

HLGreat Visibility!

For Lease: Office, Retail or Medical Suite

61 Camino Alto, Suite 104, Mill Valley, CA

- Ground Floor Suite
- Abundant Parking
- Medical Use Permitted
- 4 Private Rooms
- Private Restroom
- Reception Area
- Charming Deck & Kitchenette

Offering Summary

| | |
|-------------------------------|--------------------|
| Total Available Sq Ft: | 805 +/- sf |
| Initial Base Rent: | \$4.50 psf |
| Lease Type: | NNN |
| Min. Lease Term: | 3 - 5 Years |
| Available: | Now |



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Building/Space Description:

This unique space offers a outdoor deck providing a serene retreat. With abundant natural light throughout, it features four private rooms perfect for various needs. The large reception and waiting area create an inviting first impression, while the private entry ensures ease of access. The suite also boasts great signage opportunities to enhance visibility.

Location Description:

Located in a highly trafficked shopping center just minutes from the 101 freeway, this space offers excellent visibility and convenience. You'll be in great company with co-tenants like Safeway, Juice Girl, Starbucks, Golden Gate Pediatrics, and Virginia's Dry Cleaners. Plus, the large parking lot ensures ample space for customers and staff alike.

Space Information/Features:

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

Building Information/Features:

| | |
|-----------------------------|----------------------------|
| Total Building Square Feet: | 11,167 +/- sq. ft. |
| Year Constructed: | 1992 |
| Zoning/Permitted Uses: | O (Office) |
| 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:

| | |
|---------------------|---|
| Minimum Lease Term: | Flexible |
| Initial Base Rent: | \$4.50 psf (\$3,623/mo.) |
| Lease Type: | NNN (\$0.72 psf/\$580.00/mo) |
| Tenant Expenses: | Phone, internet, gas, electric, interior janitorial |



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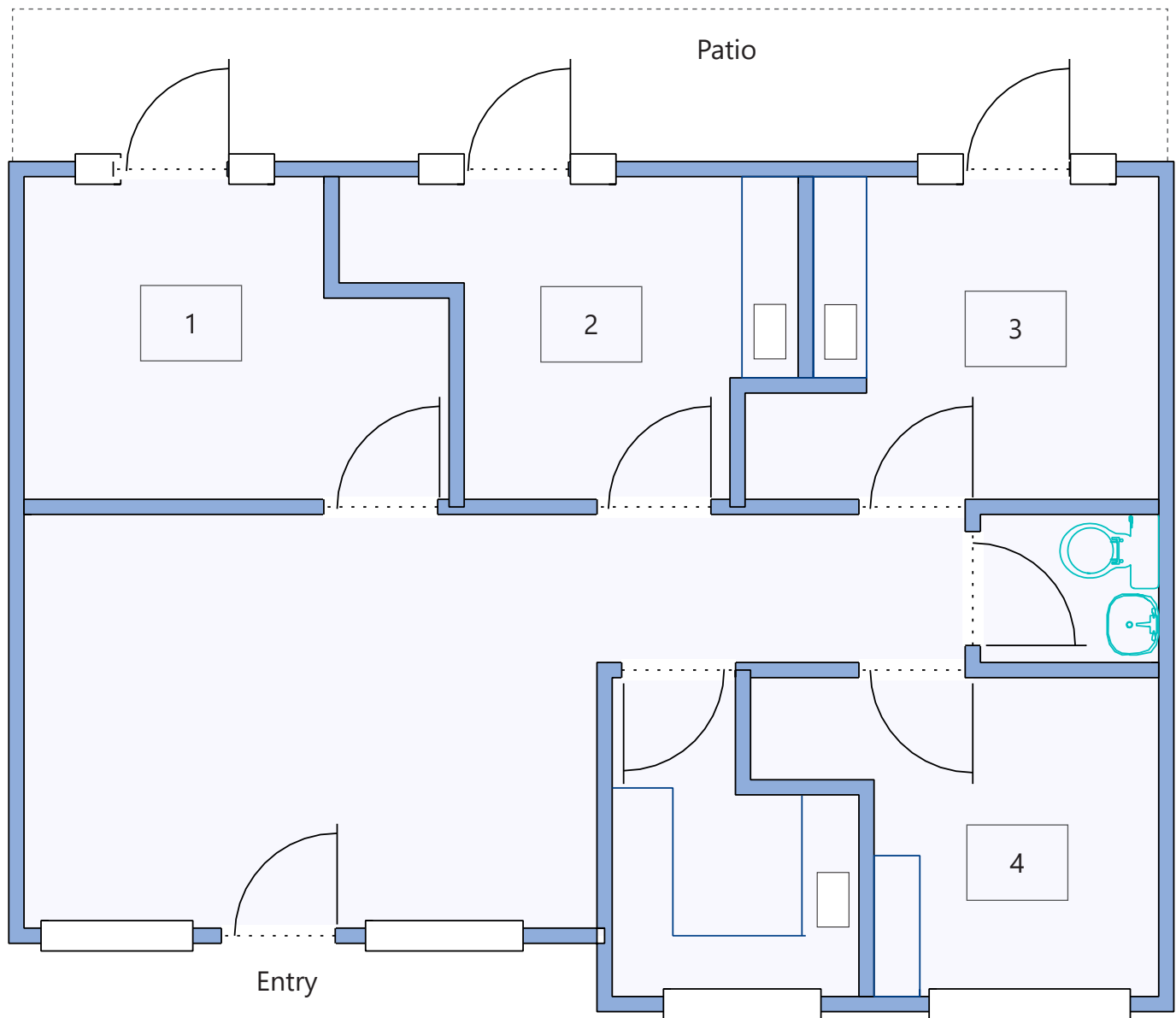
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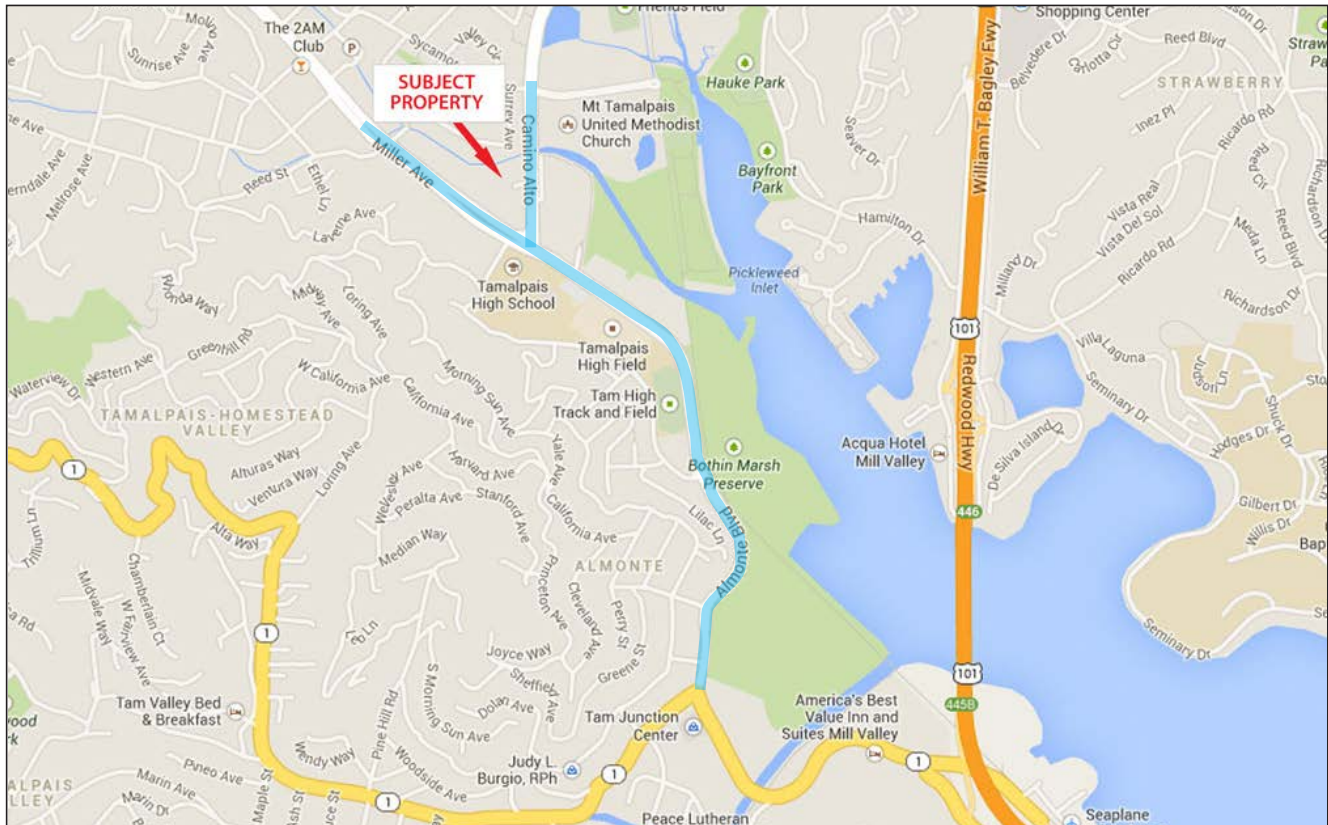
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Our Company



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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