



For Lease : Mill Valley Office Suite

25 Evergreen Avenue, Suite 9, Mill Valley, CA

- Medical Use Permitted
- Four Private Offices
- Private Restroom
- Excellent On-Site Parking
- Hardwood Floors
- Newly updated

Offering Summary

Total Available Sq Ft:	766 +/- sf
Initial Base Rent:	\$3.50 psf
Lease Type:	Mod. Gross
Min. Lease Term:	3 Years
Date Space Available:	Now

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HL Commercial Real Estate
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Property/Space Description:

This newly updated office suite features a welcoming reception area and is in move-in ready condition. Thoughtfully designed to deliver a highly functional layout, the space offers 3 privates, making it ideal for a variety of professional uses.

Location Description:

25 Evergreen Avenue is ideally located just blocks from downtown Mill Valley, placing tenants within walking distance of popular cafés, restaurants, boutique retail, and daily amenities while still enjoying a quiet neighborhood setting. The property offers convenient access to Highway 101 for an easy commute to San Francisco and the greater North Bay, and is surrounded by the natural beauty that defines the area, including nearby trails and views of Mount Tamalpais. For tenants seeking a Mill Valley presence, the location delivers a strong combination of accessibility, charm, and lifestyle appeal.

Space/Information Features:

Available Square Feet:	766 +/- square feet (owner is source, agents have not verified square footage)
Divisible:	No
Parking Ratio:	All on-site spaces are shared

Building Information/Features:

Total Bldg. Sq. Ft.:	7,894 +/- square feet
Year Constructed:	1957 +/-
Zoning:	AP (Administrative & Professional District)
Fire Sprinklers:	No
Heating & Air Conditioning	Yes
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance for building owners applies. Tenants should strongly consider purchasing flood insurance.

Lease Terms:

Minimum Lease Term:	3 Years
Initial Base Rent:	\$3.50 psf (\$2,681/month)
Base Rent Increases:	3% per year
Lease Type:	Modified Gross
Tenant Expenses:	Utility CAM \$0.30/mo. (\$229.80/mo) increases 5% annually This includes gas, electric, water and trash removal. Tenant is responsible for interior maintenance and janitorial. Tenant also pays pro-rata increases in owners cost for real property taxes and insurance over base year.

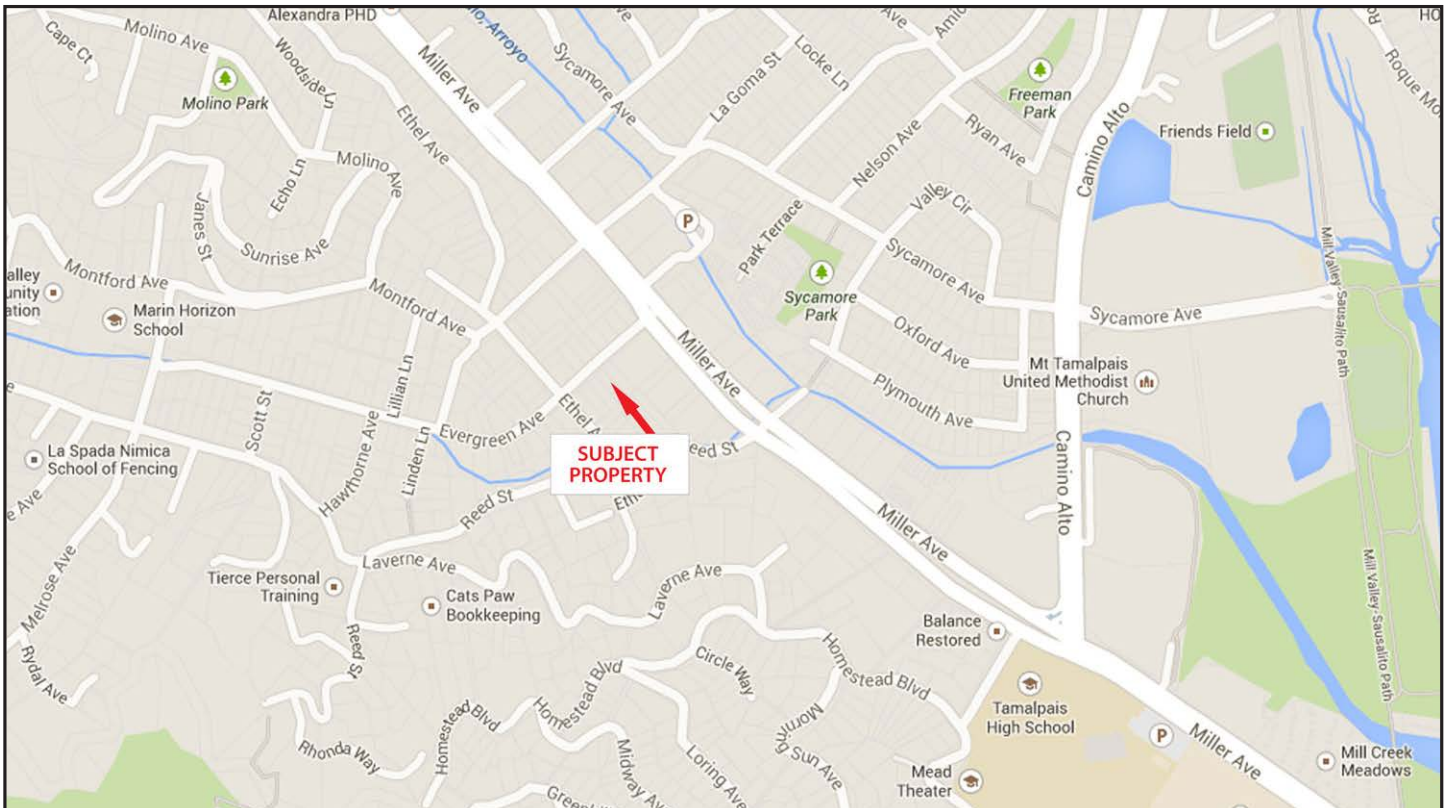
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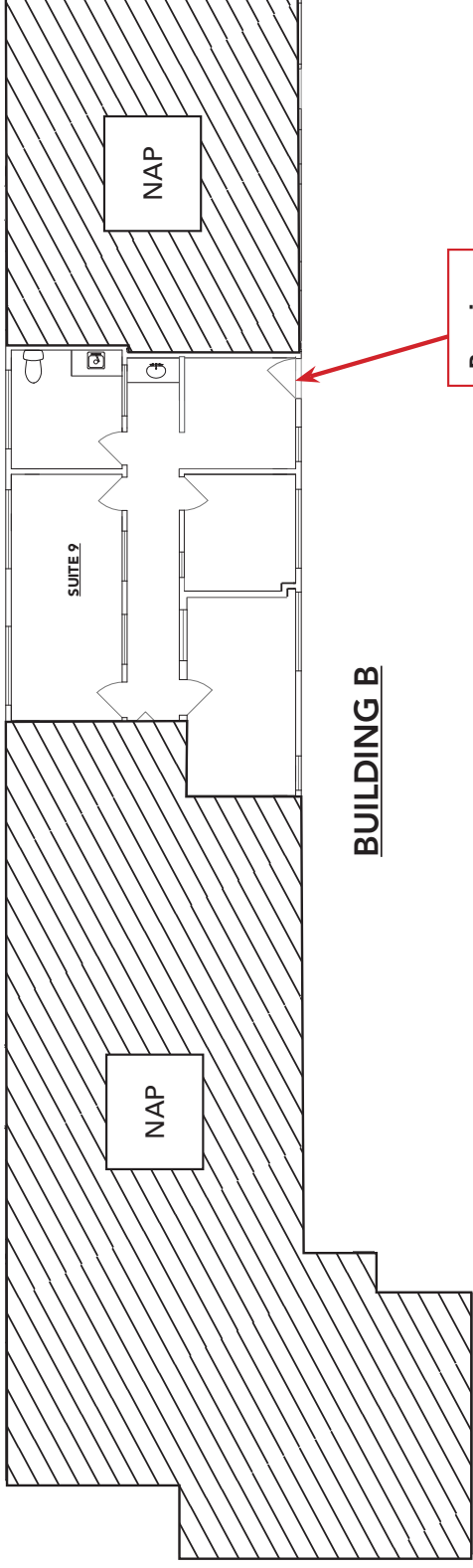


[Click here to View in Google Maps](#)

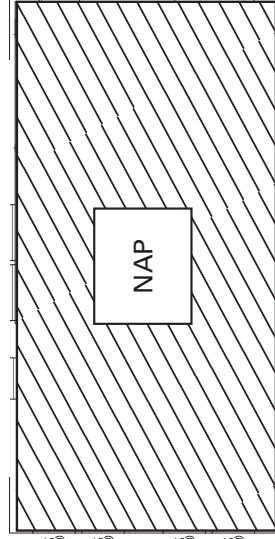


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BUILDING B



BUILDING A

Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

Higher Level Commercial Real Estate

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