

PREMIUM OFFICE SPACE FOR LEASE IN CORTE MADERA

±345 RSF up to ±4,144 RSF

\$3.75/RSF/Month, Full Service

21

TAMAL VISTA

BOULEVARD, CORTE MADERA

NEWMARK

ALISA BELEW
415.526.7663
alisa.belew@nmrk.com
CA RE LIC #01821371

JOE MCCALLUM
415.526.7672
joe.mccallum@nmrk.com
CA RE LIC #02048815



PREMIUM OFFICE SUITES FOR LEASE IN CORTE MADERA

21 Tamal Vista Boulevard is an extremely attractive, well located Class A office building serving both office and medical tenants in Marin County.



<u>Demographics</u>	<u>1 Miles</u>	<u>3 Miles</u>
Population	8,700	79,606
Avg HH Income	\$176,054	\$164,246
Daytime Employees	9,265	55,706



Daily Traffic Count - 2025

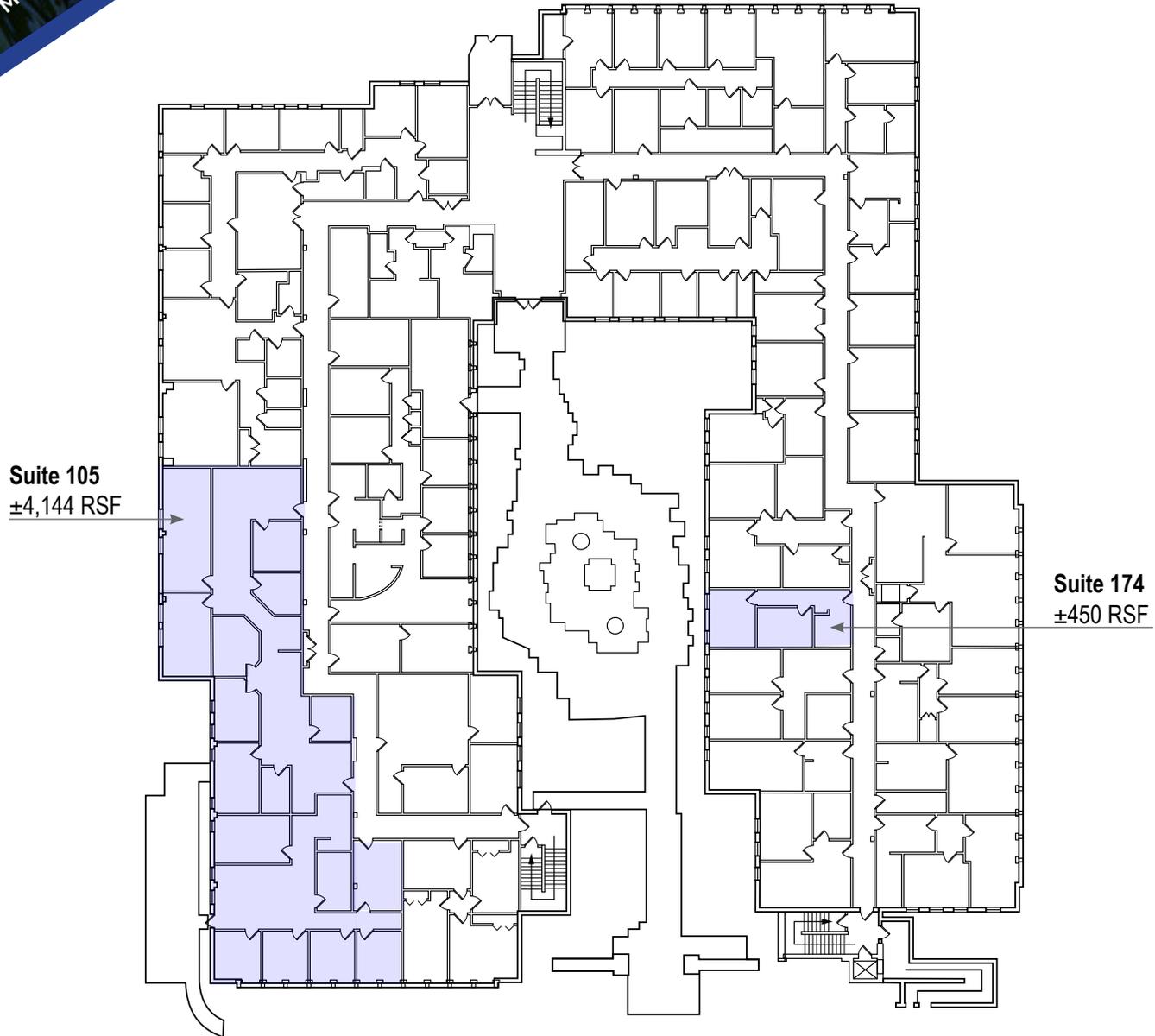
Redwood Hwy / Wornum Dr N	176,719
Redwood Hwy / Tamalpais Dr S	170,096



Highlights:

- Fantastic Central Marin County location
- Easy access to U.S. Hwy-101
- Walking distance to abundant amenities
- Fed Ex/UPS drop boxes on-site
- Plentiful parking
- Professionally managed
- Fiber connectivity available
- Common conference room for use of tenants
- Building HVAC has updated MERV-13 filters





Suite 207
±2,673 RSF
(Divisible to ±1,282 RSF)

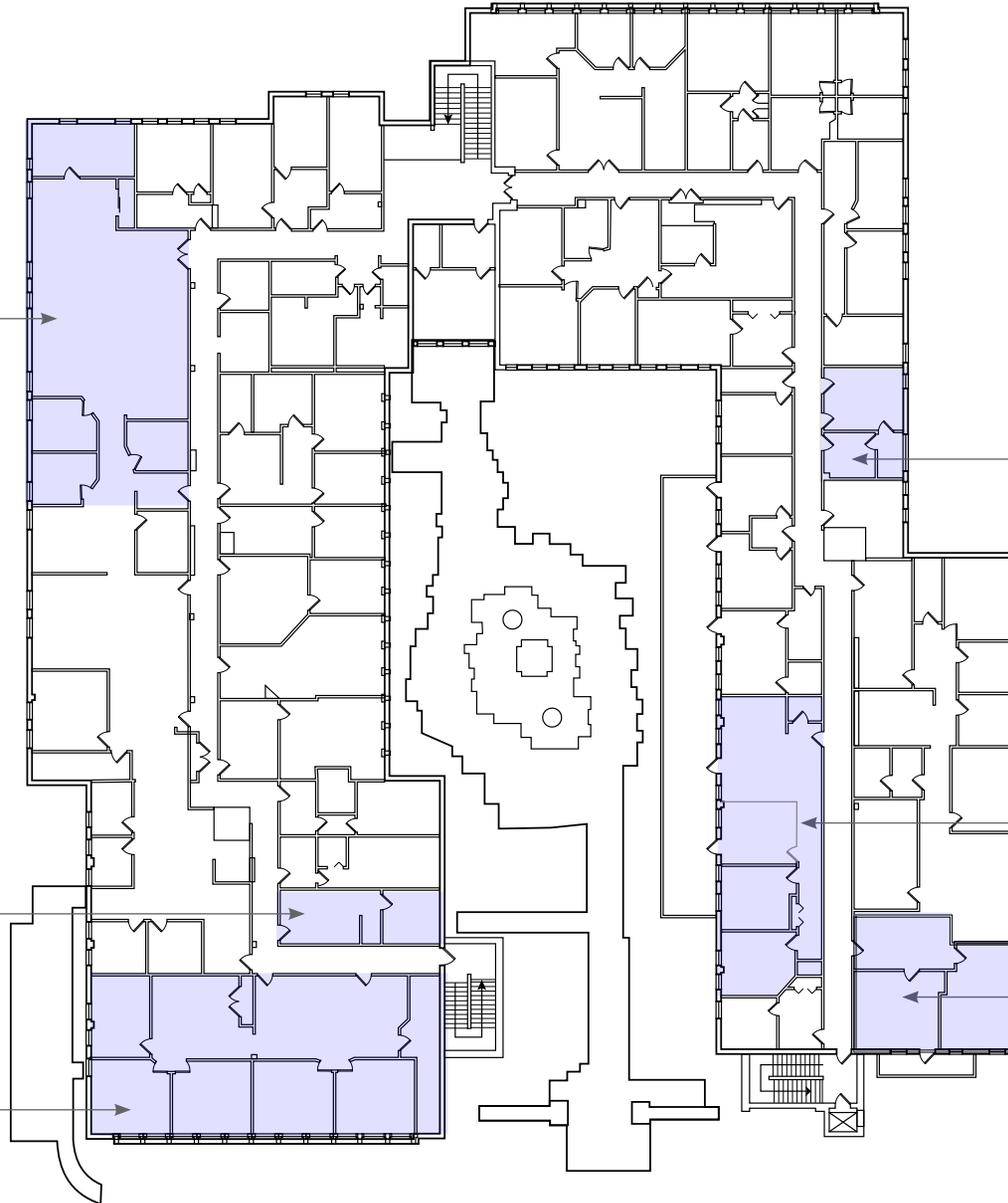
Suite 214
±372 RSF

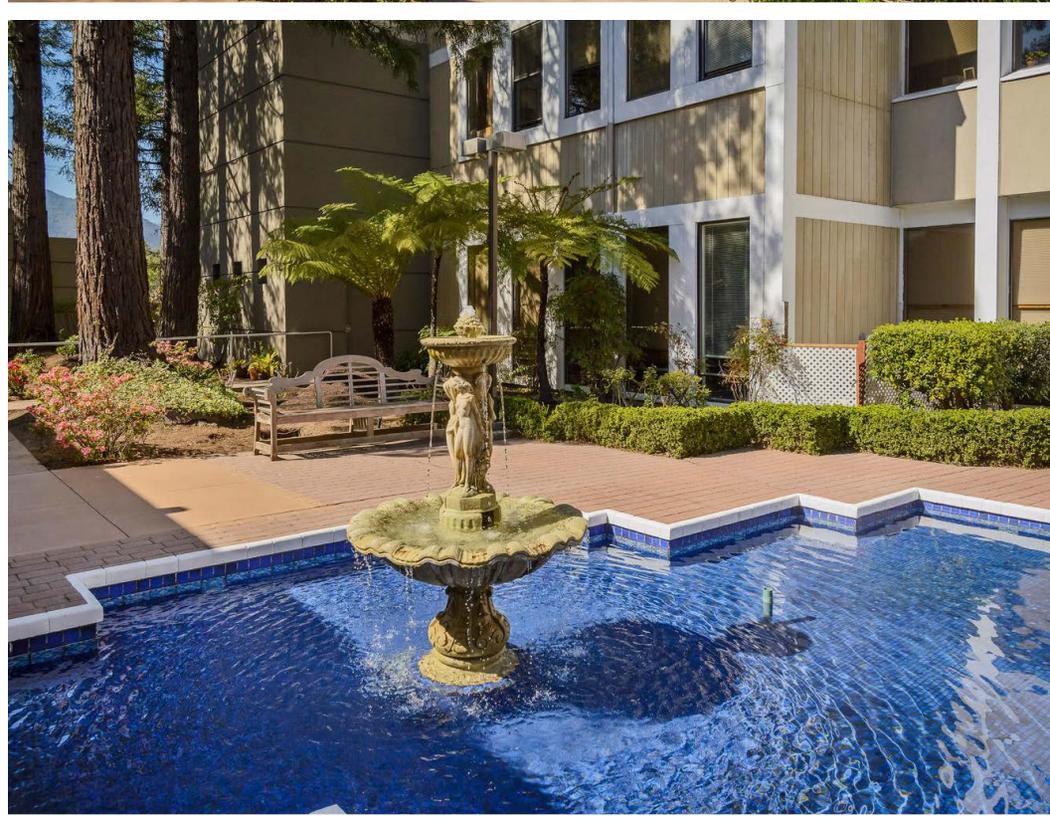
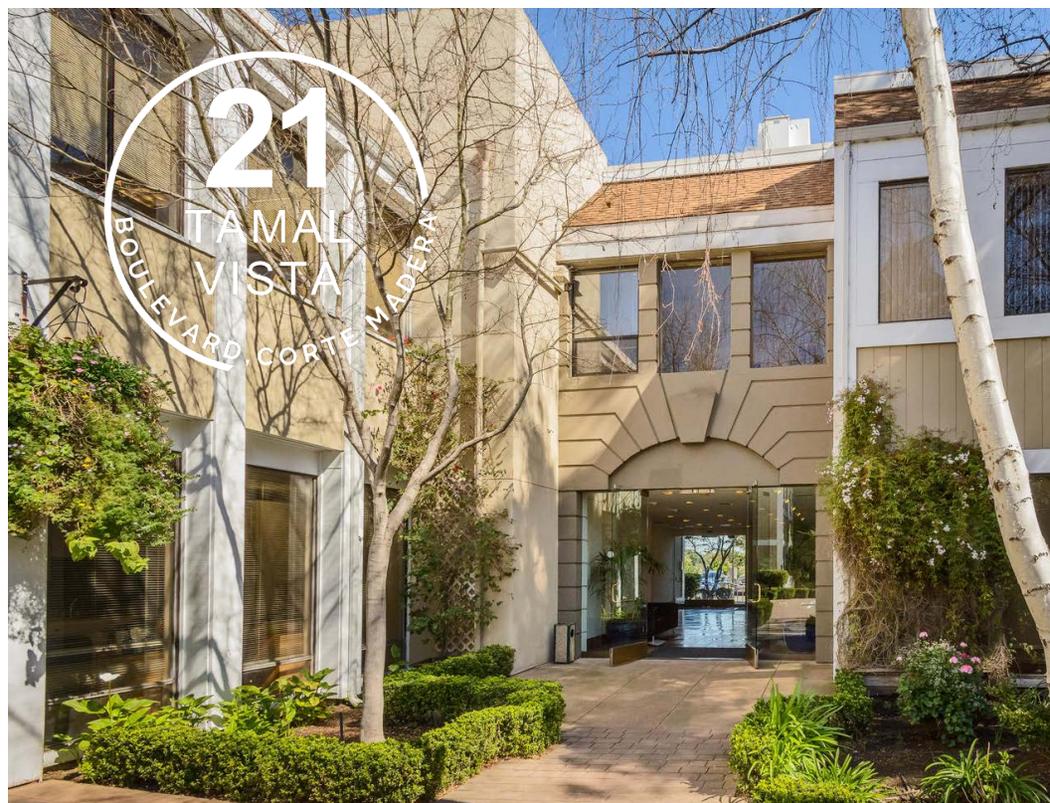
Suite 240
±1,278 RSF

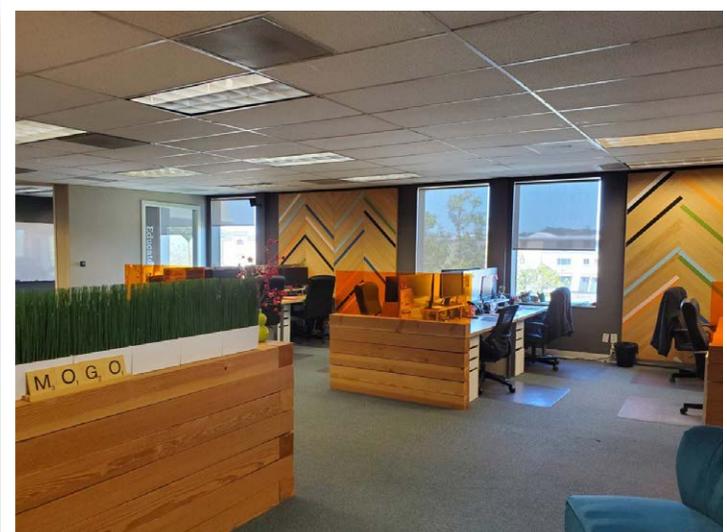
Suite 271
±345 RSF

Suite 238
±942 RSF

Suite 295
±2,291 RSF
(Divisible to ±1,282 RSF)







The Village at Corte Madera

- NORDSTROM verizon UNTUCKit AVEDA
- lululemon MAC JCREW
- POTTERY BARN GAP ANTHROPOLOGIE
- gorjana FREE PEOPLE LOVESAC
- WARBY PARKER BANANA REPUBLIC
- AVOCADO WILLIAMS SONOMA
- JOHNNY WAS VUORI ARITZIA
- Julianne's alo Apple RH theBiscake Factory

21 TAMAL VISTA BOULEVARD, CORTE MADERA

REDWOOD HWY

101

PARADISE DR

Town Center Corte Madera

- bay equity SAFEWAY AT&T
- BARNES & NOBLE CHASE
- T Mobile ARHAUS Eddie Bauer
- ups WELLS FARGO Starbucks REI COOP PIC
- PAPER SOURCE URBAN OUTFITTERS
- LOUIS THOMAS Pacific Catch ROAM
- JustFoodforDogs WORLD WRAPPS
- ETHAN ALLEN Starbird KeyMe LOCKSMITHS

Marin suites hotel

Best Western Corte Madera Inn

The Marketplace

- Total Wine & MORE BOOK PASSAGE Barill
- EQ mijo NOW power yoga

4.4 Miles North to San Rafael

14 Miles South to San Francisco

MADERA BLVD

TAMALPAIS DR

STATE OF CALIFORNIA DMV Department of Motor Vehicles

PREMIUM OFFICE SPACE FOR LEASE IN CORTE MADERA

21

TAMAL VISTA

BOULEVARD, CORTE MADERA

ALISA BELEW
415.526.7663
alisa.belew@nrmk.com
CA RE LIC #01821371

JOE MCCALLUM
415.526.7672
joe.mccallum@nrmk.com
CA RE LIC #02048815

1101 Fifth Avenue, Suite 370, San Rafael, CA 94901 415-526-7676

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Last updated: February 2, 2026 3:59 PM