

FOR LEASE

104 TIBURON BOULEVARD
MILL VALLEY, CA

Premier Class "A" Office Space
Impeccable Improvements



Keegan & Coppin
COMPANY, INC.



REPRESENTED BY:

THEO BANKS, PARTNER
LIC # 01359605 (415) 461-1010, EXT 130
TBANKS@KEEGANCOPPIN.COM

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



PREMIER CLASS "A" OFFICE SPACE FOR LEASE



104 TIBURON BOULEVARD
MILL VALLEY, CA

A "MUST SEE" FOR
CLASS A OFFICE USERS

PROPERTY INFORMATION

HIGHLIGHTS

- Premier office building
- Impeccable improvements
- Energy-saving fixtures
- Two-story atrium lobby finished in stone
- Handsome stone bathrooms
- Stainless steel accents

OFFICE SPACE

Suite 150: 789+/- sq ft

DESCRIPTION

Ground-floor suite featuring 2 private offices and an open work area.

DESCRIPTION OF PREMISES

Premier Class A office building with impeccable improvements. The building features a two-story atrium lobby finished in stone, energy-saving fixtures, handsome stone bathrooms and stainless steel accents. A "must see" for Class A office users.

LEASE TERMS

Rate

\$3.75 per sq ft

Terms

Modified gross unserviced

3 - 5 year lease term

Tenant pays PG&E, interior janitorial service and increases in operating expenses beyond the base year

Parking

2 reserved spaces on-site

Zoning

O - Office

Building size

4,913+/- sq ft

Load

12%

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.

REPRESENTED BY:

THEO BANKS, PARTNER
LIC # 01359605 (415) 461-1010, EXT 130
TBANKS@KEEGANCOPPIN.COM

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



PREMIER CLASS “A” OFFICE SPACE FOR LEASE



104 TIBURON BOULEVARD
MILL VALLEY, CA

A “MUST SEE” FOR
CLASS A OFFICE USERS

DESCRIPTION OF AREA

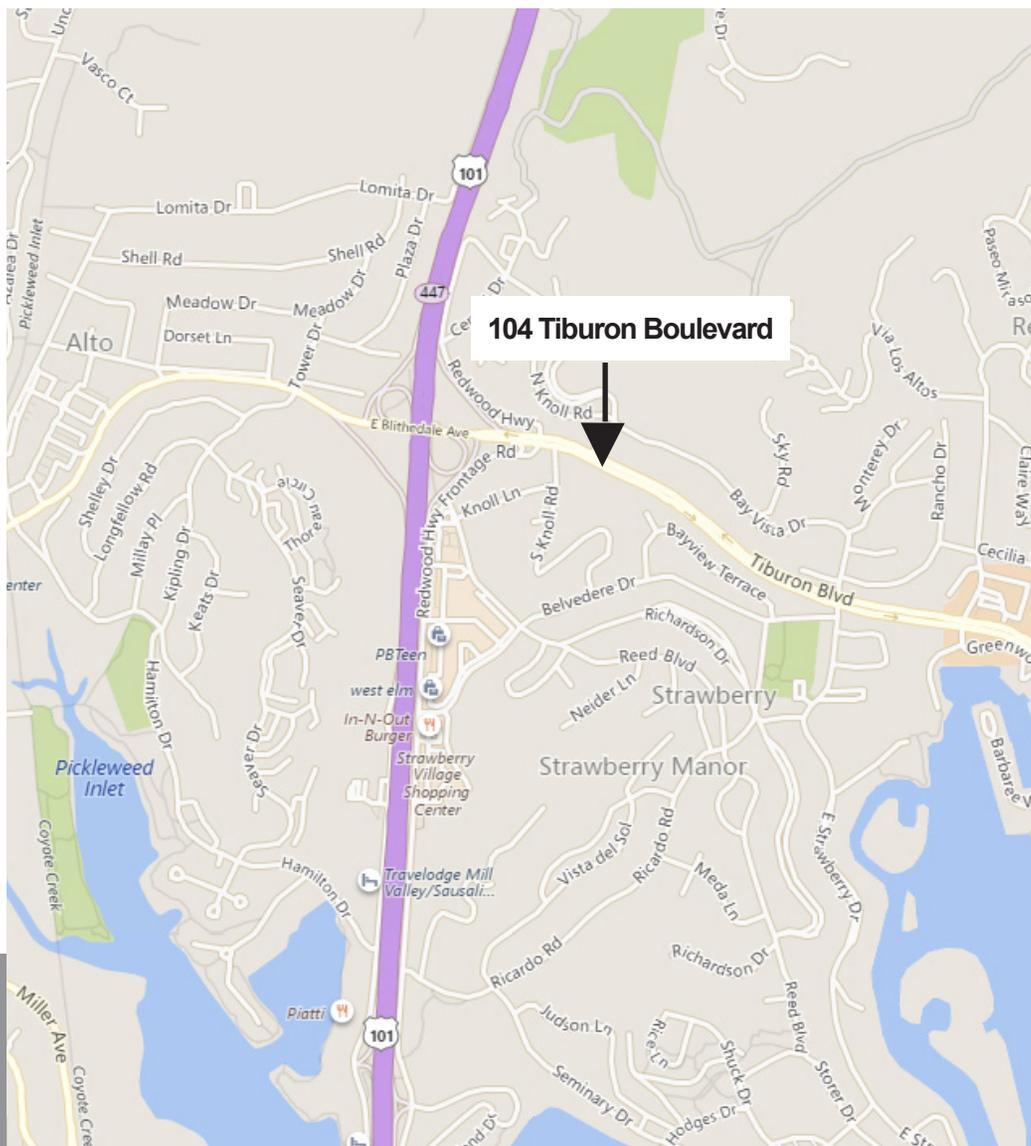
Excellent location near Highway 1 in eastern Mill Valley on Tiburon Boulevard. All amenities within walking distance.

NEARBY AMENITIES

- Multiple dining options
- Abundant local services
- Within walking distance to Strawberry Shopping Center

TRANSPORTATION ACCESS

- Easy access to Highway 101
- Minutes to the Golden Gate and Richmond-San Rafael Bridges
- Close proximity to the Larkspur SMART Train Station and the Larkspur Ferry Terminal



REPRESENTED BY:

THEO BANKS, PARTNER
LIC # 01359605 (415) 461-1010, EXT 130
TBANKS@KEEGANCOPPIN.COM

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

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.



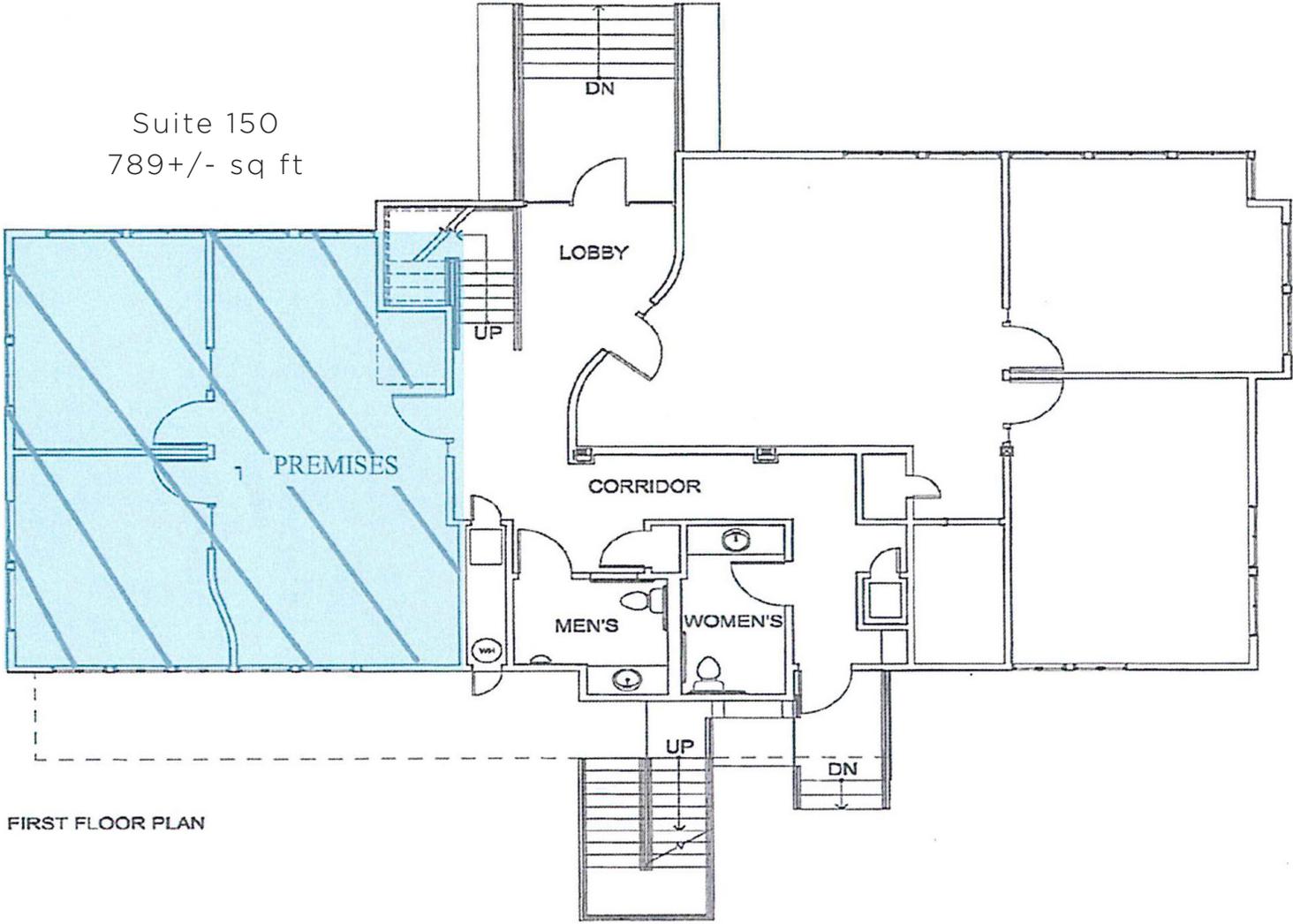
FLOOR PLAN



104 TIBURON BOULEVARD
MILL VALLEY, CA

A "MUST SEE" FOR
CLASS A OFFICE USERS

Suite 150
789+/- sq ft



FIRST FLOOR PLAN

PRESENTED BY:

THEO BANKS, PARTNER
LIC # 01359605 (415) 461-1010, EXT 130
TBANKS@KEEGANCOPPIN.COM

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

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.