



Mill Valley Office Suite for Lease

45 Camino Alto, Suite 201C, Mill Valley, CA

- High Street Visibility
- 2nd Floor Corner Unit
- Great Location

Offering Summary

Available Sq Ft:	185 +/- sf
Initial Base Rent:	\$675/mo.
Lease Type:	Full Service
Min. Lease Term:	2 Years
Available:	NOW

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HL Commercial Real Estate

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45 Camino Alto, Suite 201C, Mill Valley, CA 94941

Building/Space Description:

Great second floor small office suites designed for comfort and professionalism. Featuring a welcoming shared waiting room, these spaces are ideal for therapists, counselors, and health practitioners seeking a calm, client-friendly environment to grow their practice.

Location Description:

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:

Total Available Square Feet:	185+/- sq. ft.
Divisible/Can Add:	No
Views:	No
Number of Parking Spaces:	58 shared spaces for the property

Building Information/Features:

Total Building Square Feet:	12,000 +/- sq. ft.
Year Constructed:	1972 +/-
Zoning/Permitted Uses:	C-N (Commercial neighborhood, great for food use)
Fire Sprinklers:	No
Elevator Services:	No
HVAC:	Yes
Flood Zone Designation:	Zone A-E (and area inundated by 100-year flooding)

The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

Lease Information:

Minimum Lease Term:	1 - 5 Years
Initial Base Rent:	\$675/mo.
Lease Type:	Full Service
Tenant Expenses:	Interior Janitorial and Internet
Included:	(Electricity, Water/Sewer, Trash, Insurance & Common Area Maintenance/Janitorial)

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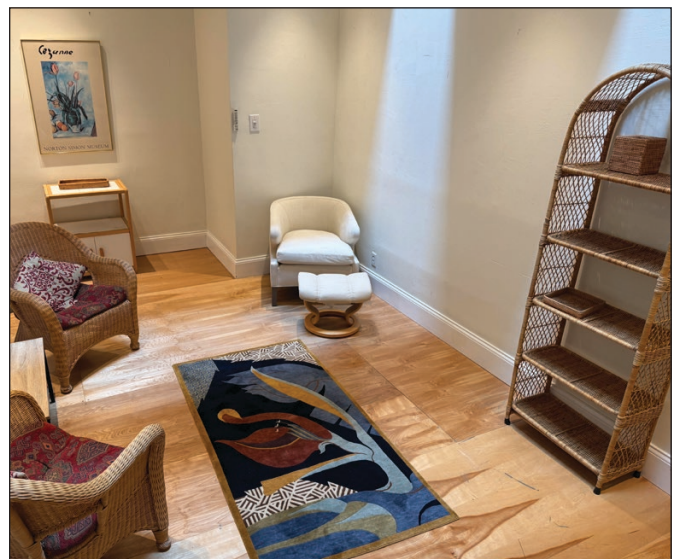
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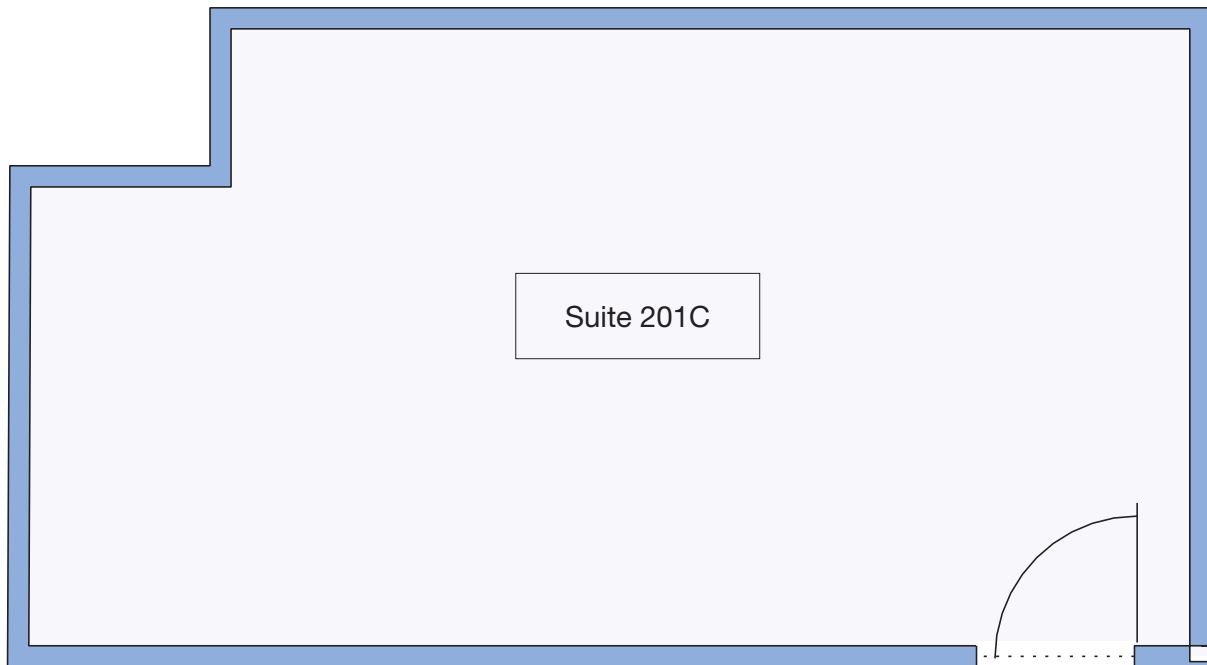
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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any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

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Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

Higher Level Commercial Real Estate

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