



For Lease: Large Office Suites

200 Tamal Plaza, 2nd Floor, Corte Madera, CA

- Class "A" Office Space
- Fiber Optics Onsite
- Medical Uses Permitted
- Close to Hwy. 101
- Views of Mt. Tamalpais
- Available Now

Offering Summary

| | |
|--------------------|--------------|
| Available Sq Ft: | 1,050 +/- sf |
| Initial Base Rent: | |
| Office: | \$3.50 psf |
| Medical Use: | \$3.95 psf |
| Lease Type: | Full Service |
| Min. Lease Term: | 3-5 Years |

Contact:

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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

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Building/Space Description:

The second floor of 200 Tamal Plaza features a shared ADA restroom and beautiful southern views. Good window line.

Location Description:

This class "A" office space is located in central Marin, just off of Highway 101. San Francisco is just minutes away to the south, Richmond to the east and San Rafael to the north.

Space Information/Features:

Total Available Square Feet: 1,050 +/- sq. ft. (Suites are Divisible)

| Suite No. | Sq. Ft. | Rent Per Sq. Ft. | Available |
|-----------|-------------------|------------------|-----------|
| Suite 217 | 1,050 +/- sq. ft. | \$3.50 - \$3.95 | Now |

| | |
|---------------------------|------------------------------|
| Divisible/Can Add: | Yes |
| Views: | Yes |
| Kitchen: | Yes |
| Ceiling Heights: | 10' floor to ceiling |
| Number of Parking Spaces: | Ample parking, non-exclusive |
| Parking Ratio: | 4:1000 |

Building Information/Features:

| | |
|-----------------------------|--|
| Building/Project Name: | Tamal Plaza |
| Total Building Square Feet: | 26,299 +/- sq. ft. |
| Load Factor: | 15% |
| Year Constructed: | 1975 |
| Zoning/Permitted Uses: | C-3 (Highway Commercial) |
| Fire Sprinklers: | Yes |
| Elevator Services: | Yes |
| HVAC: | Yes |
| CASp/ADA Certificate: | No |
| Flood Zone Designation: | Zone X (500-year) |

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square foot; or an area protect by levees from 100-year flooding.

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Site Features and Amenities:

- A premier location in Central Marin south of Cal Park Hill
- Tam Ridge Residences, a new 180 luxury apartment project at 199 Tamal Vista Blvd. across from the property
- A quality office environment with windows on all four sides and views of Mt. Tamalpais
- 10' floor to ceiling heights and elevator to second floor
- A large and flexible office plan to meet a range of needs and a willingness to modify the building to suit work environment programmatic requirements
- Office HVAC system with zone controls to suit individual comfort needs
- Excellent visibility and street presence
- A highly flexible outdoor space on the front (east side) of the building for dining and socializing
- Energy efficient improvements such as sophisticated energy management systems and photovoltaic solar collectors on the roof to reduce operating costs and the building's carbon footprint
- Premier building and monument signage opportunities
- Nearby restaurants, retail and the Larkspur Ferry Terminal
- Adjacent to the Corte Madera/Larkspur multi use pathway - walking, running & biking
- Several gyms as close as 200' from the building

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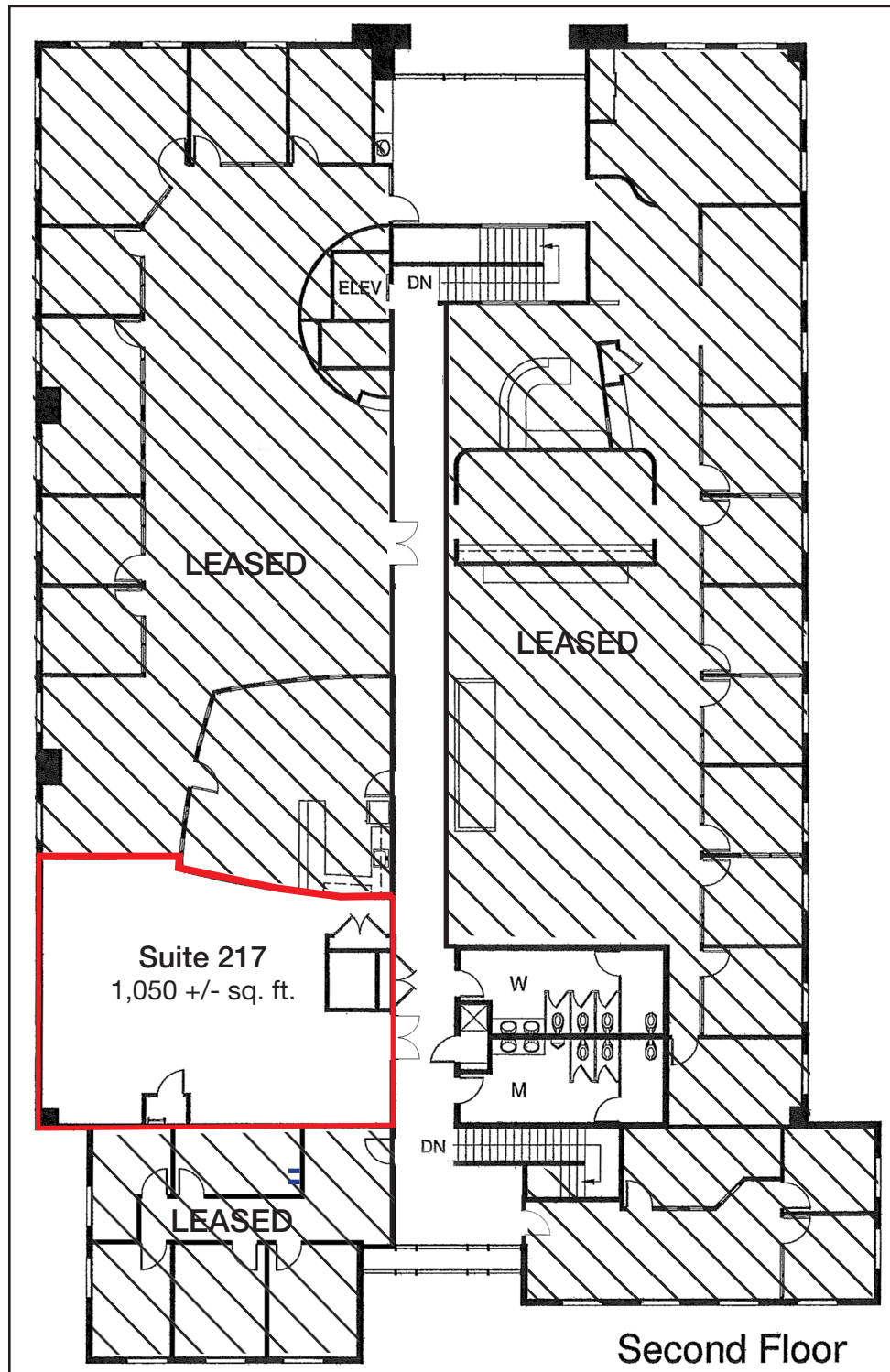
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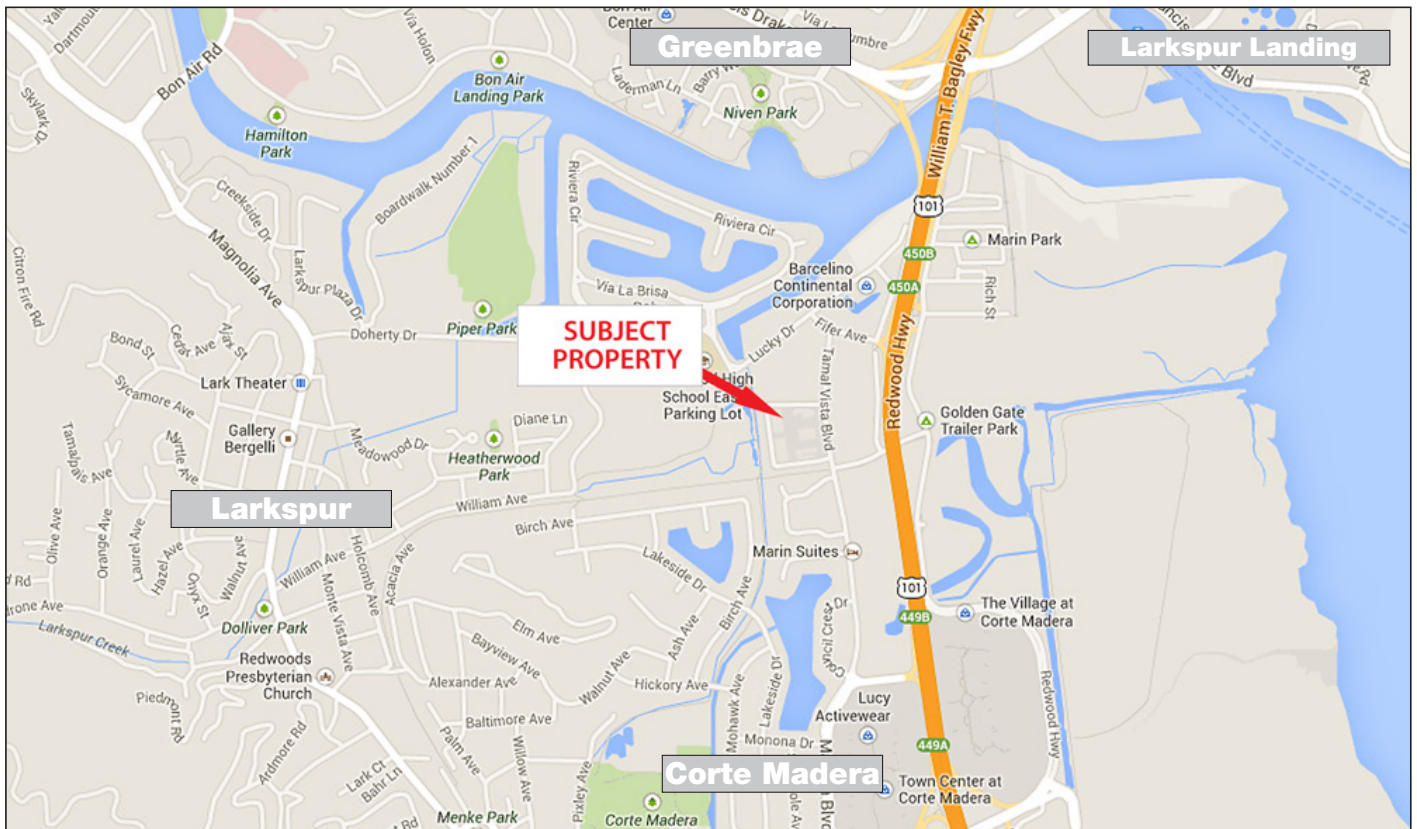
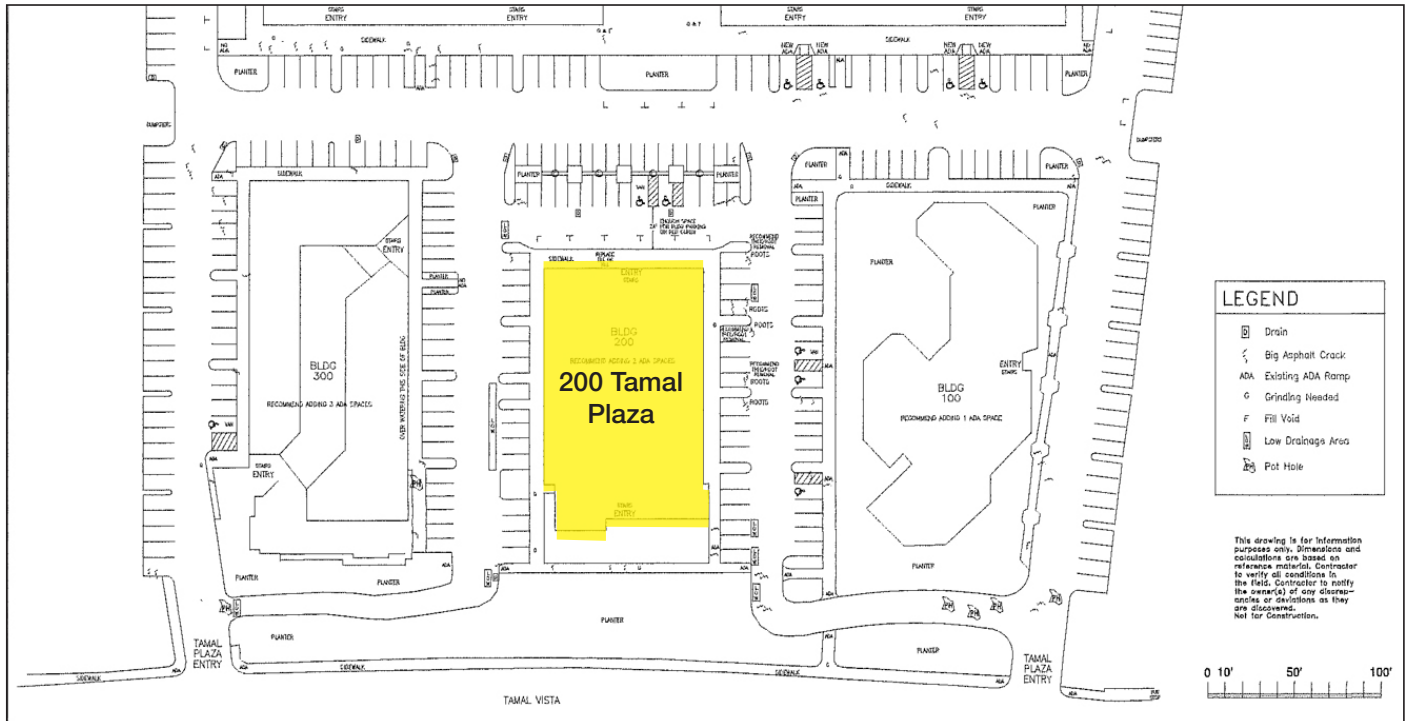
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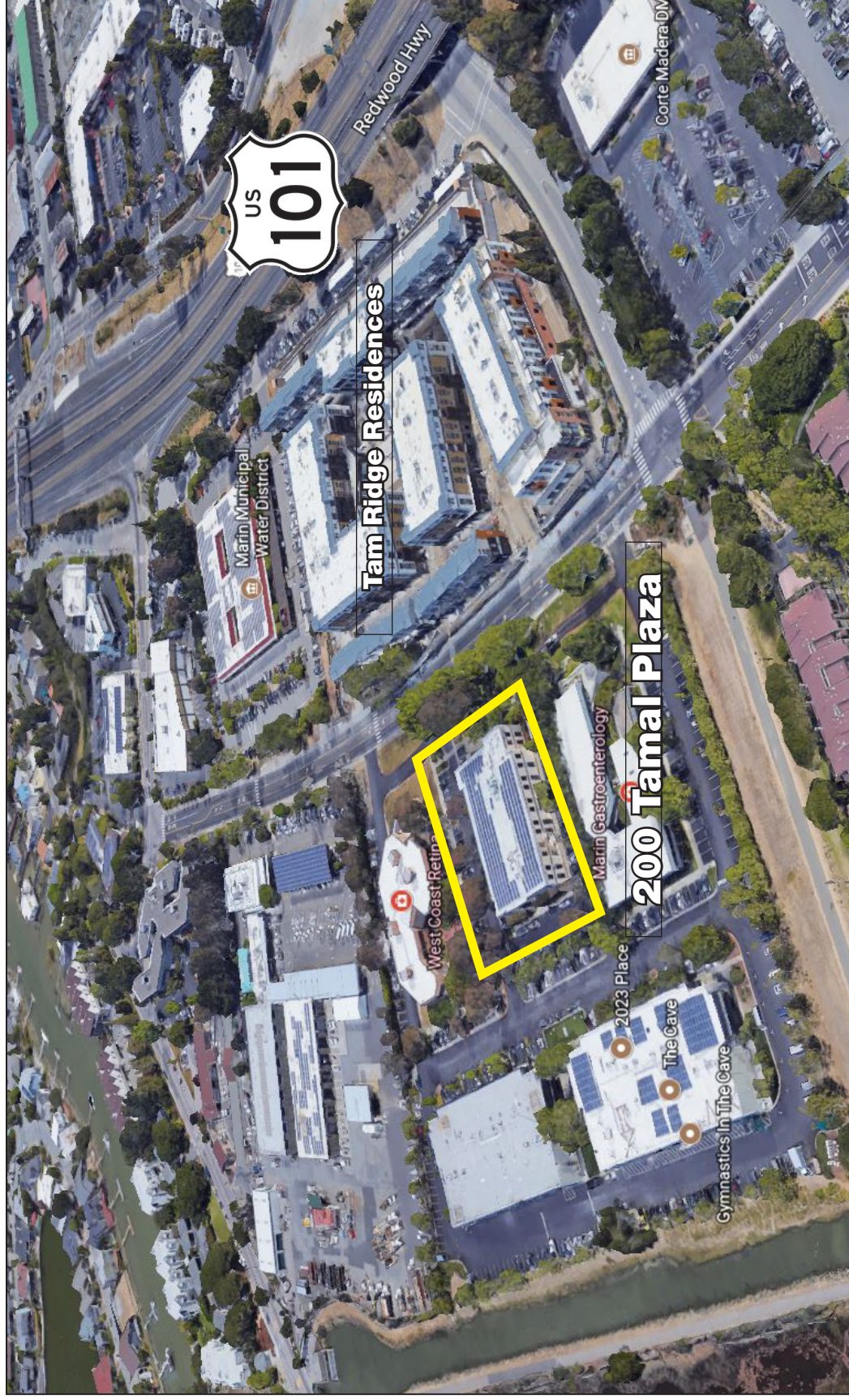


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