

# OFFICE SPACE FOR LEASE

## CORTE MADERA TOWN CENTER

770 TAMALPAIS DRIVE, CORTE MADERA

Visit our website at  
[www.TownCenterCM.com](http://www.TownCenterCM.com)



**4,336± Rentable Square Feet – Suite 330**

**\$3.80/Sq. Ft., Full Service, Plus Utilities**

Located in Southern Marin's popular and beautifully appointed Town Center Shopping Center, close to Highway 101 and only 10 minutes from the Golden Gate Bridge. All the amenities located at Town Center, including restaurants, shopping and the Bay Club are at the doorstep of the Town Center office building.

For more information, please contact:

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COMMERCIAL REAL ESTATE SERVICES

The information herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have experts of their choice inspect the property and verify all information. Real Estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

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**LOCATION:** Corte Madera Town Center, 770 Tamalpais Drive, Corte Madera, CA

**SPACE:** Suite 330 4,336± rsf

**RATE:** \$3.80/sq. ft., Full Service and Tenant pays utilities (Tenant has its own PG & E meter).  
3.5% annual rent increase.

**LOAD FACTOR:** 15%

**AVAILABLE:** Now

**TERM:** 5 years

**PARKING:** Ample on-site parking.

**TIP'S:** This space is in “shell” condition and tenant improvements are available and will be built to suit the new tenant.

**FEATURES:**

- ☞ Experienced ownership
- ☞ On-site management & 24-hour security
- ☞ Operable windows
- ☞ On Site conference room
- ☞ This space has glassline on three sides with views of Mt. Tamalpais from the third floor of Town Center

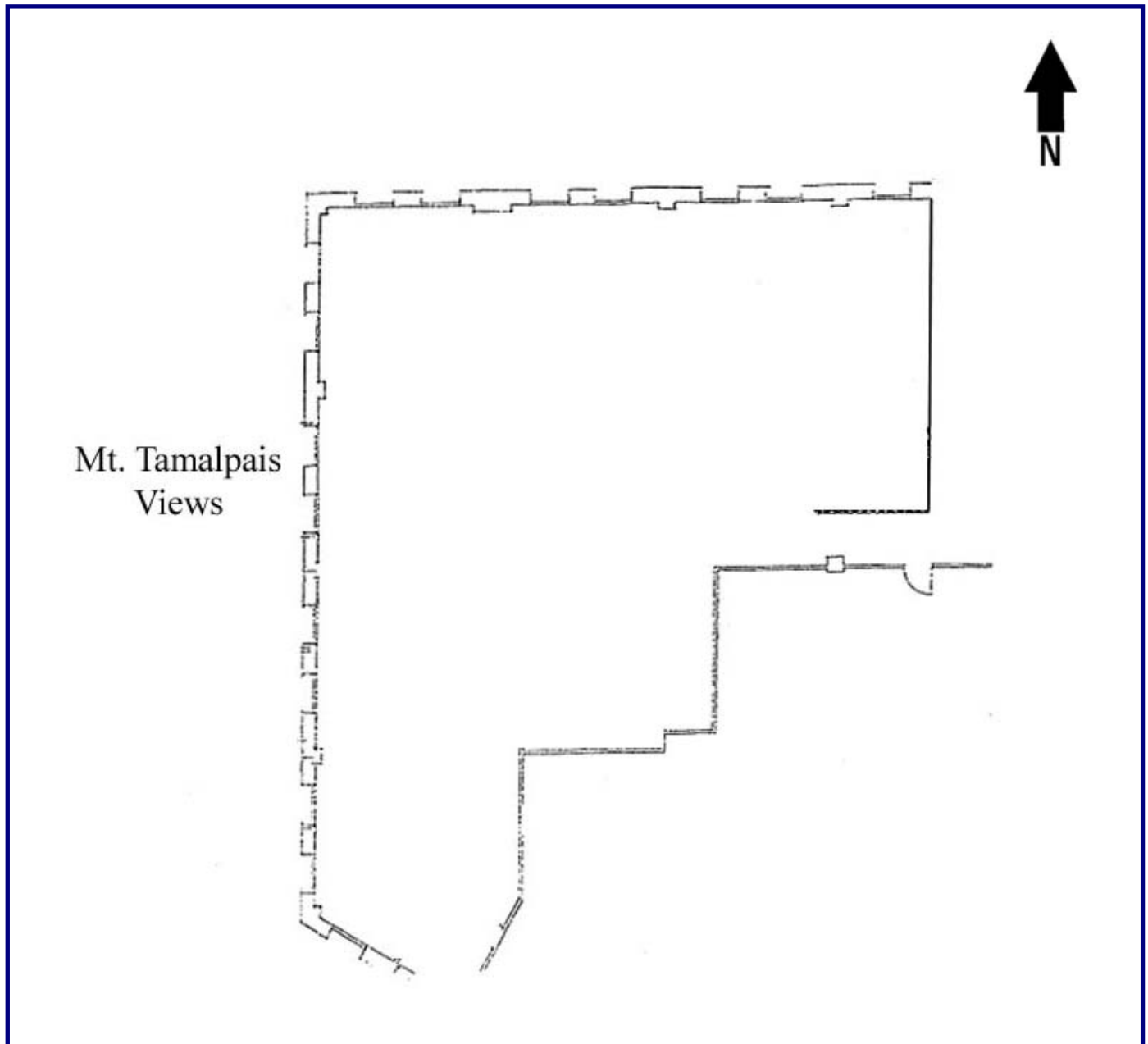
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(415) 472-8711



# OFFICE SPACE FOR LEASE

770 TAMALAPAIS DRIVE, SUITE 330

4,336± RSF



Not to scale.  
All measurements are  
approximate.

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