

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

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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.



<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

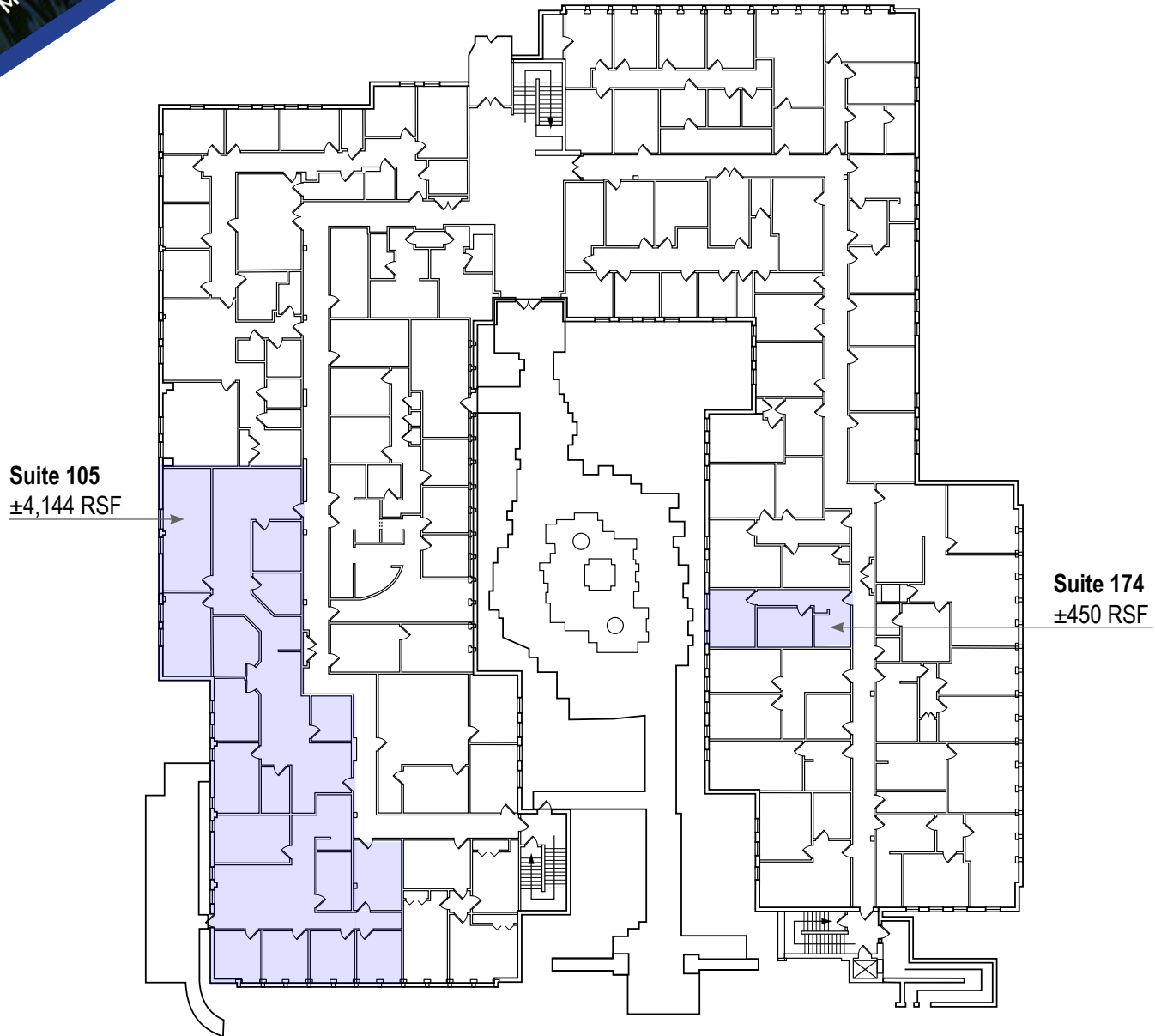
Redwood Hwy / Wornum Dr N	176,719
Redwood Hwy / Tamalpais Dr S	170,096



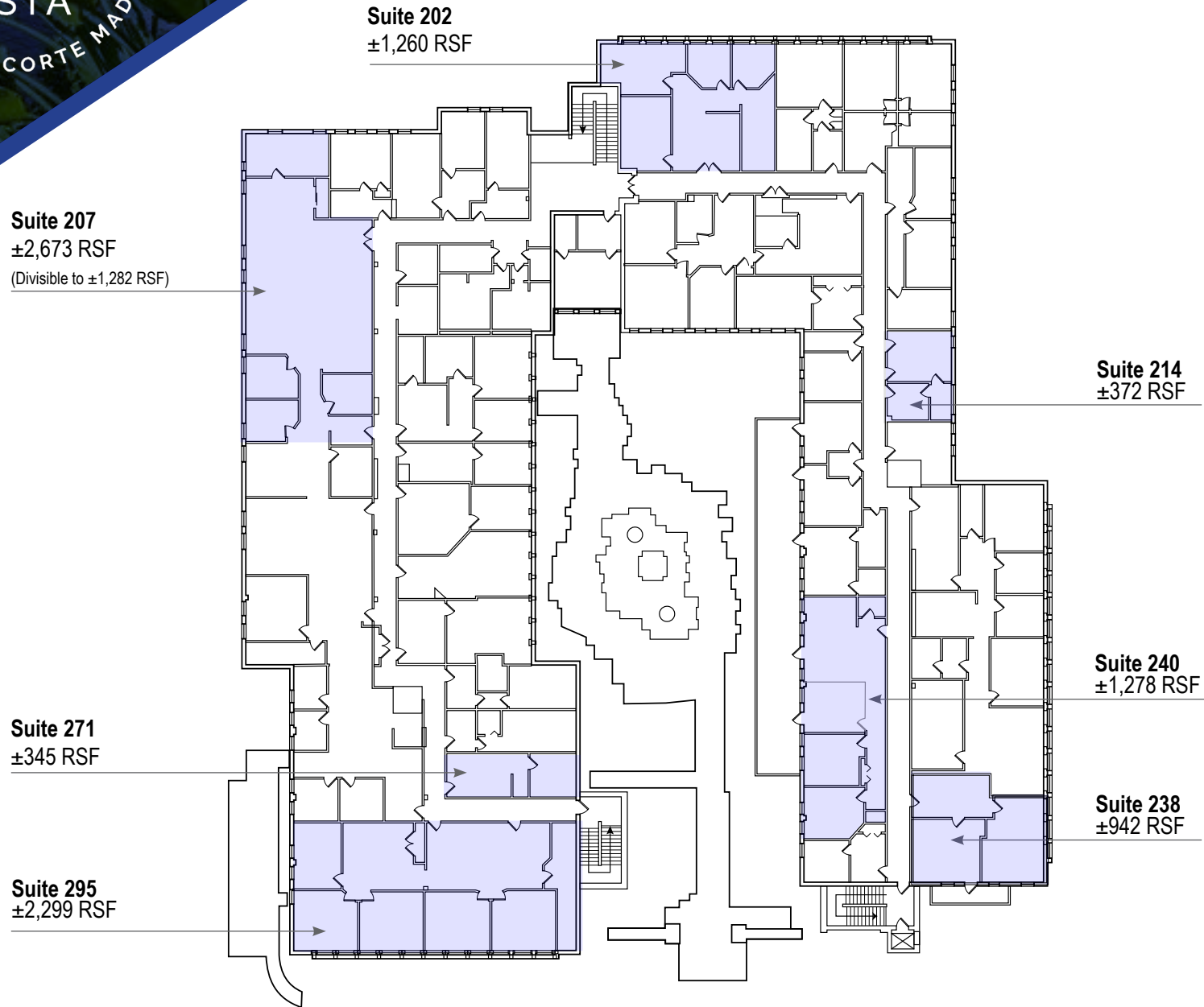
Highlights:

- 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

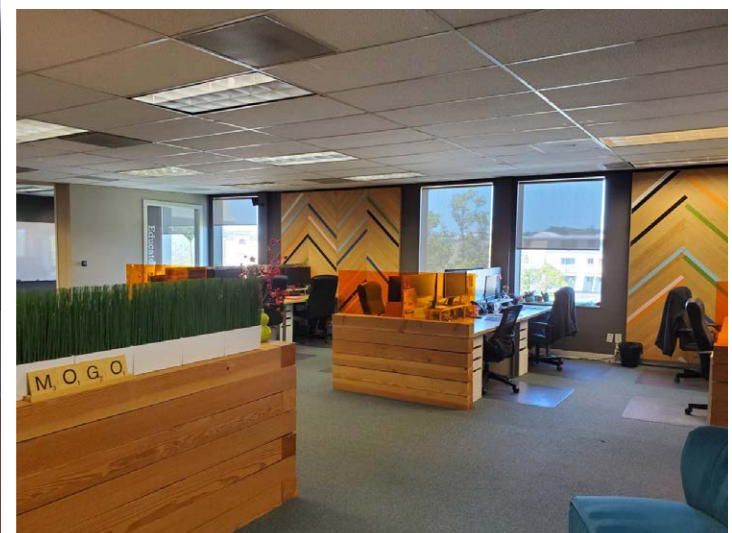




SECOND FLOOR AVAILABLE SUITES







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
- 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

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