



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**225 MILLER AVENUE
MILL VALLEY, CA**

**Downtown Mill Valley
Office Space for Lease**

REPRESENTED BY:

MATT STORMS, PARTNER
LIC # 01233478 (415) 461-1010, EXT 123
MSTORMS@KEEGANCOPPIN.COM



DOWNTOWN MILL VALLEY OFFICE SPACE FOR LEASE



225 MILLER AVENUE
MILL VALLEY, CA

**QUINTESSENTIAL
MILL VALLEY OFFICE**

PROPERTY INFORMATION

DESCRIPTION OF PREMISES

Small, stand alone building situated on a beautiful large private site in the natural setting of a creek, mature redwood trees, and outdoor landscaped area with a large brick patio. The unique style makes it well suited for design and creative style businesses. The interior of the building benefits from abundant natural light and high ceilings.

OFFICE SPACE FEATURES

1,601+/- rentable square foot two-story stand alone building featuring the following:

- Reception area
- Open bullpen/studio space
- Small kitchenette
- Bathroom and storage
- 3 private offices (one can be used as a conference room)

HIGHLIGHTS

- Beautiful park-like setting
- Operable windows
- High ceilings
- Abundant natural light

LEASE TERMS

Size

1,601+/- square feet

Rate

\$3.00 per sq ft

Terms

3 - 5 year term

Tenant pays utilities, trash collection, interior maintenance and cleaning, and CAM

Base year for taxes and insurance

Parking

5 reserved spaces

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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QUINTESSENTIAL MILL VALLEY OFFICE

DESCRIPTION OF AREA

The property benefits from a centralized location in downtown Mill Valley which features many amenities such as restaurants and public transportation. Its southern Marin location provides for easy access to Highway 101. Downtown San Francisco is a short 20 minute drive and makes it an appealing location for residents of Marin and San Francisco.

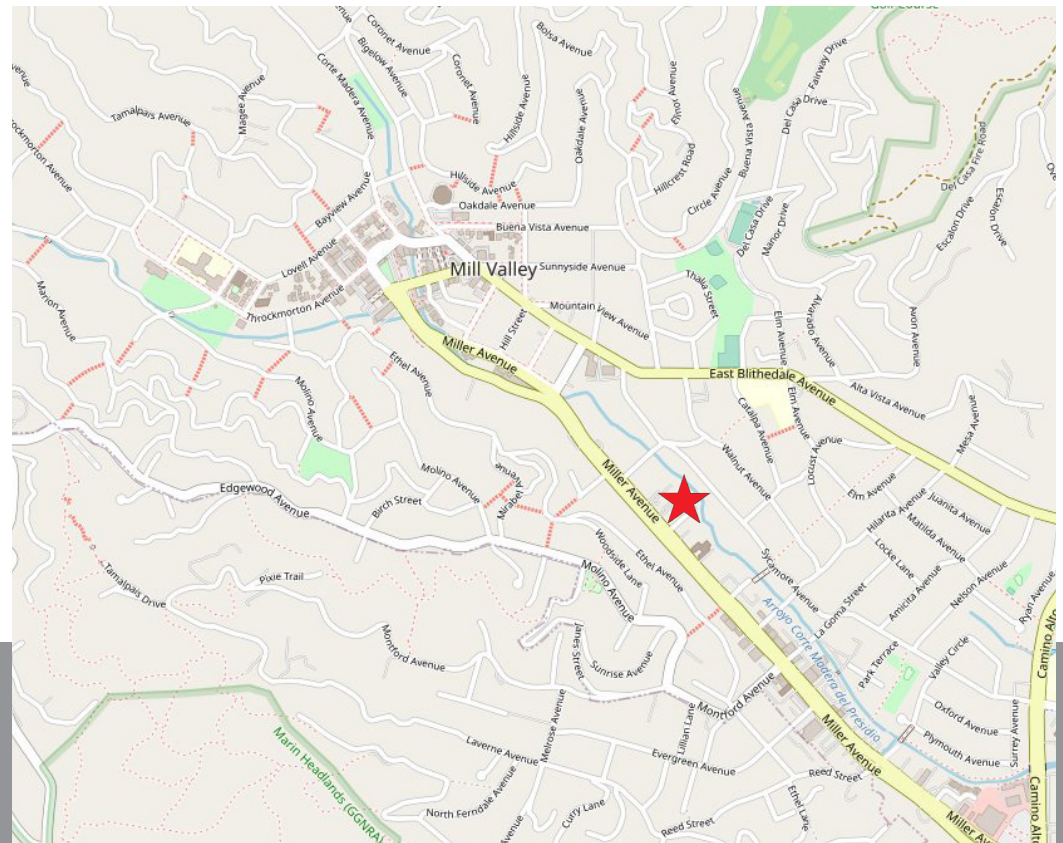
Miller Avenue contains a community-friendly mixture of retail, service, institutional, office, medical and residential uses.

NEARBY AMENITIES

- Many of Marin’s best restaurants and eating establishments
- Free public parking along Miller Avenue
- Parks, open space and trails

TRANSPORTATION ACCESS

- Within walking distance to public transportation
- Easy access to Highway 101
- 20 minute drive to San Francisco



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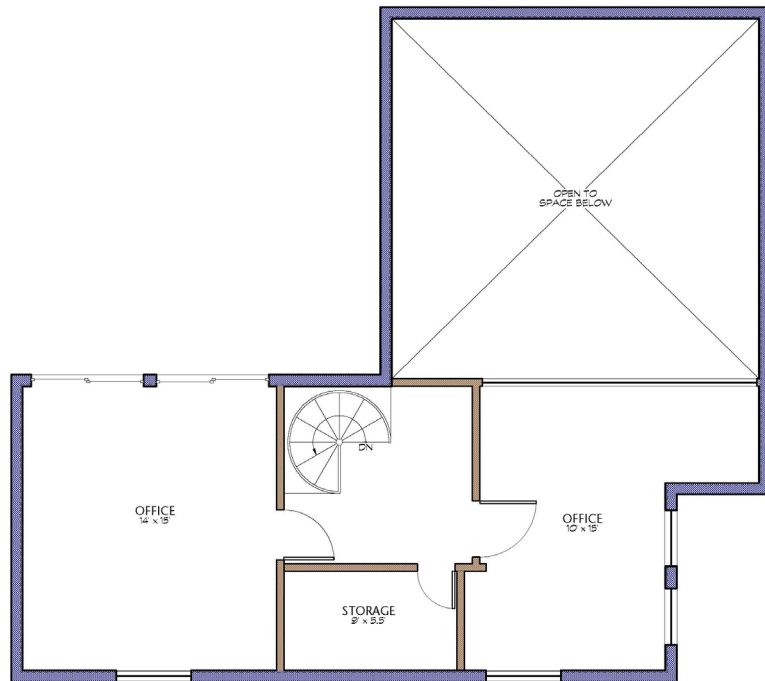
225 MILLER AVENUE, MILL VALLEY, CA FLOOR PLANS



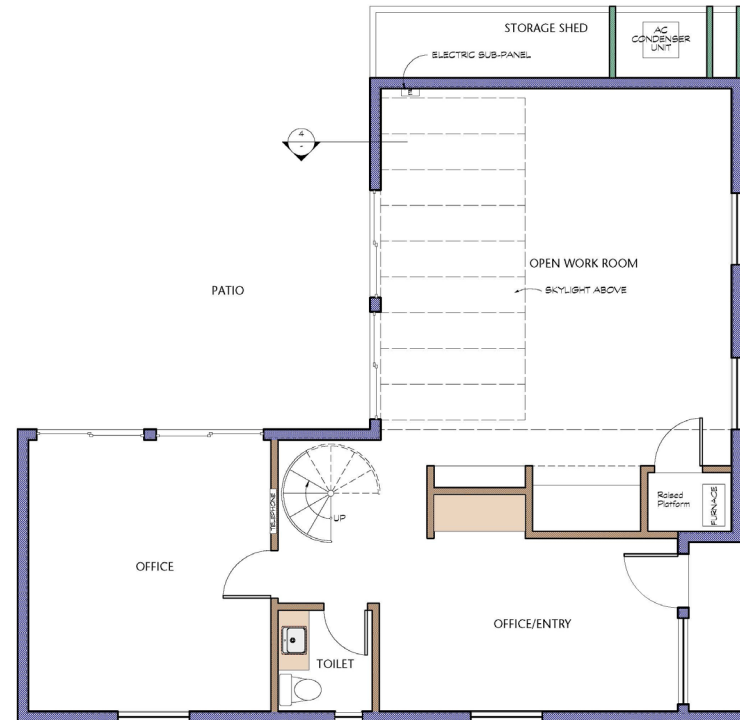
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UPPER FLOOR PLAN 585+/- RSF



LOWER FLOOR PLAN 1,016+/- RSF



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