



For Lease : Mill Valley Office Suite

203 E. Blithedale Avenue, Mill Valley, CA

- Medical Use Permitted
- Private Restrooms
- Excellent On-Site Parking
- Newly updated

Offering Summary

Total Available Sq Ft:	532-576+/- sf
Initial Base Rent:	\$3.99 - \$4.25 psf
Lease Type:	Mod. Gross
Lease Term:	2-5 Years
Date Space Available:	Now

Contact:

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HL Commercial Real Estate
www.hlcre.com



For Lease : Mill Valley Office Suite

203 E. Blithedale Avenue, Mill Valley, CA 94941

Property Description:

Bright offices in a small delightful building. Suitable for professional business as well as health services. Some suites have views of Mt. Tamalpais. Tenant pays individually for metered utilities.

Location Description:

This property is located four blocks from downtown Mill Valley and the Mill Valley Depot, between Millwood Street and Grove Street on E. Blithedale Avenue.

Space/Information Features:

Total Available Square Feet: 532 - 576+/- sq. ft. (Agent is source.
Agent has verified square footage.)

Suite #	Feature	Size (sf) +/-	Price PSF	Rent/Mo.	CAM
B	Medical office 2 Privates, reception, restroom	532	\$4.25	\$2,260.00	\$292.60
E	2nd Floor office, one open room	576*	\$3.99	\$2,300.00	\$316.80

Parking Spaces: 8 unreserved spaces & 1 ADA on site w/ excellent street parking.

Building Information/Features:

Total Bldg. Sq. Ft.: 2,491 +/- square feet
Year Constructed: 1974 +/-
Zoning: [AP \(Administrative & Professional District\)](#)
Fire Sprinklers: None
Heating & Air Conditioning: Yes
Flood Zone Designation: Zone AE (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance for building owners applies. Tenants should strongly consider purchasing flood insurance.

Lease Information:

Lease Term: 2-5 Years
Initial Base Rent: \$3.99 - \$4.25 psf, + 3% annual increases
Common Area Charges "CAM": \$0.55/psf per mo. + 5% annual increases
Common area, water, landscaping maintenance
Lease Type: Modified Gross
Load Factor: *2nd Floor units only 13.97%
Tenant Expenses: Tenant pays for CAM charges, gas, electricity, insurance, phone, trash, internet & janitorial inside their premises.

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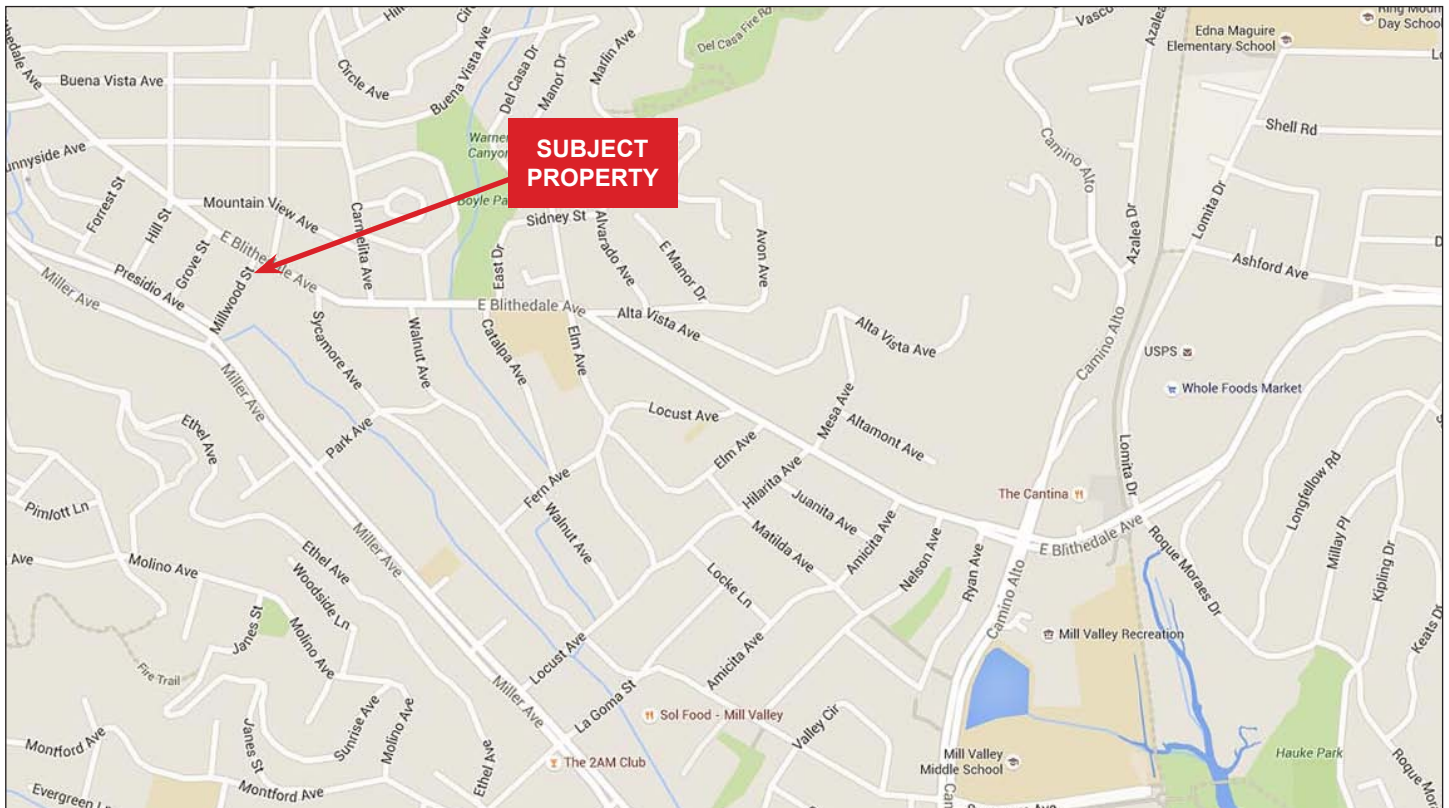


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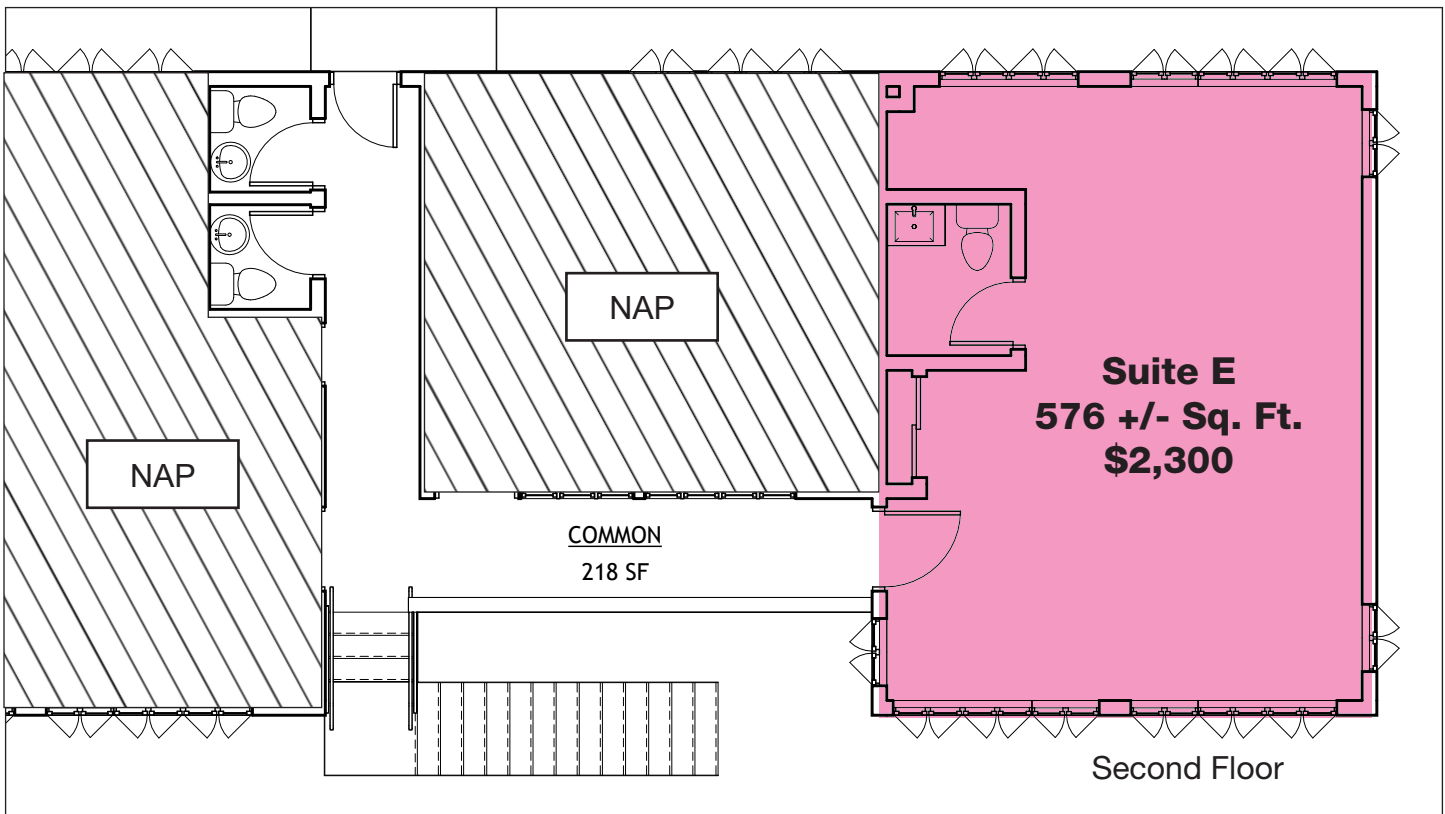
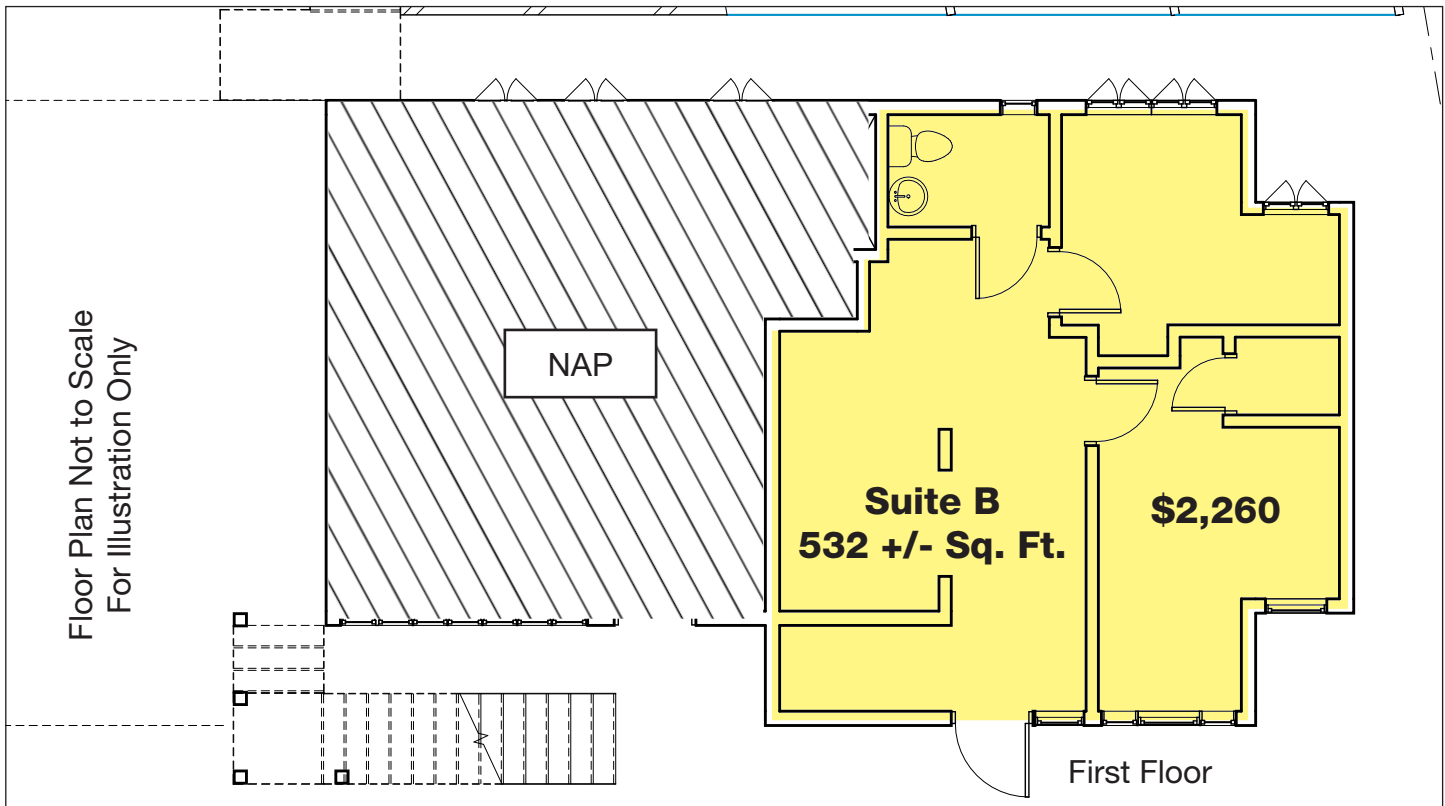
[Click here to View in Google Maps](#)



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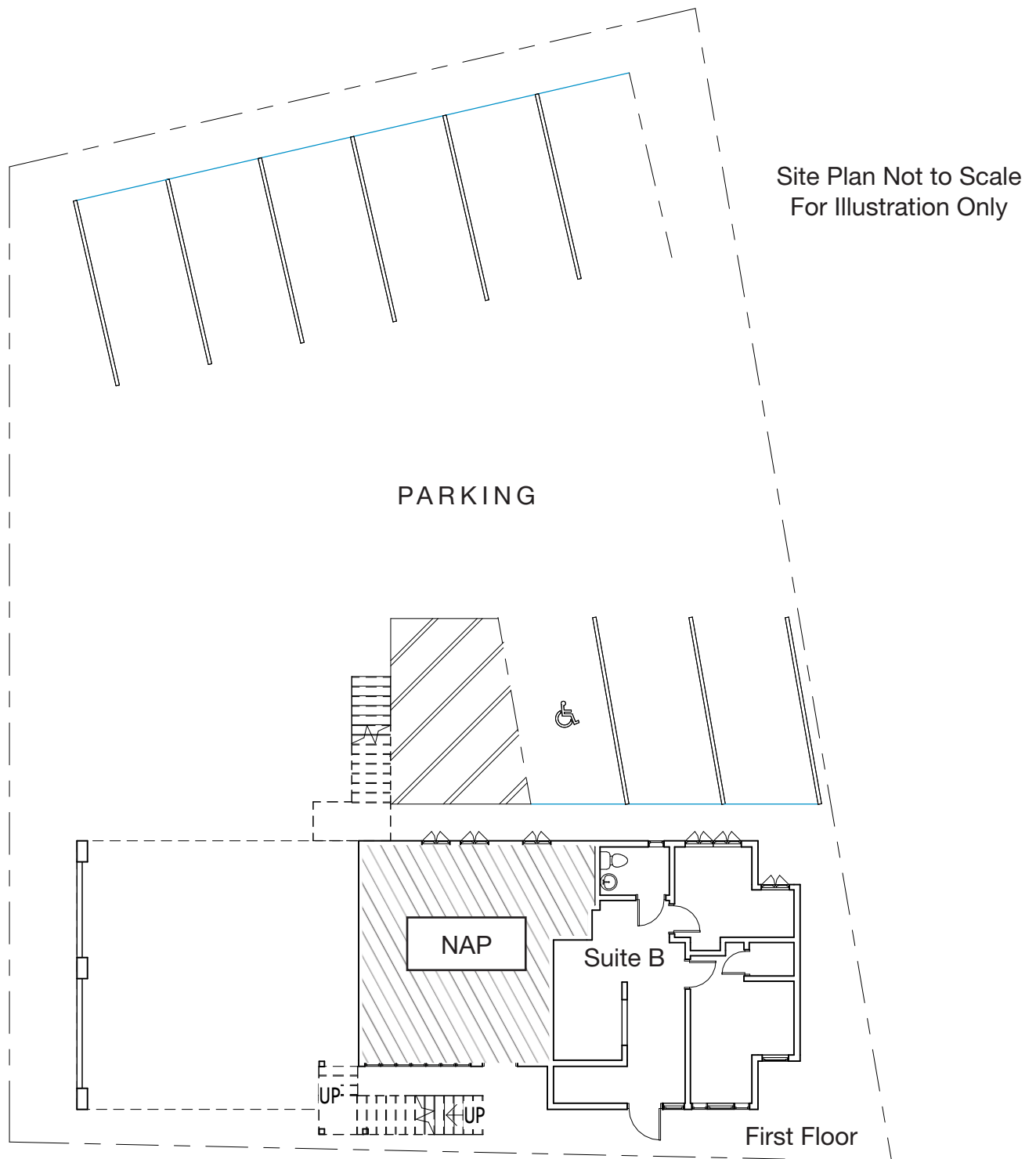
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Blithedale Avenue

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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