

# town center

C O R T E M A D E R A

CREATED WITH LIFE IN MIND.

770 Tamalpais Drive | Corte Madera | CA

## OFFICE SUITES FOR LEASE

±786 RSF up to ±7,329 RSF

\$6.05/RSF (Tenant pays PG&E)

12% Load Factor

NEWMARK

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## PROPERTY HIGHLIGHTS

*Explore...*

**the Town Center website**

**<https://www.shoptowncenter.com>**

### CENTER HIGHLIGHTS:

- On-site management
- 24-hour security
- Concierge space experience
- Comcast fiber-optic Internet service
- BayClub
- On-site community room
- Living wall lobby
- Ample parking
- Operable windows
- Family centric

The Town Center provides the “live, work, and play” lifestyle with all the amenities at your finger tips. Located in Corte Madera, the office building is part of a ±400,000 square foot retail power center which is connected to easy access to transportation via Larkspur Landing Ferry and Golden Gate Transit.

Town Center

Tamalpais Drive





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## Explore...

shop

eat

play

work

live



## PROPERTY GALLERY

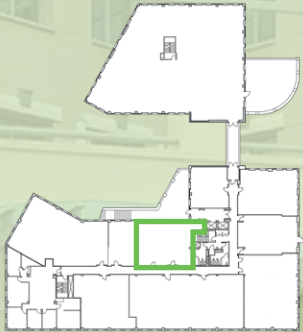




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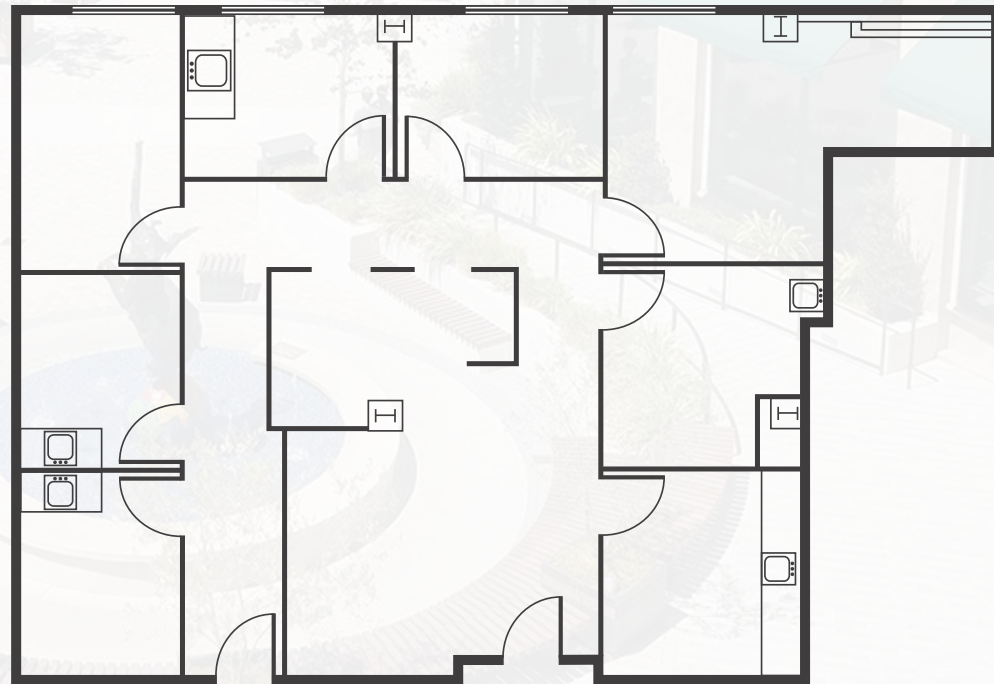
## 2nd FLOOR



Not to scale.  
Measurements  
are approximate.

### SUITE 203

- ±1,581 RSF
- Approved for Medical
- Separate entrance and exit
- Reception area
- 7 exam rooms
- Work/storage room
- Kitchenette
- Operable windows



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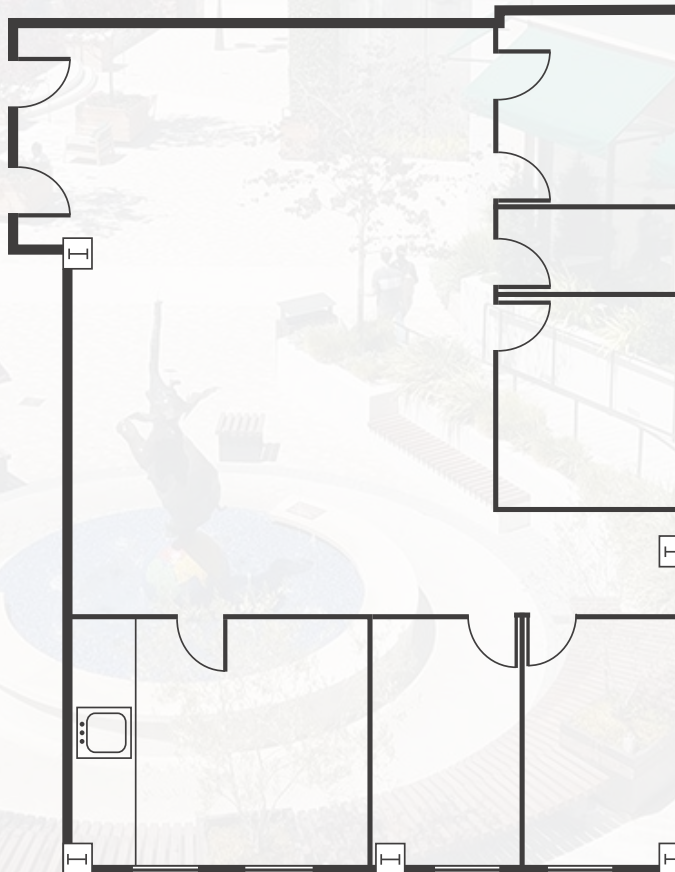
## 2nd FLOOR



Not to scale.  
Measurements  
are approximate.

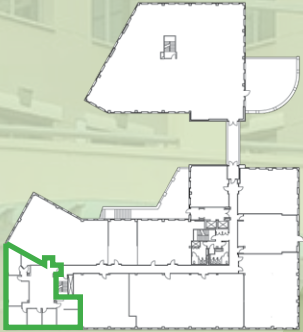
### SUITE 204

- ±2,556 RSF
- Corner suite with great glass-line
- Open reception area
- 5 private offices
- Conference room
- Break room
- Storage/IT room
- Operable windows





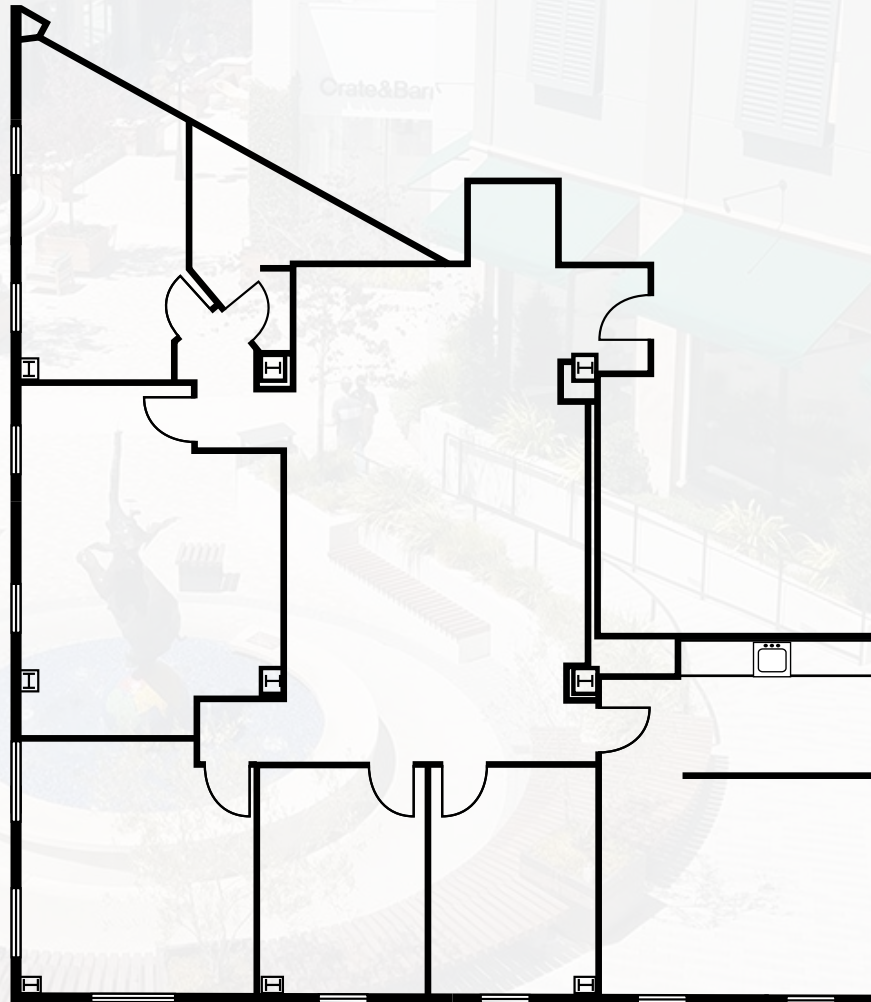
## 2nd FLOOR



Not to scale.  
Measurements  
are approximate.

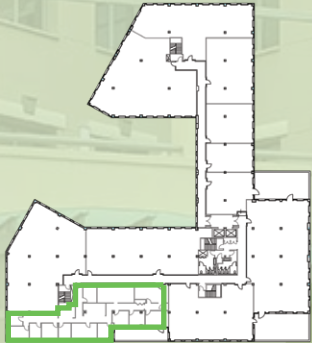
### SUITE 210

- $\pm 2,657$  RSF
- Reception area
- Improved LVT flooring throughout
- Glass lined, bright conference room
- 4 private offices
- Large break room



## SUITE 306

- $\pm 3,678$  RSF
- Corner suite with excellent views
- Private deck
- Reception area
- Conference room
- 9 window-line private offices
- Break room
- Operable windows
- Can combine with Suite 309 for a total of  $\pm 6,930$  RSF



Not to scale.  
Measurements  
are approximate.

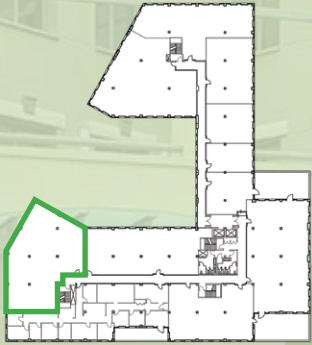




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## 3rd FLOOR



Not to scale.  
Measurements  
are approximate.

## SUITE 309

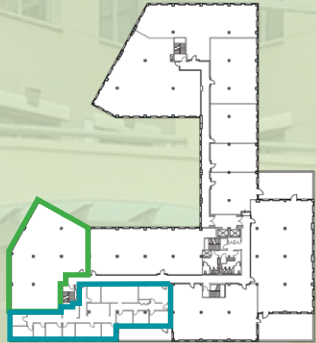
- $\pm 3,651$  RSF
- Corner suite with views of Mt. Tam
- Reception area
- 8 private offices
- Large conference room
- Storage area
- kitchenette
- Can combine with Suite 306 for a total of  $\pm 7,329$  RSF



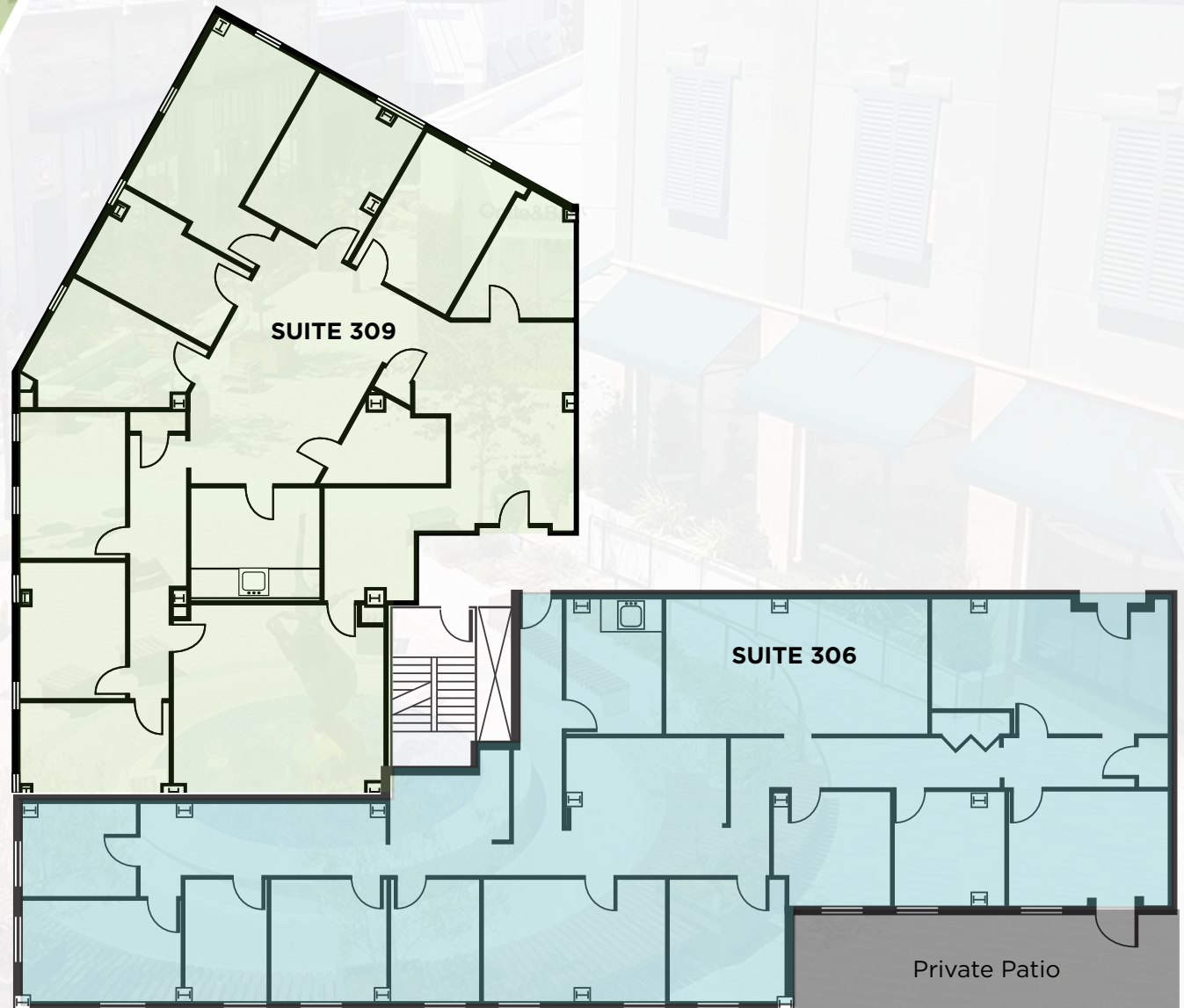


## SUITES 306 & 309

- $\pm 7,329$  RSF
- Suites 306 & 309 can be combined for a total of  $\pm 7,329$  RSF



Not to scale.  
Measurements  
are approximate.

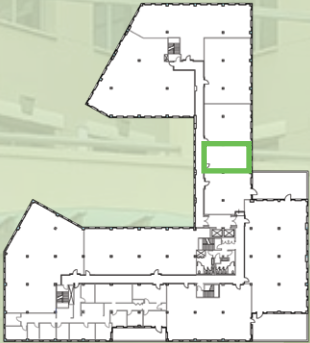




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## 3rd FLOOR



Not to scale.  
Measurements  
are approximate.

### SUITE 315

- ±786 RSF
- Reception area
- 2 private offices with glass-line
- Excellent courtyard views
- Operable windows





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The Golden Gate Larkspur Ferry departs from the historic San Francisco Ferry Building at the foot of Market Street and arrives at the Sausalito or Larkspur Terminal.

## TRANSPORTATION MAP

OAKLAND

SAN FRANCISCO

ANGEL ISLAND

SAUSALITO  
FERRY BUILDING

LARKSPUR LANDING FERRY TERMINAL

town center  
770 Tamalpais Drive

101



Town Center to San Francisco  
28 minutes



Golden Gate Transit:  
60 minutes



Golden Gate Ferry: Larkspur Landing/  
Sausalito



Bicycle (Corte Madera to San Francisco):  
16.6 Miles



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Madera Blvd

101

town center

770 Tamalpais Drive





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