

NELLEN POINT EXECUTIVE CENTER

101
NELLEN
AVENUE
CORTE MADERA, CA



**±10,861 SF - CLASS "A" OFFICE
SPACE AVAILABLE FOR LEASE**

NOTE: all information supplied here is to the best of our knowledge and should be verified by lessee prior to lease execution

PROJECT HIGHLIGHTS:

- ±10,861 SF, 2 story office property for lease
- Potential to demise to 1,500 SF
- Excellent exterior signage opportunity to Hwy 101
- Strategic central Marin location near public transit
- Tenant improvements available
- High identity Marin County location
- 4 onsite parking spaces per 1,000 SF leased
- C-3 (highway commercial) zoning district
- Medical uses permitted
- [Click here for zoning information](#)

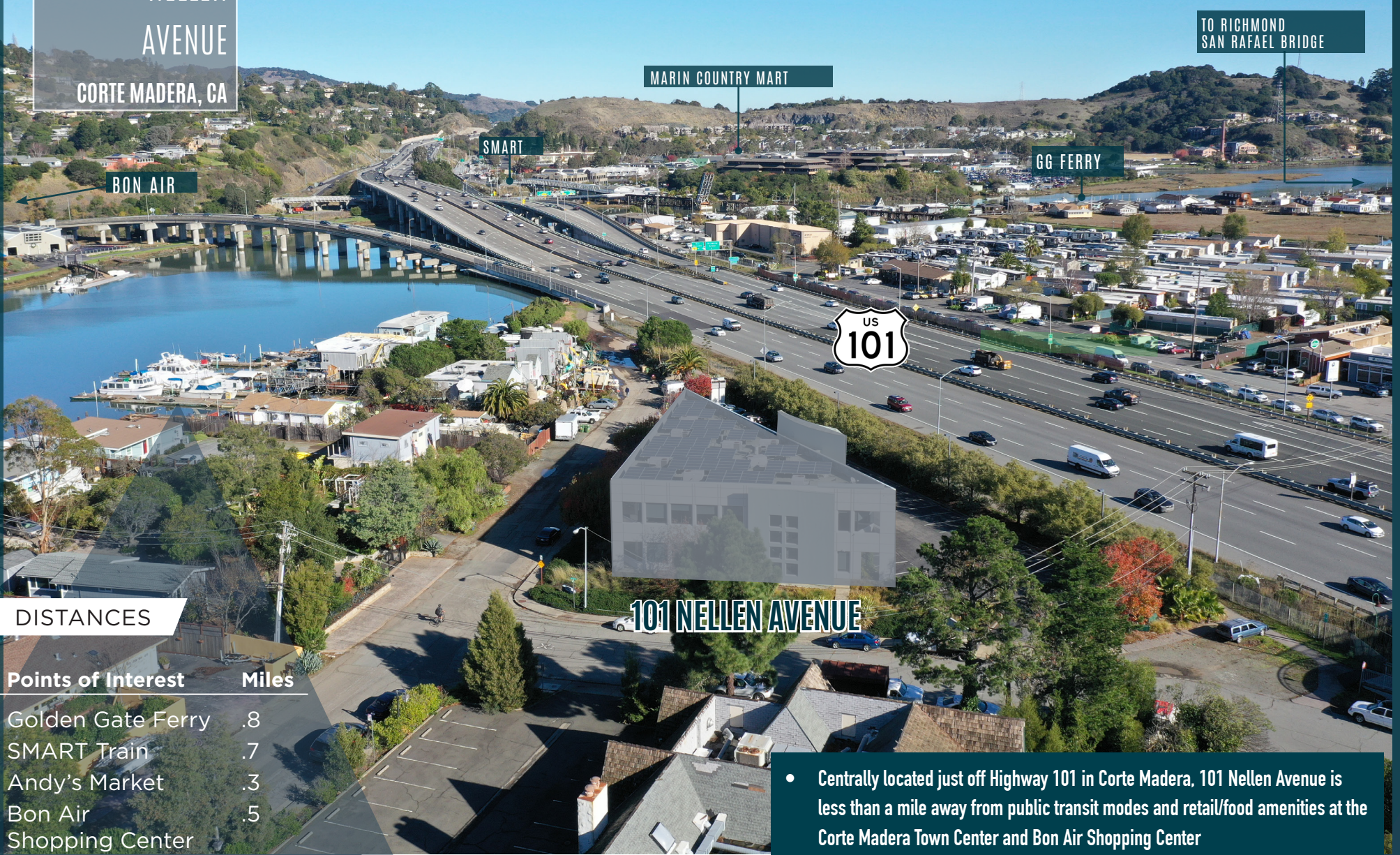
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AVENUE

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NELLEN POINT EXECUTIVE CENTER

10,861 SF - CLASS "A" OFFICE OR MEDICAL FACILITY



DISTANCES

Points of Interest	Miles
Golden Gate Ferry	.8
SMART Train	.7
Andy's Market	.3
Bon Air	.5
Shopping Center	
The Marketplace	.6
Retail Center	

101 NELLEN AVENUE

- Centrally located just off Highway 101 in Corte Madera, 101 Nellen Avenue is less than a mile away from public transit modes and retail/food amenities at the Corte Madera Town Center and Bon Air Shopping Center
- With rare Highway 101 frontage, a new tenant can capitalize on exceptional signage exposure to Marin County's main thoroughfare
- Flexible zoning allows for a multitude of uses including medical offices/clinics

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[CLICK HERE FOR
VIDEO LINK](#)

TOWN CENTER

ANDY'S MARKET

THE VILLAGE

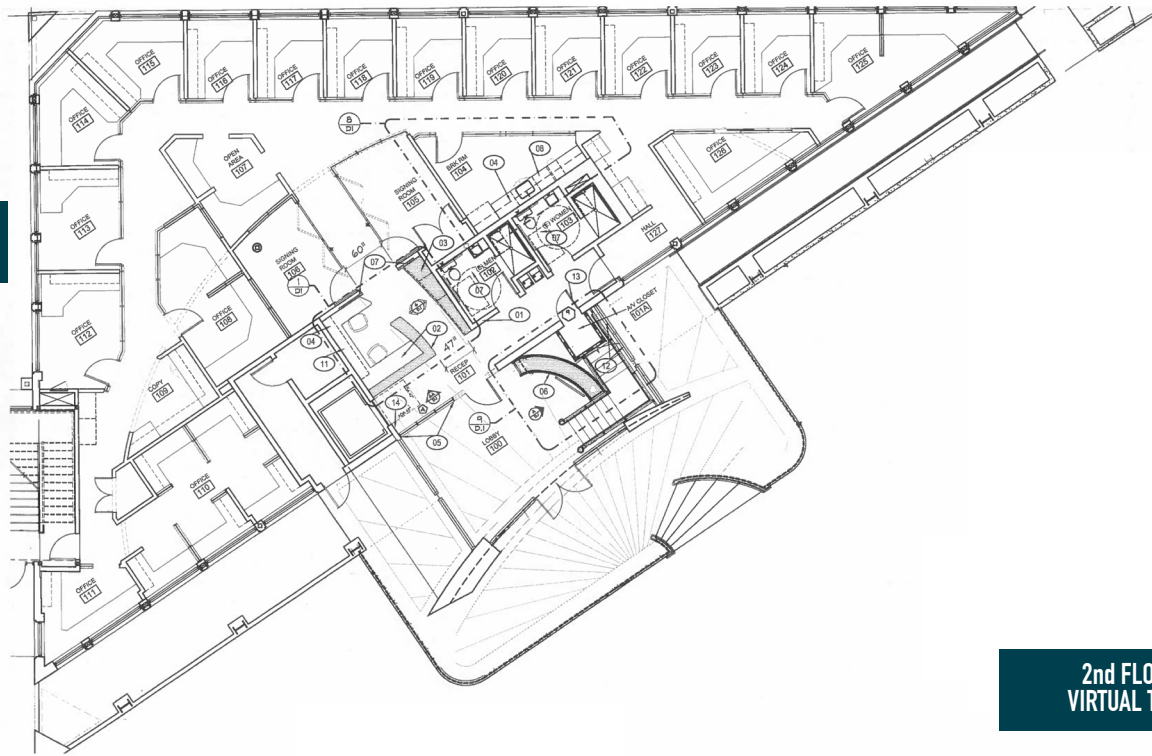
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101 NELLEN AVENUE



NELLEN POINT - SITE PLAN AND SPACE NOTES

1st FLOOR VIRTUAL TOUR



2nd FLOOR VIRTUAL TOUR



- Fully Furnished, Class "A" office build out
- Flexible suites sizes from 1,500 SF to 11,000 SF
- Private offices feature full height interior glass finishes allowing exceptional natural light throughout
- Tenant improvement allowance available

NELLEN POINT EXECUTIVE CENTER

PREMIER ASSET
PREMIER LOCATION

101
NELLEN AVE

101
NELLEN AVENUE
CORTE MADERA, CA

To Schedule a Tour or For More Information,
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