



## PREMIUM OFFICE SPACE FOR LEASE IN CORTE MADERA

±273 RSF up to ±4,144 RSF

\$3.75/RSF/Month, Full Service

**NEWMARK**

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## 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.



Demographics	1 Miles	3 Miles
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

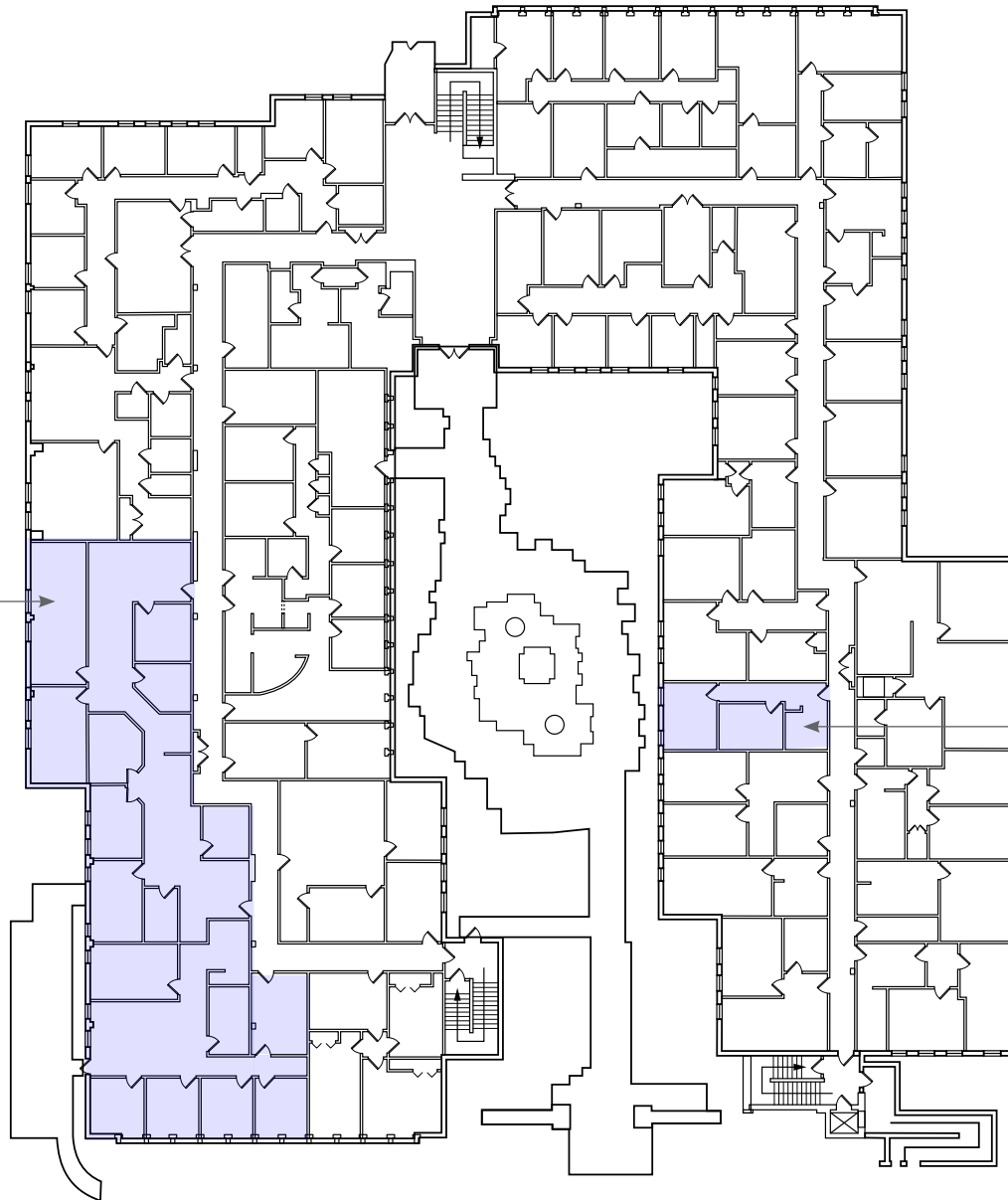


### Highlights:

- 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 105**  
±4,144 RSF



**Suite 174**  
±450 RSF

## SECOND FLOOR AVAILABLE SUITES

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

**Suite 218**  
±273 RSF

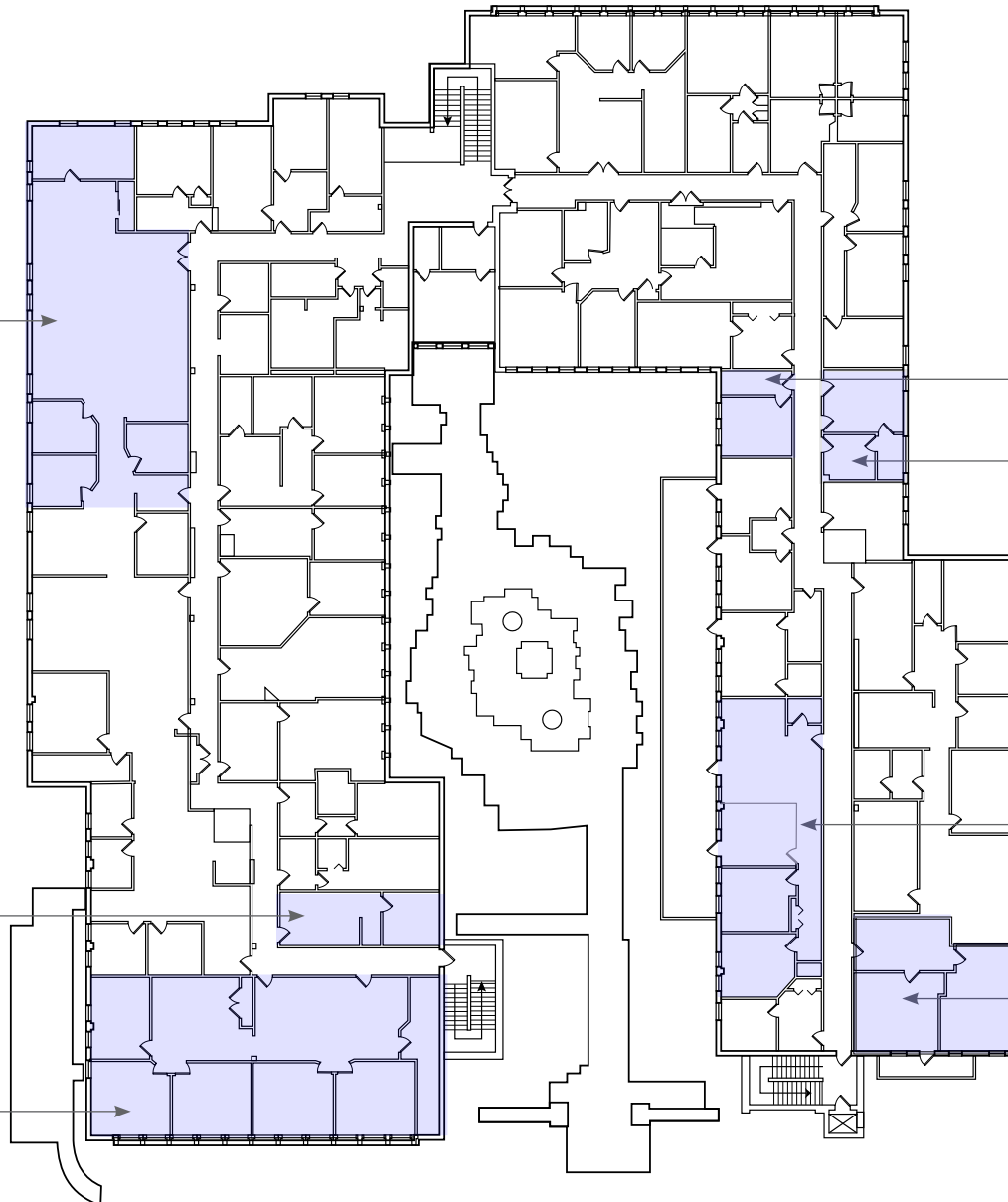
**Suite 214**  
±372 RSF

**Suite 240**  
±1,278 RSF

**Suite 271**  
±345 RSF

**Suite 238**  
±942 RSF

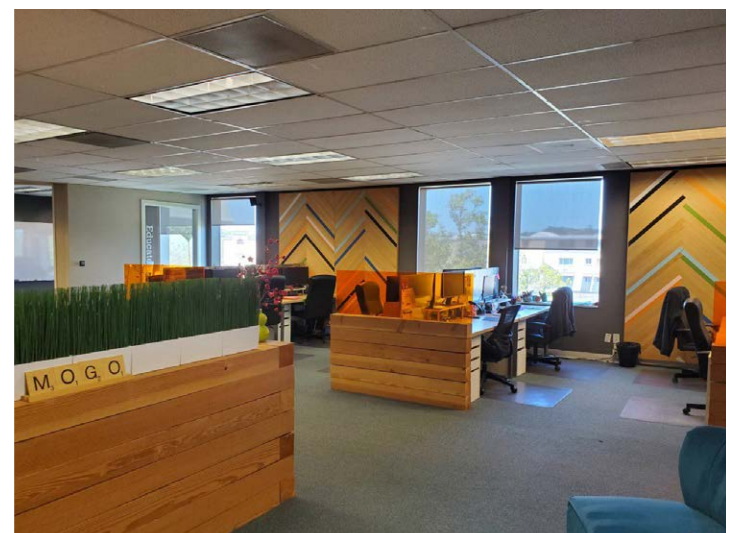
**Suite 295**  
±2,291 RSF  
(Divisible to ±1,282 RSF)













## 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** **The Biscake Factory**

21  
TAMAL  
VISTA  
BOULEVARD, CORTE MADERA

REDWOOD HWY

101

MADERA BLVD

TAMALPAIS DR

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** **PIG**  
**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** **Barrett**  
**EQ** **mijo** **NOW power yoga**

4.4 Miles North to San Rafael

14 Miles South to San Francisco



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# 21

## TAMAL VISTA

BOULEVARD, CORTE MADERA

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# NEWMARK

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