

**FOR LEASE**

# SHELTER BAY OFFICE COMPLEX

655 Redwood Hwy, Mill Valley, CA 94941



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Property Summary

# SHELTER BAY OFFICE COMPLEX

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## PROPERTY DESCRIPTION

One of Mill Valley's premier office addresses. Three story, multi tenant, professional office building can accommodate tenants from 420 square feet. The project enjoys direct freeway access and visibility. The property is well maintained with on-site management and free parking. Quoted rents are Full Service.

## PROPERTY HIGHLIGHTS

- High Identity Building
- Freeway Fronting-Quick on and off of US 101
- Close to Commuter Bus Pad
- On-Site Food Service/Cafe
- Close to Restaurants and Shopping
- Small Suites Available
- Medical Uses Permitted

## LOCATION DESCRIPTION

Overlooking Richardson Bay and Mount Tamalpais, the Shelter Bay Office Complex provides users with a convenient location and small space opportunities. Direct access to US 101, as well as regional bus and airport transportation, make it just minutes to San Francisco. Within walking distance to Strawberry Village and other local shops, restaurants, banking services, and scenic public trails make Shelter Bay Office Complex an ideal business location.

## OFFERING SUMMARY

Lease Rate:	\$3.85 - 5.10 SF/month (Full Service)
Available SF:	±420 - 3,513 SF
Building Size:	±50,525 SF
Property Type:	Office

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Lease Spaces

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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	12 to 60 months
Total Space:	420 - 3,513 SF	Lease Rate:	\$3.85 - \$5.10 SF/month

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 101	1,956 SF	\$4.70 SF/month	Ground floor office suite with water views. Large open working area and a kitchenette.
Suite 111	840 SF	\$3.85 SF/month	Ground floor space with two large private offices along the windows, and open reception area.
Suite 225	793 SF	\$4.70 SF/month	Second floor water facing space, historically used as a medical office. Three private offices, kitchenette and a generous reception area.
Suite 281	973 - 3,513 SF	\$3.85 SF/month	Second floor, generally open plan with kitchen, conference room, two private offices, reception and storage. Excellent window-line, abundant natural light and fresh air.
Suite 308	532 SF	\$3.85 SF/month	Third floor, open area and one private office.
Suite 325	420 SF	\$3.85 SF/month	Open plan
Suite 341	900 SF	\$5.10 SF/month	Water-side space with direct views of Shelter Bay and Mount Tamalpais. One interior private office and the balance is open.
Suite 345	425 SF	\$3.85 SF/month	Third floor, with 2 private offices and reception area.
Suite 346	840 SF	\$3.85 SF/month	Third floor suite with three window-line private offices, reception open area and separate room.



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# FOR LEASE

Shelter Bay Retailer

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