

**FOR LEASE**

# SHELTERPOINT BUSINESS CENTER

591 Redwood Hwy, Mill Valley, CA 94941



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Property Summary

# SHELTERPOINT BUSINESS CENTER

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## LOCATION DESCRIPTION

Located on Richardson Bay in charming Mill Valley, Shelterpoint offers a tranquil yet thriving atmosphere with picturesque views of Mount Tamalpais. Downtown Mill Valley beckons with its unique shops, art galleries, and upscale dining experiences. Convenient access to Highway 101 and just a short drive from the Golden Gate Bridge, makes this an attractive choice for businesses seeking a prime Northern California location.

## PROPERTY HIGHLIGHTS

- Walking path/public shore surrounds the project
- Abundant free parking
- Operable windows in most suites
- Fed Ex, UPS, DHL, and USPS boxes on-site
- NNN expenses are \$1.52/RSF/month

## PROPERTY DESCRIPTION

This exceptional property boasts direct freeway access and adjacency to transit stops, ensuring seamless connectivity. Enjoy the scenic surroundings with a walking path and public shore surrounding the project. The property also offers abundant free parking and operable windows in most suites, providing a comfortable and versatile workspace. Explore the possibilities at Shelterpoint and experience a truly exceptional commercial space.

## OFFERING SUMMARY

Lease Rate:	\$2.75 - 3.65 SF/month (NNN)
Available SF:	±566 - 7,440 SF
Building Size:	±88,029 SF
Property Type:	Office

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Site Plan

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Lease Spaces

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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Building 1000 - 1100	1,968 SF	\$3.35 SF/month	Ground floor, front-facing unit with exterior signage opportunities. 6 private offices, large open area for workstations, reception area, and kitchen/storage area.
Building 2000 - 2125	566 SF	\$2.75 SF/month	Ground floor, storefront entry to the parking lot.
Building 2000 - 2155	680 SF	\$2.75 SF/month	Ground floor space with parking lot access, 1 private office, open reception and kitchenette.
Building 2000 - 2180	2,025 SF	\$3.65 SF/month	Ground floor, 5 private offices and kitchen area.
Building 2000 - 2345	1,113 SF	\$3.00 SF/month	Third floor, water views and operable windows. Large work area along the window, conference room and a kitchen/storage room.
Building 2000 - 2355	2,138 SF	\$3.00 SF/month	Third floor, great views, 6 private offices, conference, kitchen and a large open area for workstations.
Building 3000 - 3100	2,830 SF	\$3.25 SF/month	Ground floor, corner suite with water views. Formal reception area, 5 private offices, dramatic conference room and server room.
Building 3000 - 3245	1,123 SF	\$2.75 SF/month	Second floor, 4 private offices, large kitchenette.
Building 4000 - 4000	7,440 SF	\$2.75 SF/month	Free-standing building located at the "point" of Shelterpoint. Surrounded on three sides by water with views of Mount Tamalpais and the surrounding hillsides. The interiors feature dramatic high ceilings, large conference room, generous formal reception 13 private offices, kitchen and ample open area for workstations.
Building 5000 - 5275	1,392 SF	\$3.00 SF/month	Second floor, 3 private offices, kitchen, reception and open work area, bright use of interior glass.



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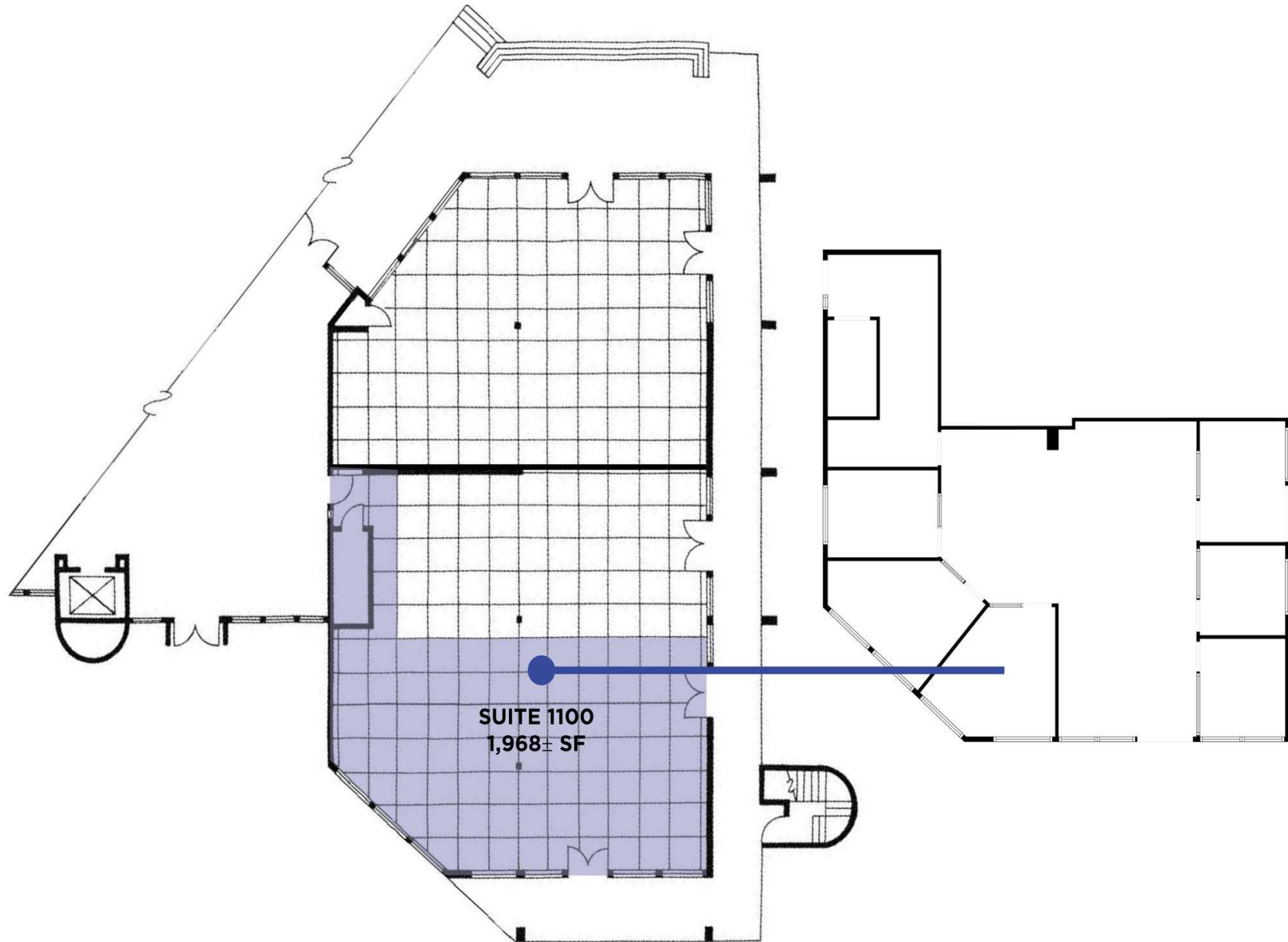
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Building 1000 - First Floor

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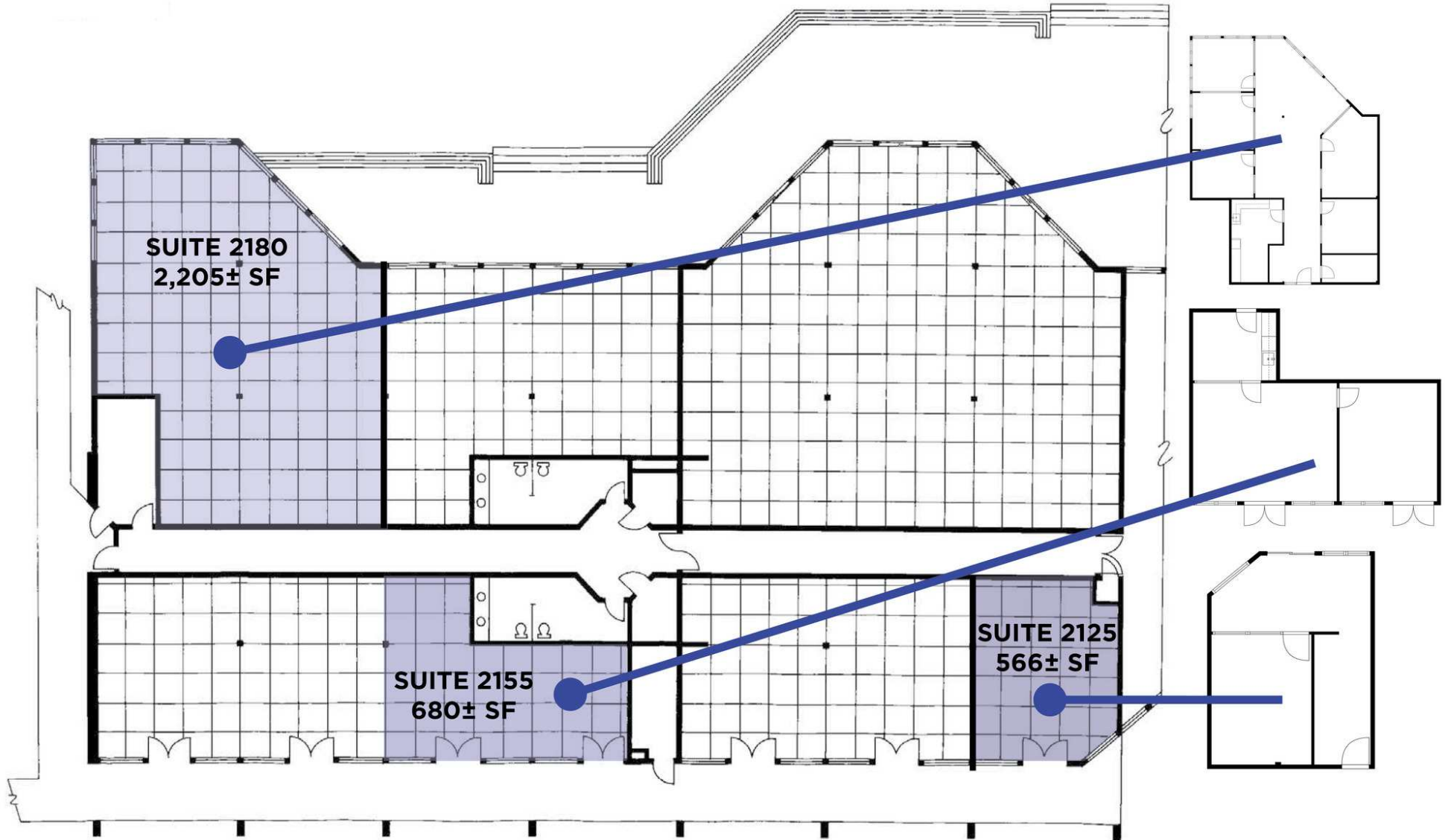


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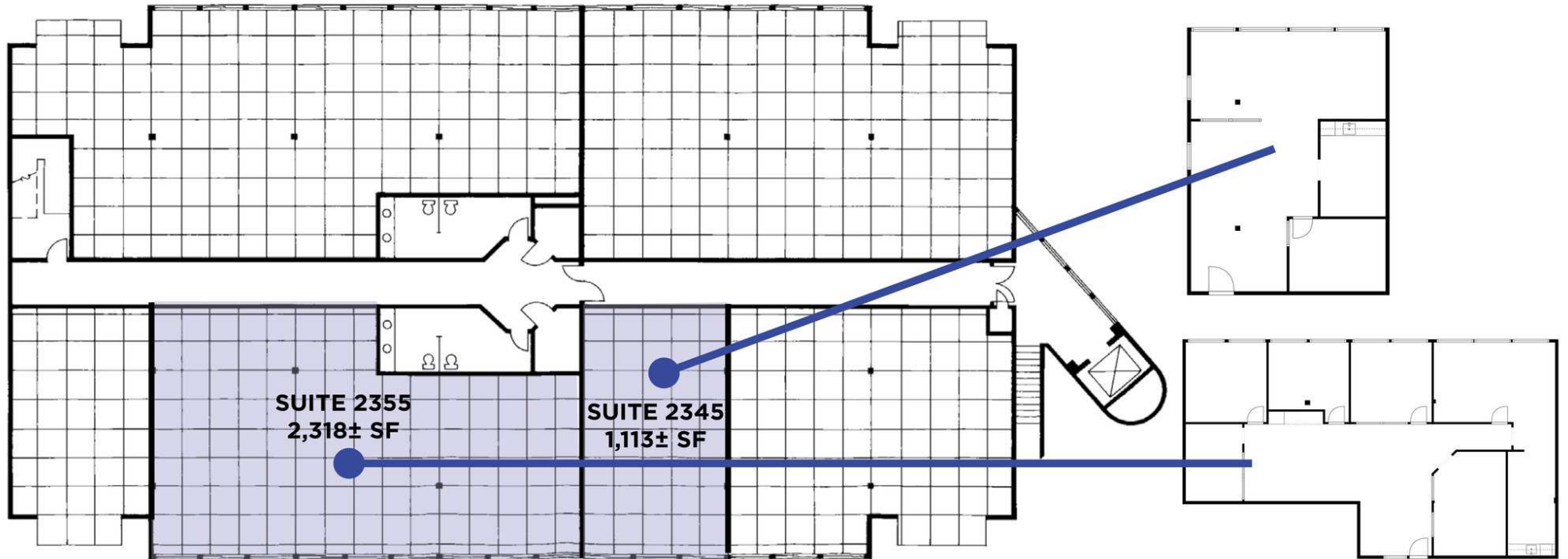


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Building 2000 - Third Floor

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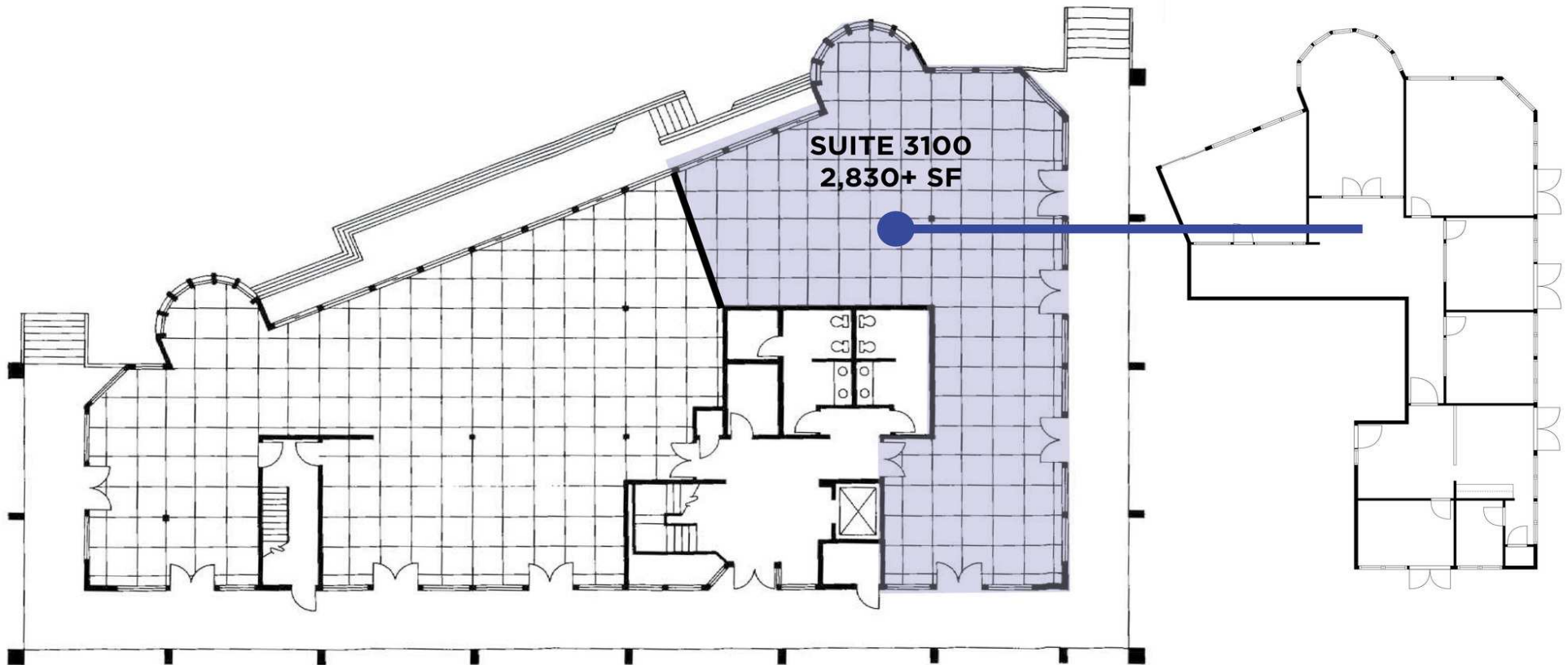
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Building 3000 - First Floor

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(Not to Scale)



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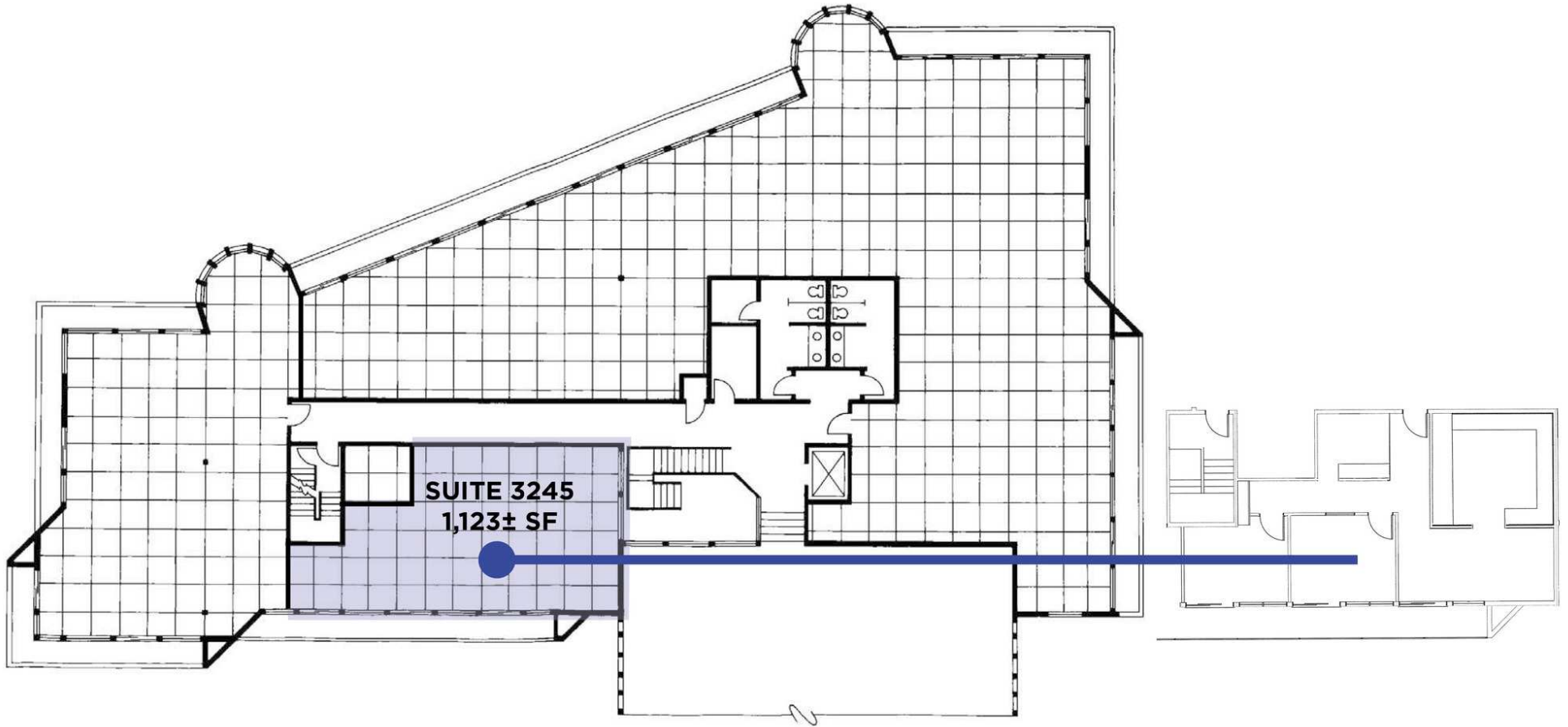


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Building 3000 - Second Floor

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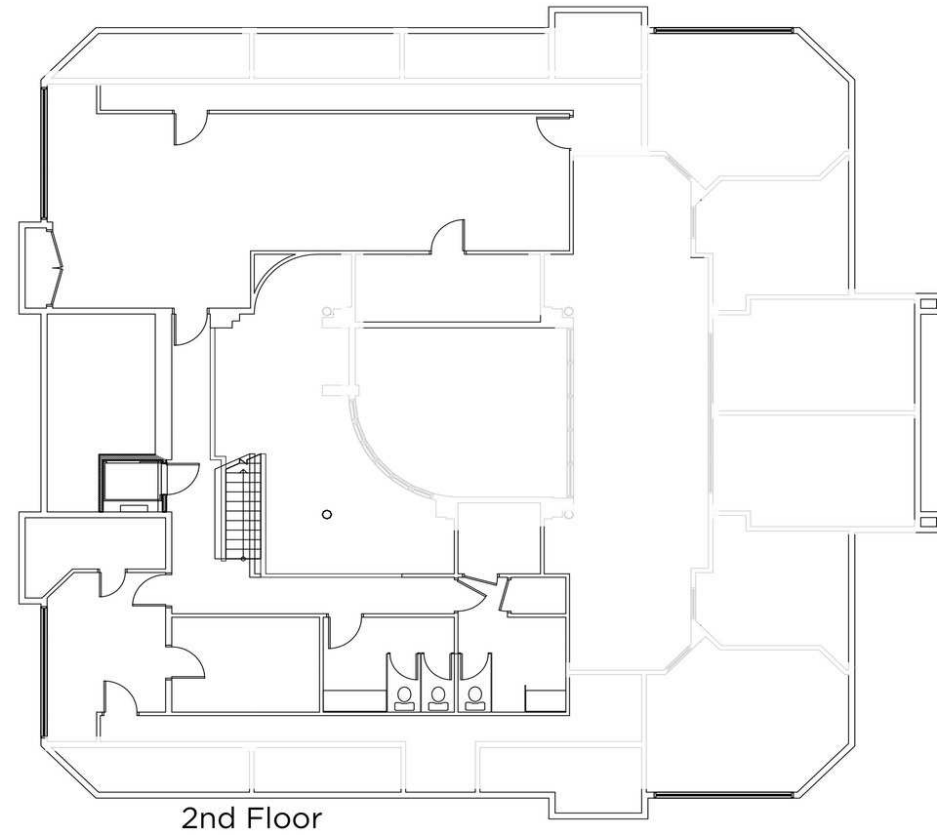
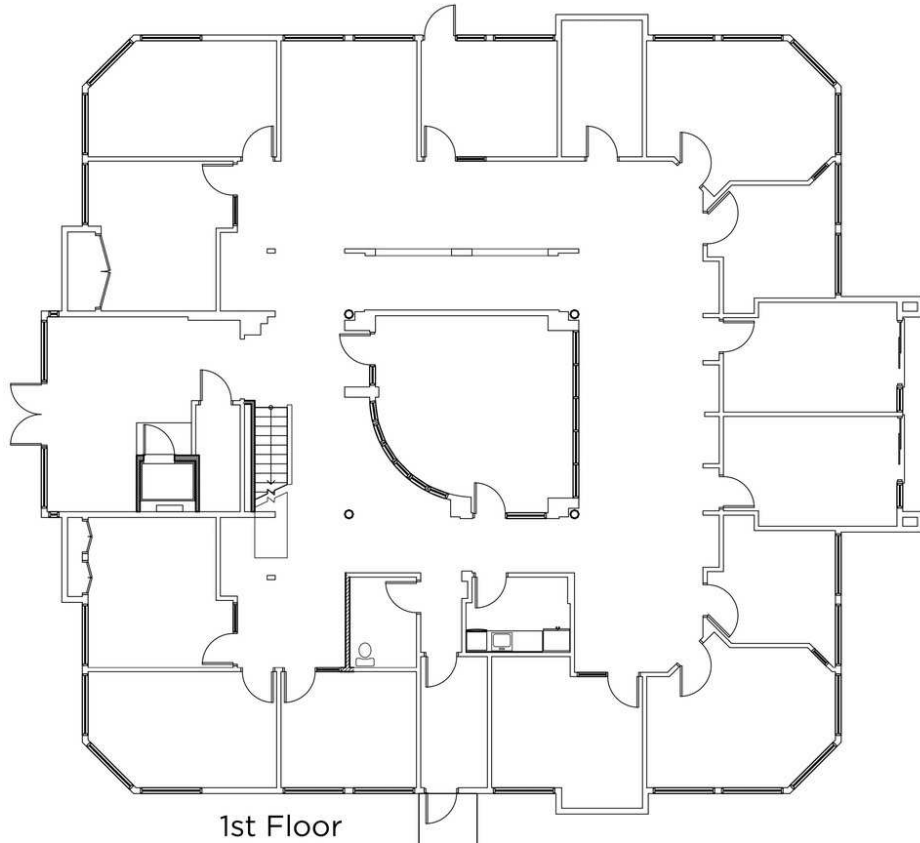


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Building 4000 - First and Second Floors

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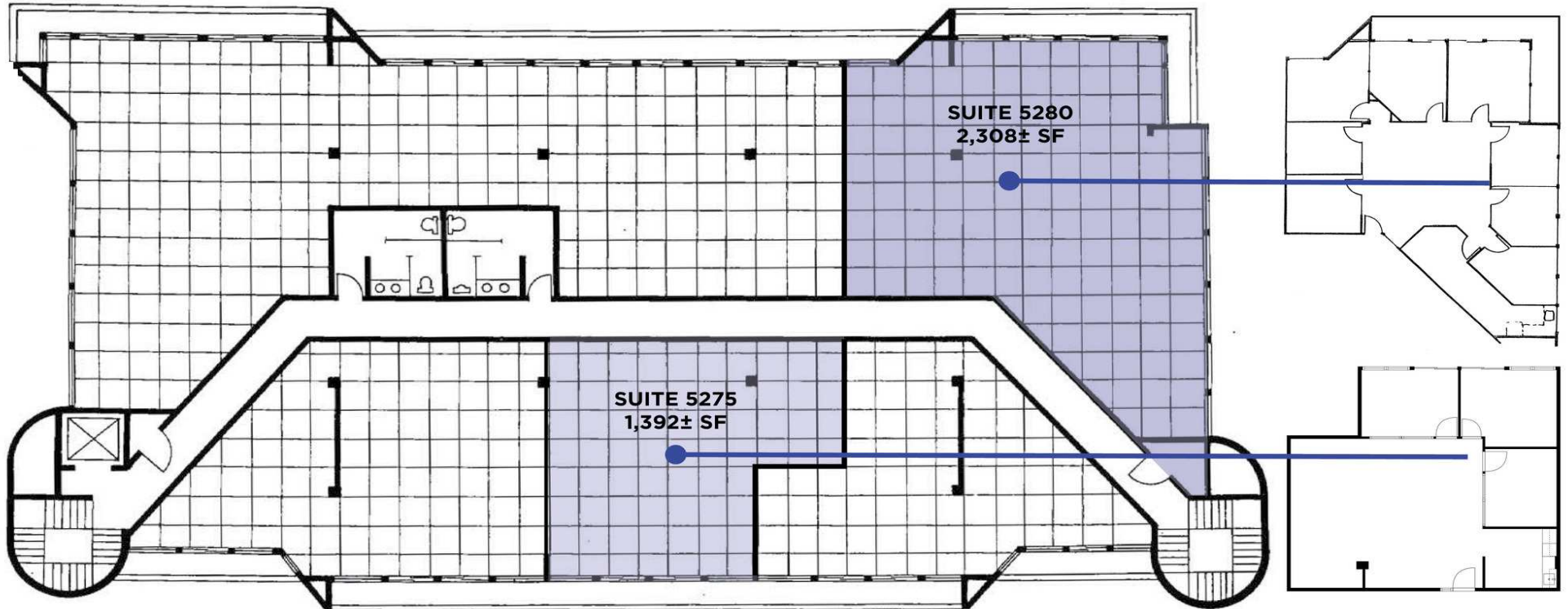


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Building 5000 - Second Floor

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