

# 20 SUNNYSIDE AVE

DOWNTOWN MILL VALLEY OFFICE SPACE FOR LEASE

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## 20 Sunnyside Ave Mill Valley, CA 94941

Newly renovated office spaces in the heart of downtown Mill Valley with extensive window line and views of Mt. Tam. The building is a 3 minute walk to The Depot, Mill Valley Market, Equator Coffee and a wide variety of other shops, restaurants, and more. Flexible lease terms and move-in ready, available immediately.

### Availabilities

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B*	±1,063 SF
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C*	±924 SF
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H	±612 SF
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J*	±795 SF
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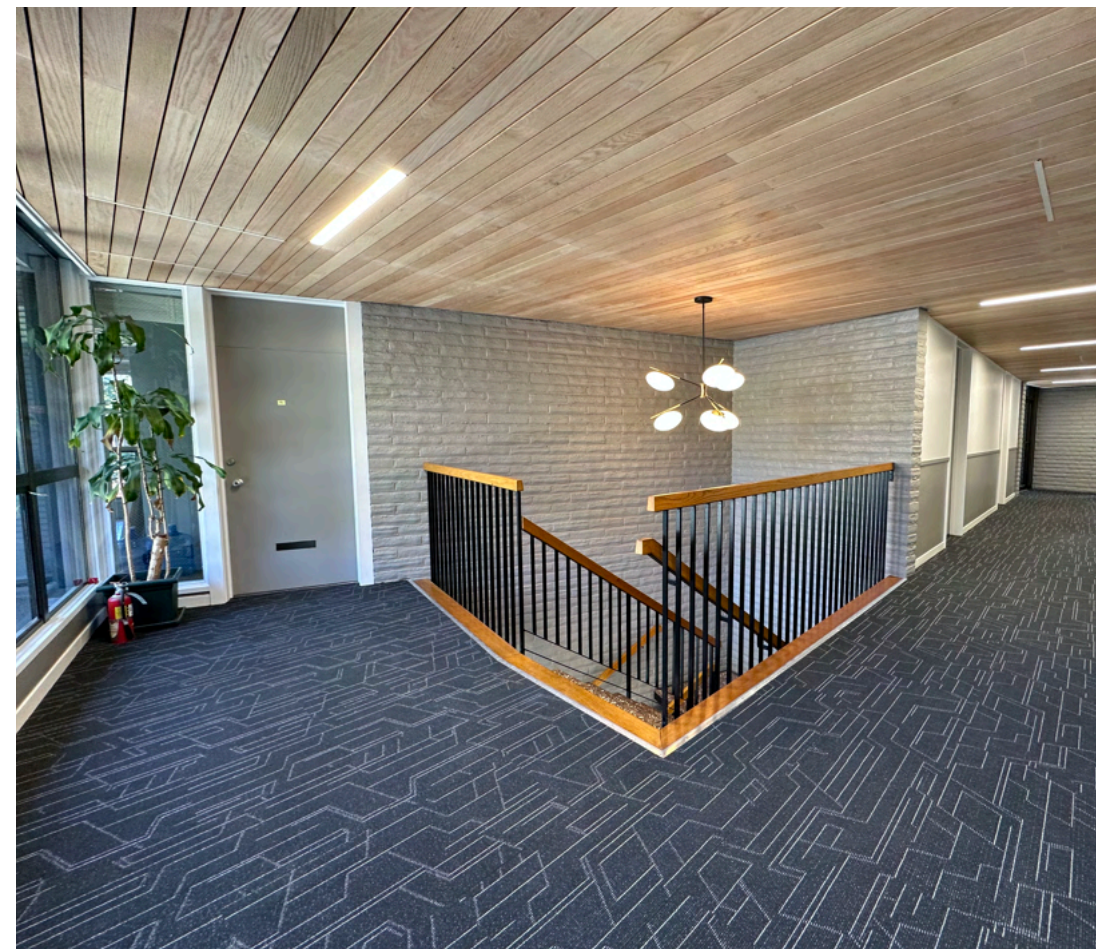
K*	±342 SF
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\*Suites J & K can be combined for a total of ±1,137 SF

\*Suites B & C can be combined for a total of ±1,987 SF

- Building interior and exterior newly remodeled
- New paint, flooring, LED lighting and blinds
- Common kitchenette
- Prime downtown Mill Valley location
- Heating and AC
- All utilities paid for by landlord including in suite janitorial
- Flexible lease terms
- On site parking included



## Suite B

±1,063 SF

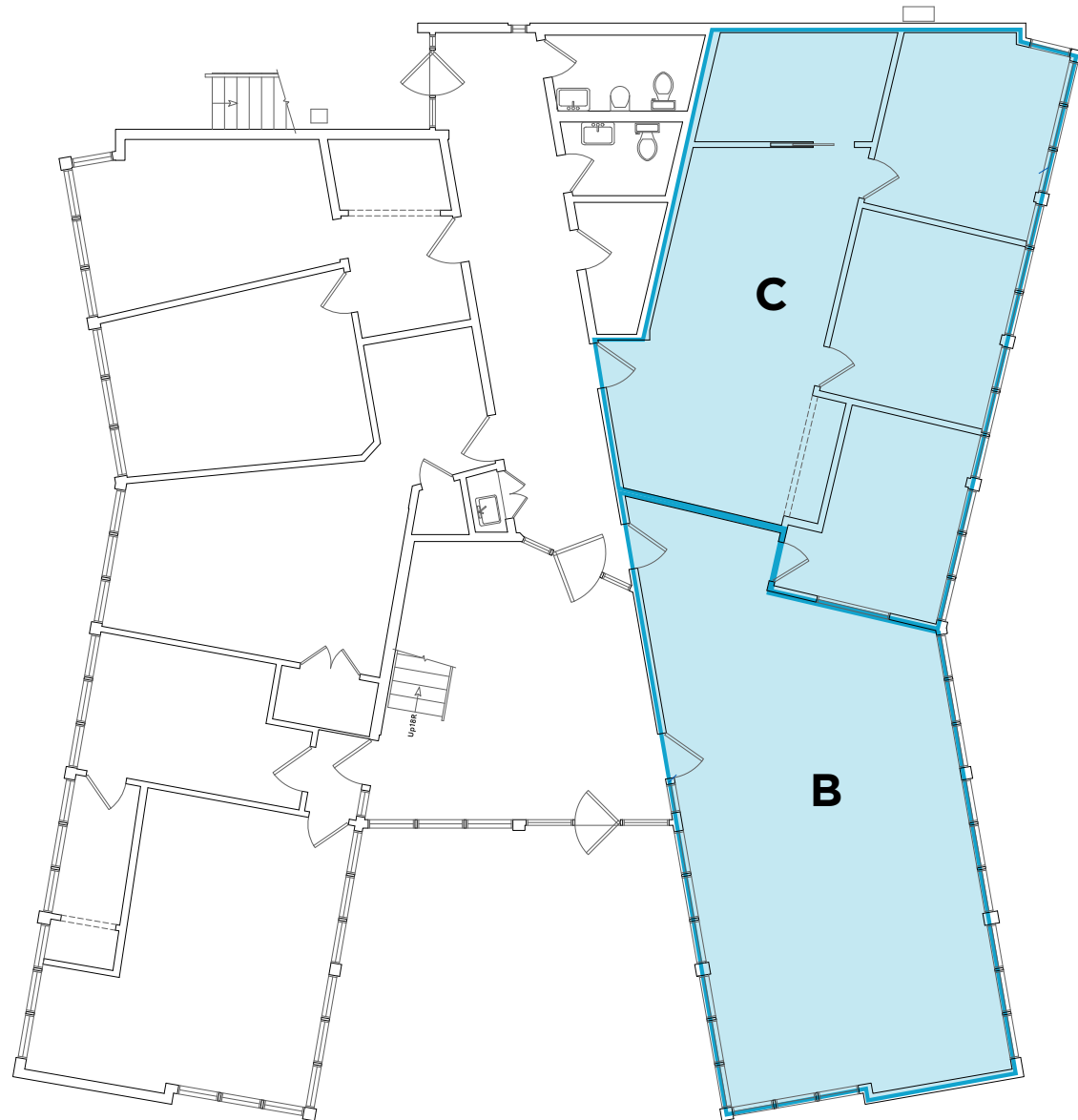
- Renovated
- New lights and flooring
- Great natural light with views of The Depot

## Suite C

±924 SF

- Ground floor space right off the lobby
- Great natural light with views of The Depot
- New flooring, lights and in suite kitchenette

\*Suites B & C can be combined for a total of 1,987 SF



## Suite H



±612 SF

- New lights and floors
- Garden views

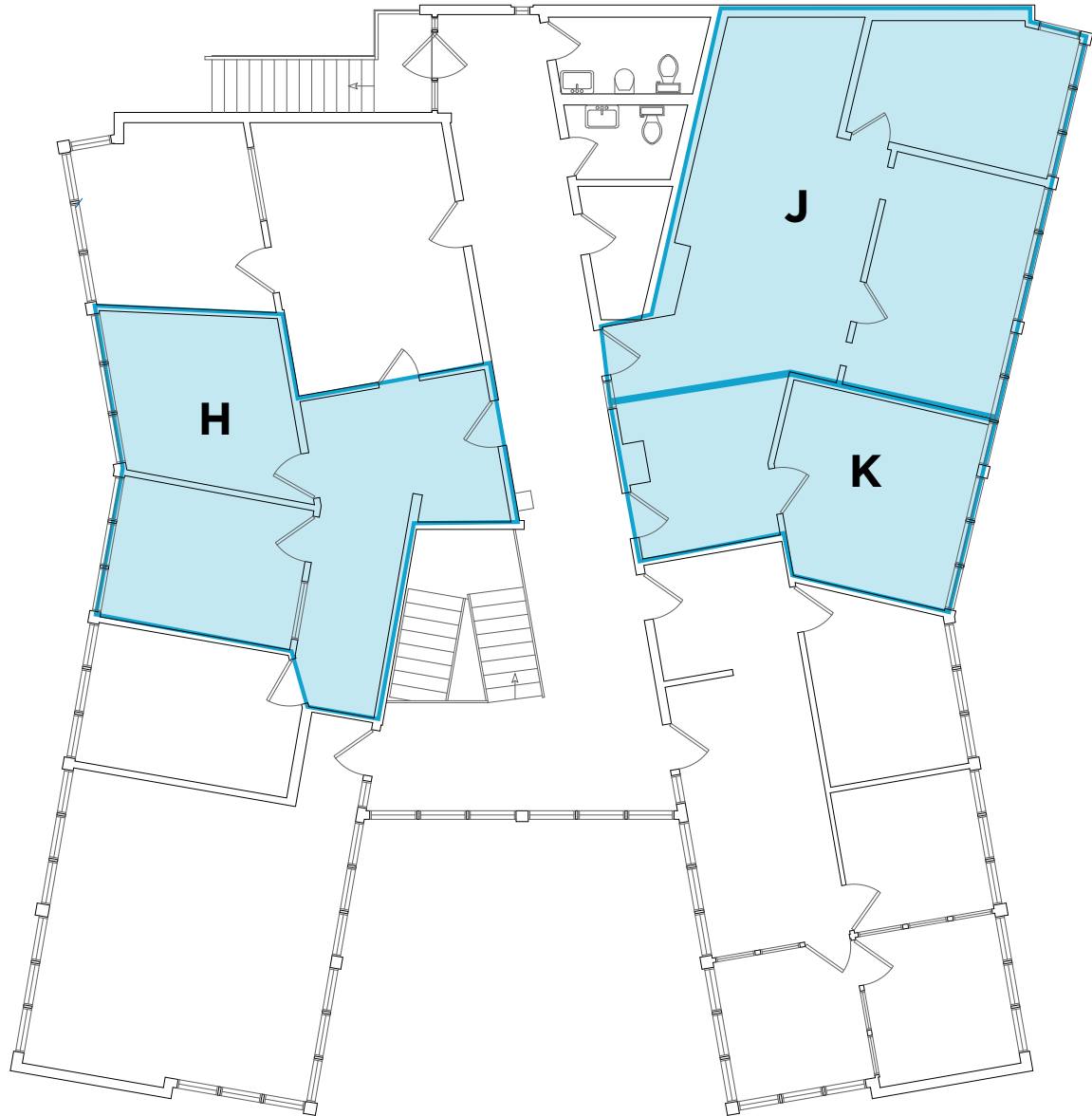
## Suite J\*

±795 SF

## Suite K\*

±342 SF

\*Suites J & K can be combined  
for a total of 1,137 SF



# AERIAL MAP



20 SUNNYSIDE AVE

## FOOD/BEVERAGE

1. Pizza D'Angelo
2. Urban Remedy
3. Equator Coffee
4. Boo Koo
5. Avatar's Punjabi Burritos
6. La Ginestra
7. Mamahuu
8. Kitchen Sunnyside
9. Bungalow 44
10. Playa Mill Valley
11. Stefano's Pizza
12. Paseo California Bistro
13. Peet's Coffee
14. Depot Cafe and Bookstore
15. Gravity Tavern
16. Prabh Indian Kitchen
17. Vintage Wine & Spirits
18. Mill Valley Market

## RETAIL

1. Terrestra
2. Studio Velo
3. Two Neat
4. Fez
5. Mili
6. Surf and Sand
7. Moonstruck Fine Jewelry
8. OSKA Mill Valley
9. Eileen Fisher
10. Mt Carmel Shop
11. Mill Valley Flowers
12. Monarch
13. Prevalent Projects
14. J. McLaughlin
15. Passion Flowers

## SALONS

1. Milvali
2. Ace Nails
3. Doll & Dandy

## CULTURAL ATTRACTIONS

1. Throckmorton Theater
2. Sweetwater Music Hall
3. Outdoor Art Club
4. The Depot Plaza

## PUBLIC SECTOR

1. Mill Valley City Hall
2. Southern Marin Fire Station

\*Not all businesses listed