner is source)
Divisible/Can Add:	No
Kitchen:	No
Number of Parking Spaces:	Ample shared parking

## Building Information/Features:

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Total Building Square Feet:	11,167 +/- sq. ft.
Year Constructed:	1992
Zoning/Permitted Uses:	<a href="#">O (Office)</a>
Fire Sprinklers:	No
Elevator Services:	No
Heating:	Yes
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

## Lease Information:

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Minimum Lease Term:	3 Years
Initial Base Rent:	\$4.50 psf (\$3,623/mo.)
Lease Type:	NNN (\$0.91 psf/\$732.55/mo)
Tenant Expenses:	Phone, internet, gas, electric, interior janitorial



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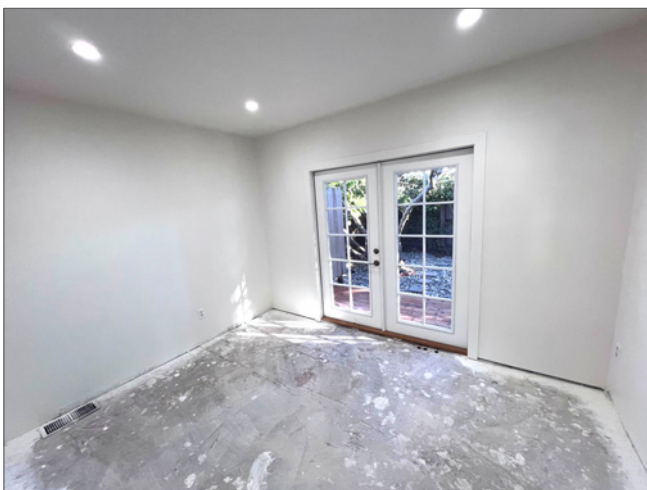


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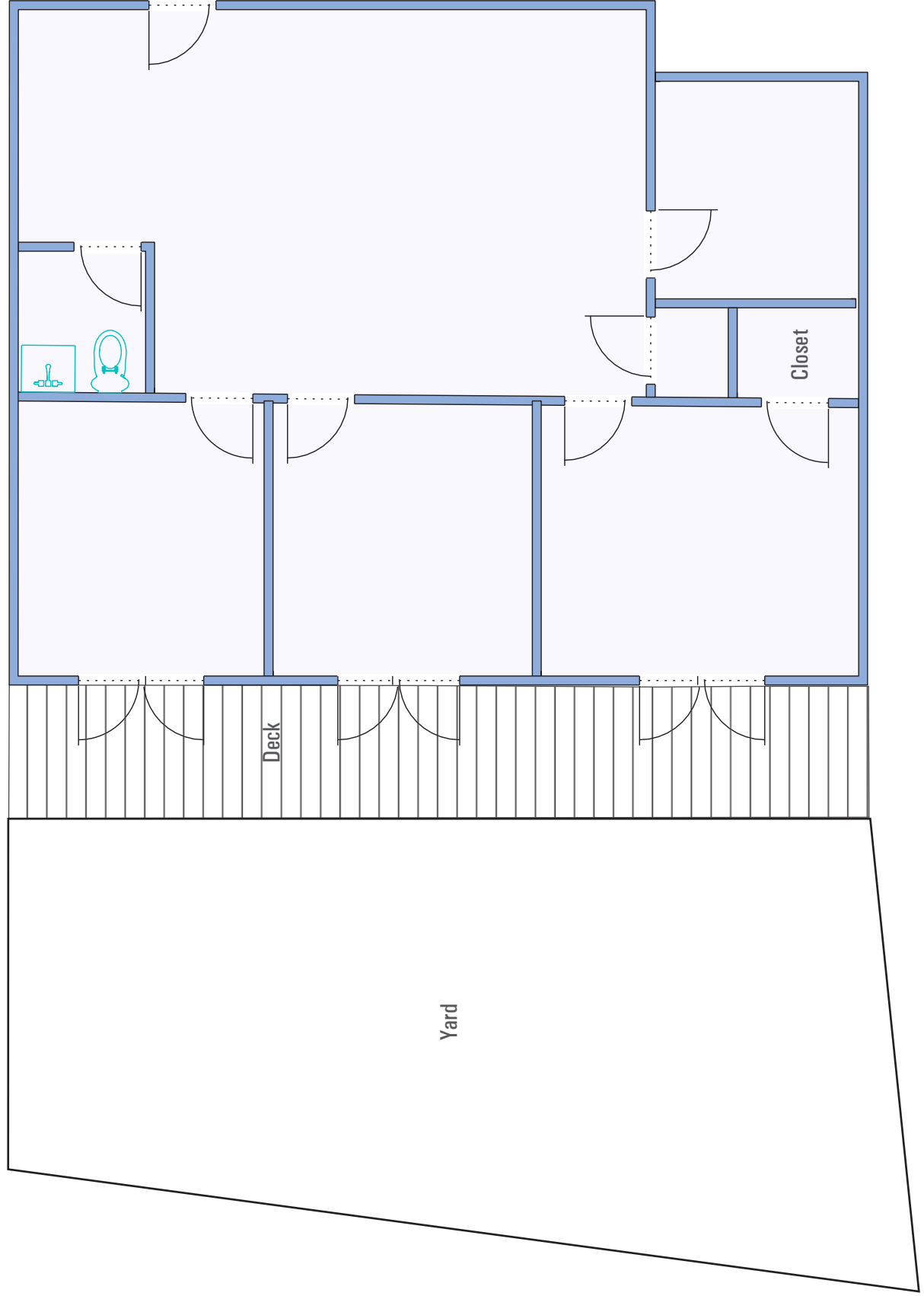


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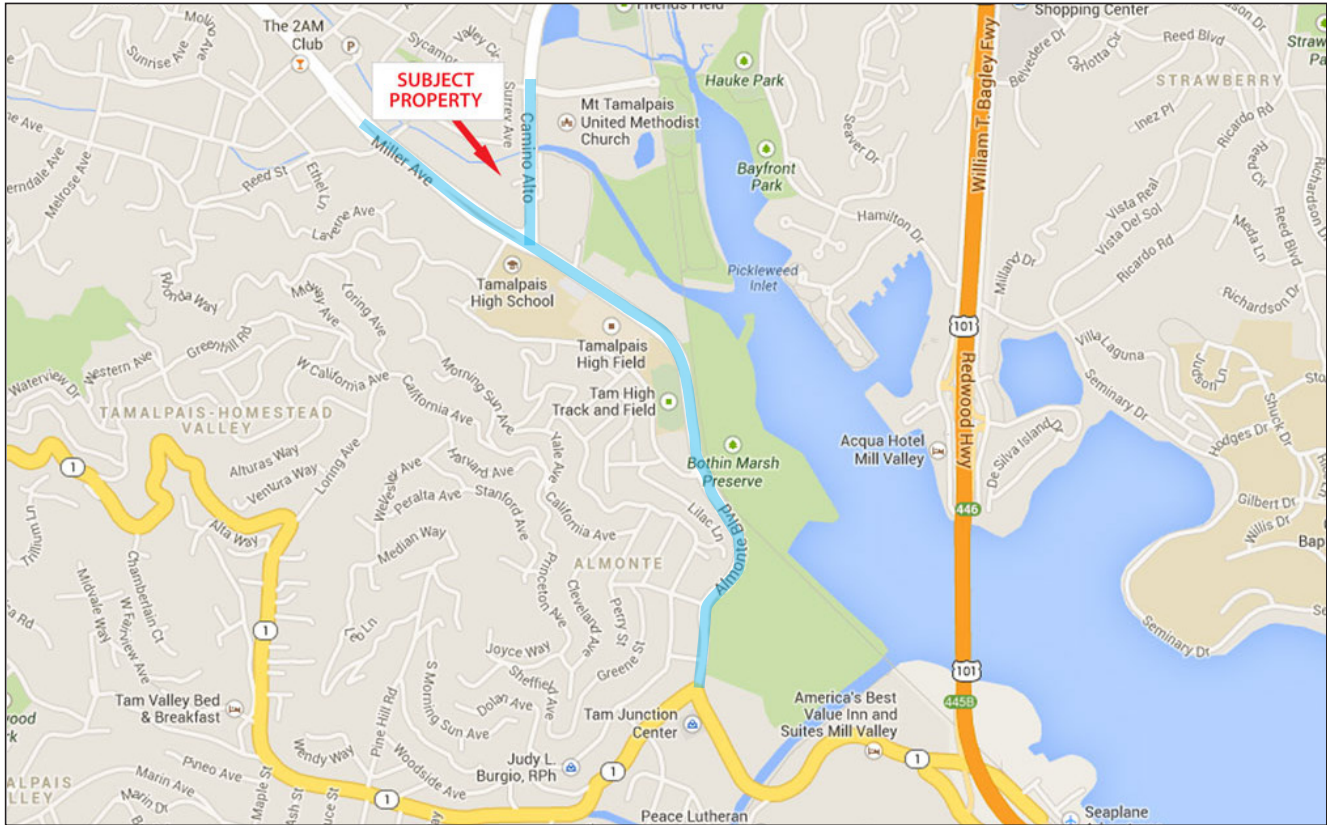
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