



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

20 SUNNYSIDE AVENUE  
MILL VALLEY, CA

PRIME DOWNTOWN LOCATION

Go beyond broker.

REPRESENTED BY:

**JEFFREY WILMORE, PARTNER**  
LIC # 01280039 (707) 528-1400, EXT 252  
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# DOWNTOWN MILL VALLEY OFFICE SPACE FOR LEASE



20 SUNNYSIDE AVENUE  
MILL VALLEY, CA

**PRIME DOWNTOWN  
MILL VALLEY LOCATION**

## PROPERTY INFORMATION

### HIGHLIGHTS

- Prime downtown location
- Designated parking
- Onsite property management
- Beautiful and quiet neighborhood
- Tropical fish pond in the lobby
- Walking distance to restaurants and shopping

### OFFICE SPACE

**Suite I:** 408+/- sq ft

**Suite H:** 676+/- sq ft

Suites I and H can be combined  
for a total of 1,084+/- sq ft.



### LEASE TERMS

#### Size

408 - 676+/- sq ft

#### Rate

\$4.50 per sq ft

#### Terms

Full Service Gross

Includes daily janitorial services

#### Parking

Designated

Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
www.keegancoppin.com  
(707) 528-1400

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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MILL VALLEY, CA

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MILL VALLEY LOCATION**

## DESCRIPTION OF AREA

20 Sunnyside Avenue is located in the charming downtown district of Mill Valley in southern Marin County. Nestled at the foot of Mount Tamalpais and extending to the marshland surrounding Richardson Bay, Mill Valley has the charm of a small European village that's an equal draw for hikers and runners, musicians and artists, foodies and fashionistas, and moms and dads with strollers. The property is located 14 miles north of San Francisco via the Golden Gate Bridge.

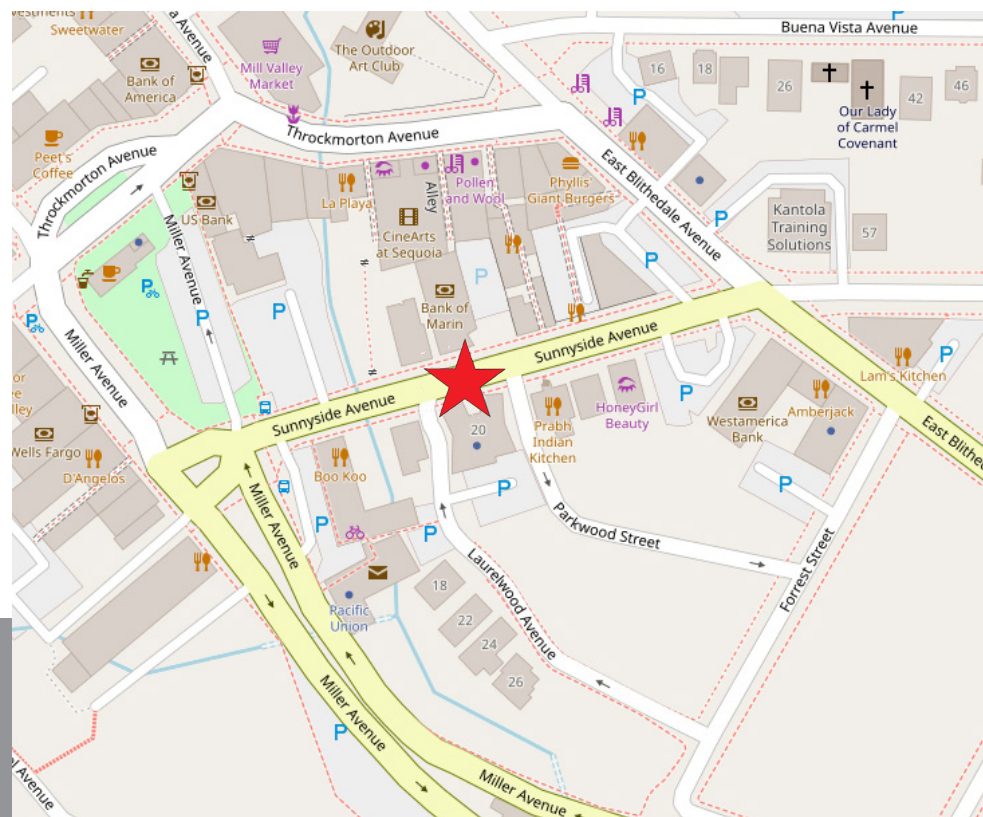
Mill Valley's vibrant business districts offer a variety of shopping delights, from one-of-a-kind boutique clothing shops, salons and yoga studios to pet stores. Mill Valley has the best selection of restaurants per square mile in Marin - you can find everything from top-rated chops, to local craft beer, artisan coffee, handmade pizzas, freshly baked bread, gourmet burgers and more!

## NEARBY AMENITIES

- Steps from dozens of cafes, shops, spas and restaurants
- Mill Valley Market, Whole Foods and Safeway
- Easy access to professional and medical services
- Thriving cultural community, with 142 Throckmorton Theater, CineArts Sequola and Marin Theater
- Recreational paradise

## TRANSPORTATION ACCESS

- Golden Gate Bus Pad, 4 minutes (1.4 miles)
- Sausalito Ferry, 15 minutes, (6.4 miles)
- San Francisco, 14 miles
- Napa Valley, 52 miles



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# 20 SUNNYSIDE AVENUE FLOOR PLAN

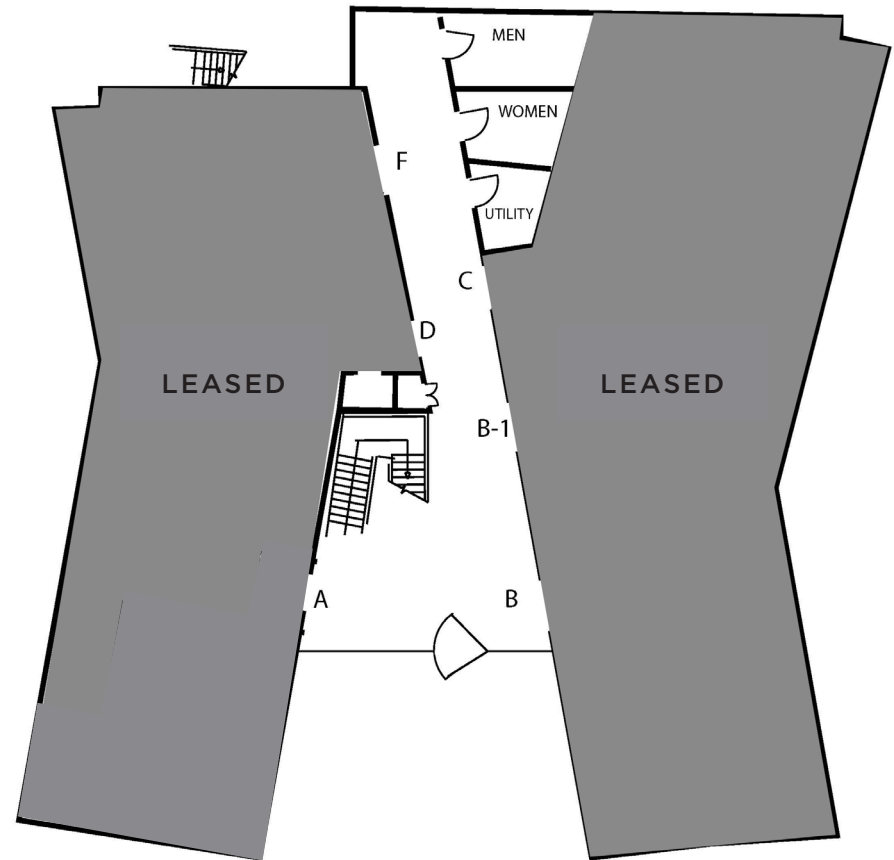
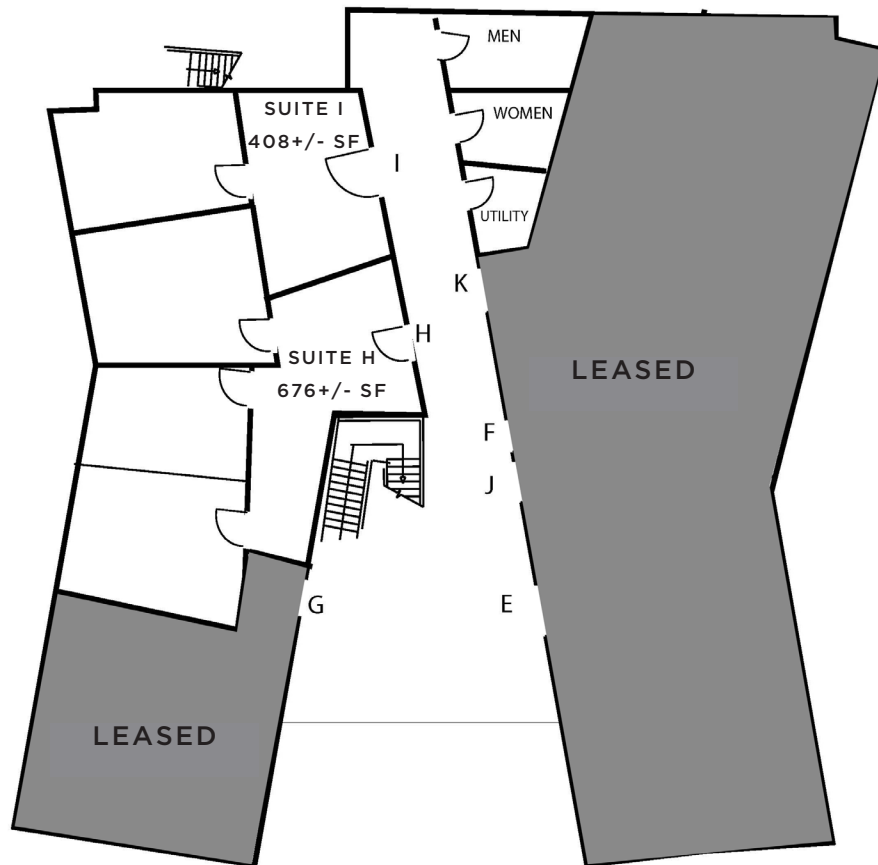


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MILL VALLEY, CA

**PRIME DOWNTOWN  
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SECOND FLOOR  
SUITE I, 408+/- RSF  
SUITE H, 676+/- RSF

FIRST FLOOR  
FULLY LEASED



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