



PREMIUM OFFICE SPACE FOR LEASE IN CORTE MADERA

±1,278 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 Mi	3 Mi
Population	8,423	78,815
Avg HH Income	\$166,396	\$155,523
Daytime Employees	8,231	51,301

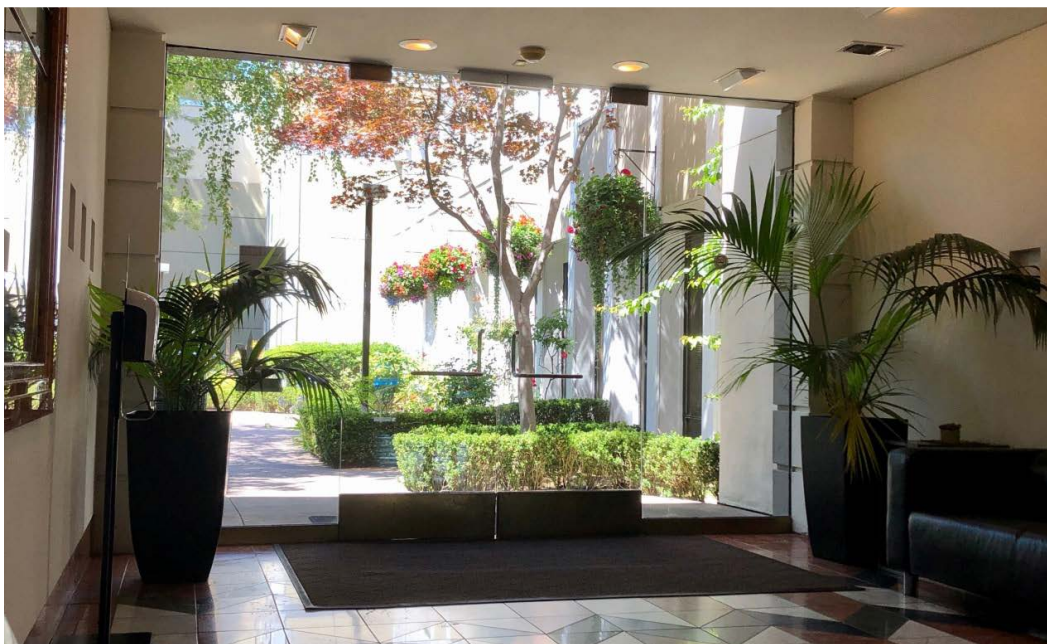


Daily Traffic Count - 2023	
Redwood Hwy / Wornum Dr N	178,001
Redwood Hwy / Tamalpais Dr S	171,182



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



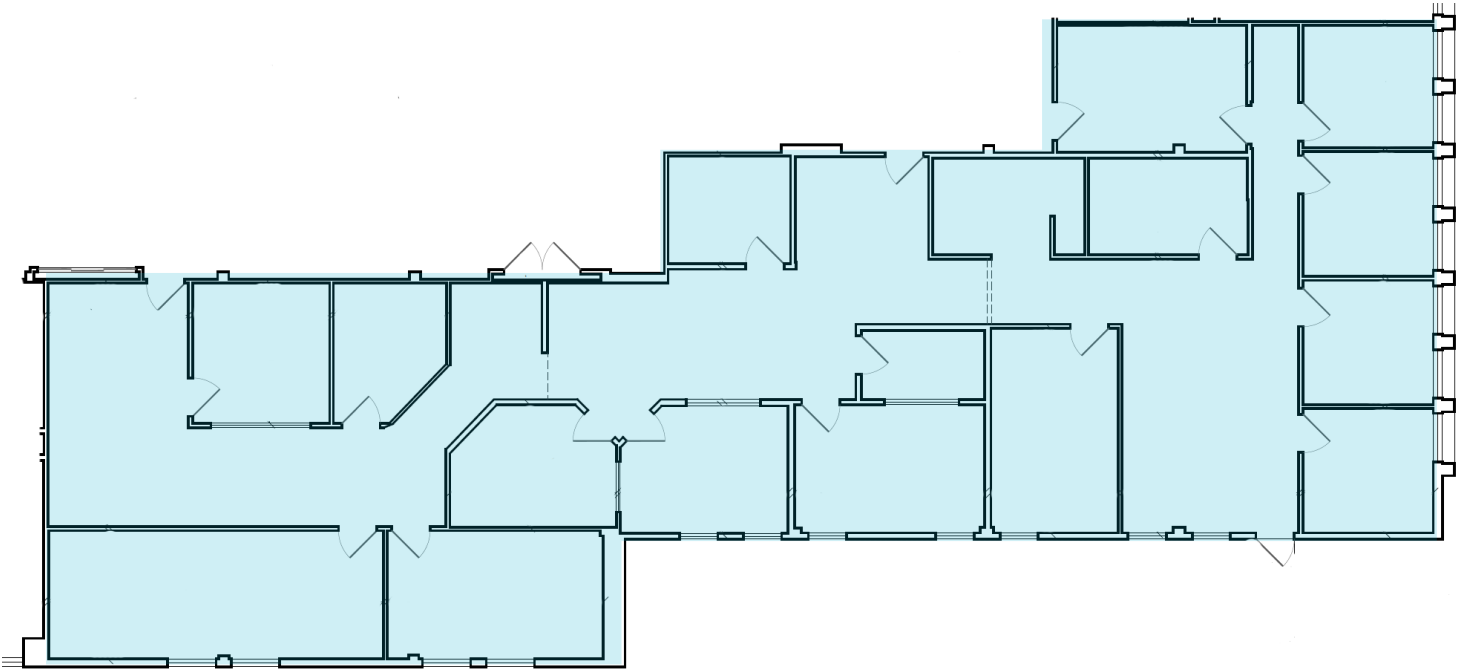


PREMIUM OFFICE SUITES FOR LEASE IN CORTE MADERA



Suite 105: $\pm 4,144$ RSF (divisible to $\pm 1,000$ RSF)

- Ground floor suites
- Flexibility size suites available
- Kitchenette



Floor plans not to scale. Measurements approximate.

PREMIUM OFFICE SUITES FOR LEASE IN CORTE MADERA



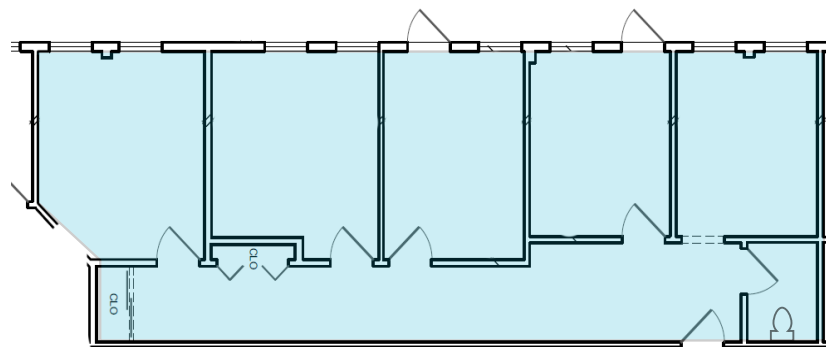
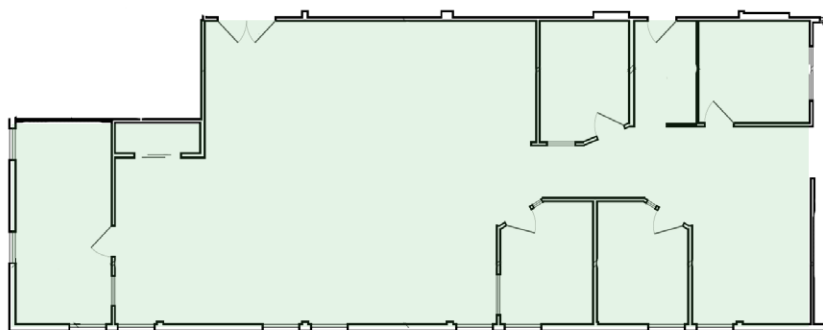
Suite 207: ±2,673 RSF (divisible to ±1,282 RSF)

- Second floor suite
- Large open work area
- Conference room
- 4 private offices
- Kitchenette



Suite 240: ±1,278 RSF

- Second floor suite
- 5 private offices
- Private restroom in-suite
- Courtyard views



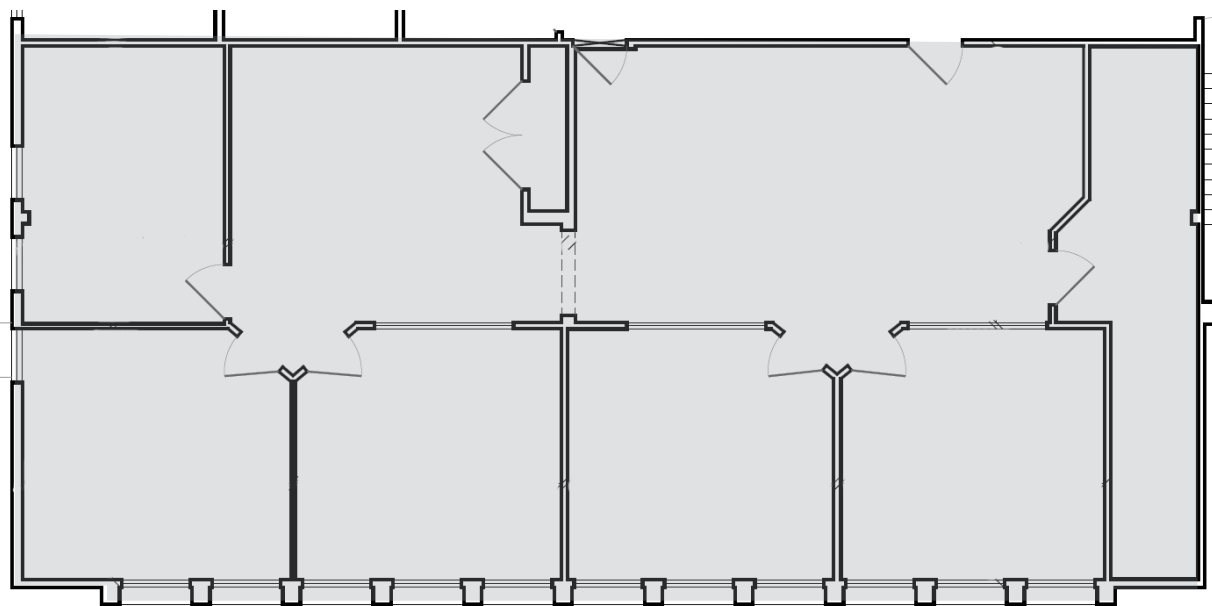


PREMIUM OFFICE SUITES FOR LEASE IN CORTE MADERA



Suite 295: ±2,299 RSF

- Second floor suite
- Reception area & open work area
- 5 private offices
- Two storage closets



Floor plans not to scale. Measurements approximate.

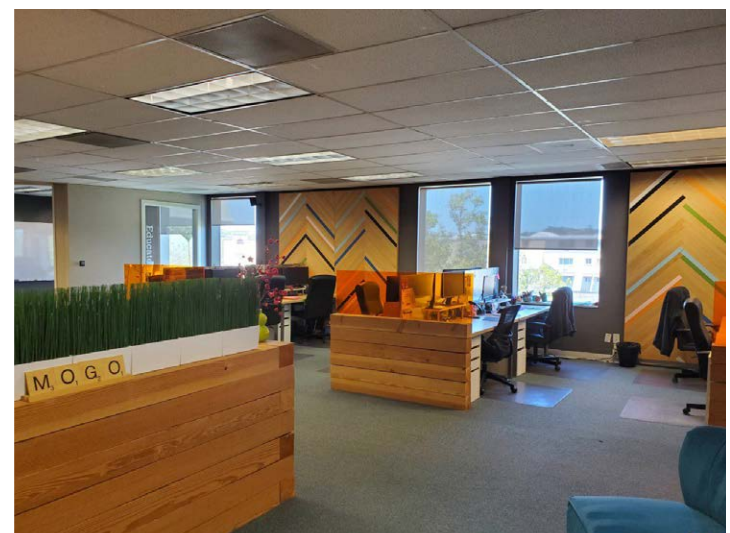
21
TAMAL VISTA
BOULEVARD



EXTERIOR PHOTO GALLERY



21
TAMAL VISTA
BOULEVARD



INTERIOR PHOTO GALLERY

THE MARKETPLACE

- MOSELEY'S SPIRIT AND SPORTS
- BOOK PASSAGE CAFÉ AND WINE BAR
- NOTHING BUNDT CAKES
- ALTOGETHER DIFFERENT HAIR DESIGN
- ARCHRIVAL SPORTS
- ANY MOUNTAIN

21 TAMAL VISTA

BOULEVARD

TOWN CENTER SHOPPING CENTER

- | | |
|-----------------------|-------------------------------|
| WELLS FARGO | FLORES (RESTAURANT) |
| CHASE BANK | PHILZ COFFEE |
| SAFeway | ETHAN ALLEN |
| THE CONTAINER STORE | RITE AIDE |
| WORLD WRAPPS | SUR LA TABLE |
| REI | SUPERCUTS |
| STARBUCKS | SEE'S CANDIES |
| PICKLE IN A PIG | URBAN OUTFITTERS |
| BLUE BARN | UPS STORE |
| LA MAISON DE LA REINE | IL FORNAIO ITALIAN RESTAURANT |
| CREATE AND BARREL | PACIFIC CATCH SEAFOOD |
| BARN'S & NOBLE | BAY CLUB MARIN |
| AT&T | |

- 1 TAM RIDGE APARTMENTS
- 2 ANDY'S LOCAL MARKET
- 3 CORTE MADERA DMV
- 4 MARIN SUITES
- 5 BEST WESTERN
- 6 THE VILLAGE SHOPPING CENTER

4.4 Miles North to San Rafael

14 Miles South to San Francisco





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