

SHORELINE OFFICE CENTER

Mill Valley | California



COMING SOON! CLUB EVEXIA

Southern Marin's Newest
State-of-the-Art Fitness & Wellness Center



WORLD CLASS WATERFRONT WORK ENVIRONMENT = SOUTHERN MARIN LIFESTYLE

**FOR LEASE ±786 RSF TO ±9,846 RSF
\$4.95/RSF, FULL SERVICE**

NEWMARK

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PROJECT HIGHLIGHTS

SHORELINE OFFICE CENTER

Mill Valley | California

STUNNING SOUTHERN MARIN LOCATION

- 2 and 3 Story Class A office buildings with stairway access to all floors
- Excellent freeway access
- Highly visible identity to approximately 40 million cars per year
- Just 20 minutes from Downtown San Francisco
- Waterfront location with stunning views of Richardson Bay and Mount Tamalpais
- Adjacent to world-class bike route from San Francisco through Marin County



**FREE 4:1000
PARKING**



BIKE ROUTE - MILL VALLEY/SAUSALITO MULTI-USE PATHWAY



PROJECT HIGHLIGHTS

SHORELINE OFFICE CENTER

Mill Valley | California

SETTING



ACCESS



IDENTITY



AMENITIES



ECONOMICS



EXCELLENT ECONOMICS

- A fraction of the cost of San Francisco spaces. Substantial savings on rental rates, tenant improvements and operating costs
- Flexibility to layout a variety of configurations, the building offers impressive efficiency
- Free parking at a ratio of 4 spaces per 1,000 SF
- No occupancy taxes in Marin County

INCOMPARABLE WORK ENVIRONMENT

- Coming to Shoreline ±15,000 SF state- of-the-art fitness and wellness center offering TRX, Pilates, yoga, cycle classes, one-on-one training and group training services
- Thoughtful architecture combined with high quality finishes and an unmatched natural setting combine to provide a spectacular work environment
- Existing spaces incorporate ample conference rooms and breakrooms, impressive private offices and open work areas, and fiber ready server rooms
- Waterfront outdoor seating throughout the property provides open-air seating that is second-to-none. Immediate access to the Mill Valley/Sausalito Bikeway for walking and biking
- Minutes from world class dining, shopping and business services³ at Strawberry Village and Sausalito

PROJECT AVAILABILITY

SHORELINE OFFICE CENTER

Mill Valley | California

AVAILABLE SPACES

Building A

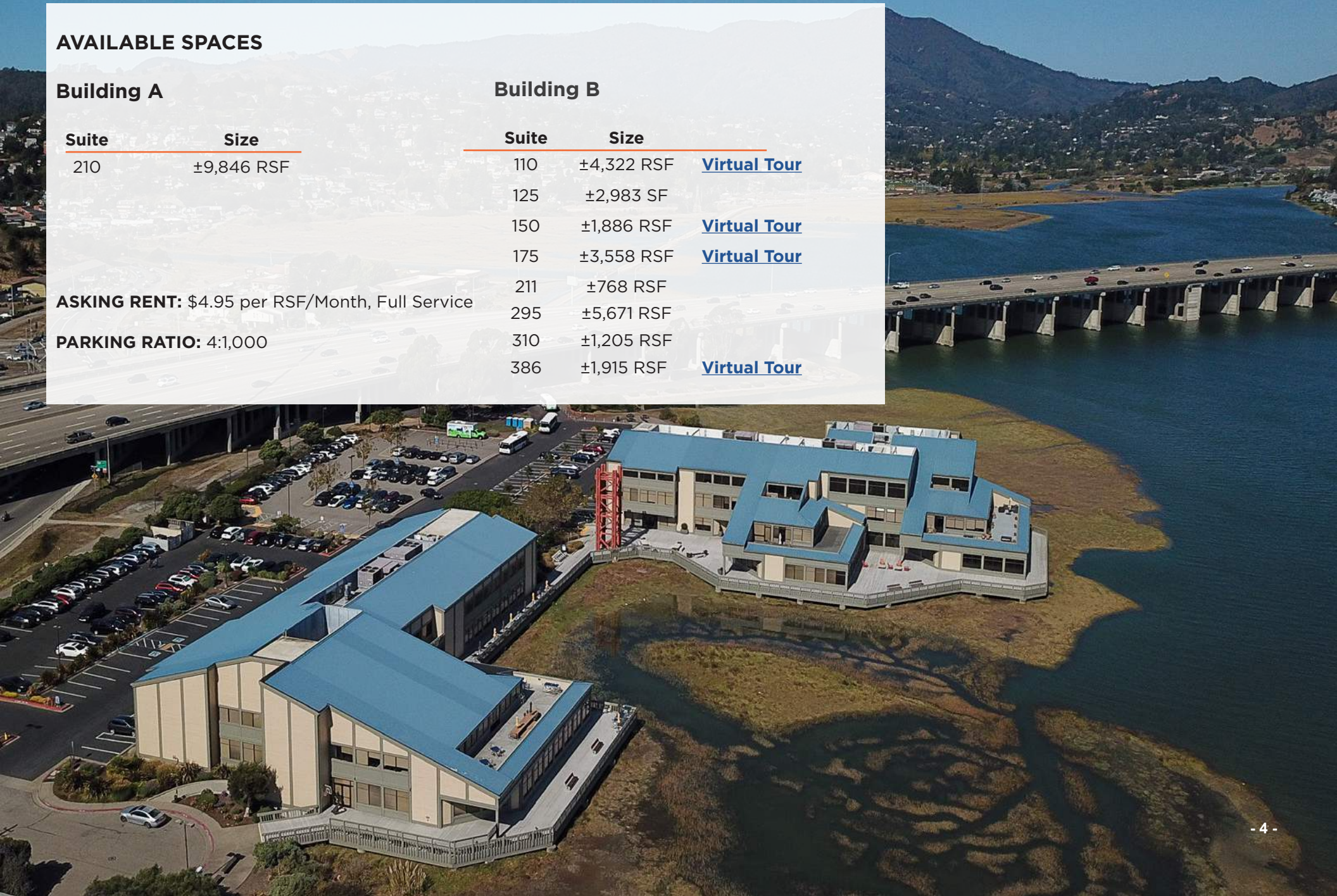
Suite	Size
210	±9,846 RSF

Building B

Suite	Size	
110	±4,322 RSF	Virtual Tour
125	±2,983 SF	
150	±1,886 RSF	Virtual Tour
175	±3,558 RSF	Virtual Tour
211	±768 RSF	
295	±5,671 RSF	
310	±1,205 RSF	
386	±1,915 RSF	Virtual Tour

ASKING RENT: \$4.95 per RSF/Month, Full Service

PARKING RATIO: 4:1,000



SECOND FLOOR-PLAN

BUILDING A

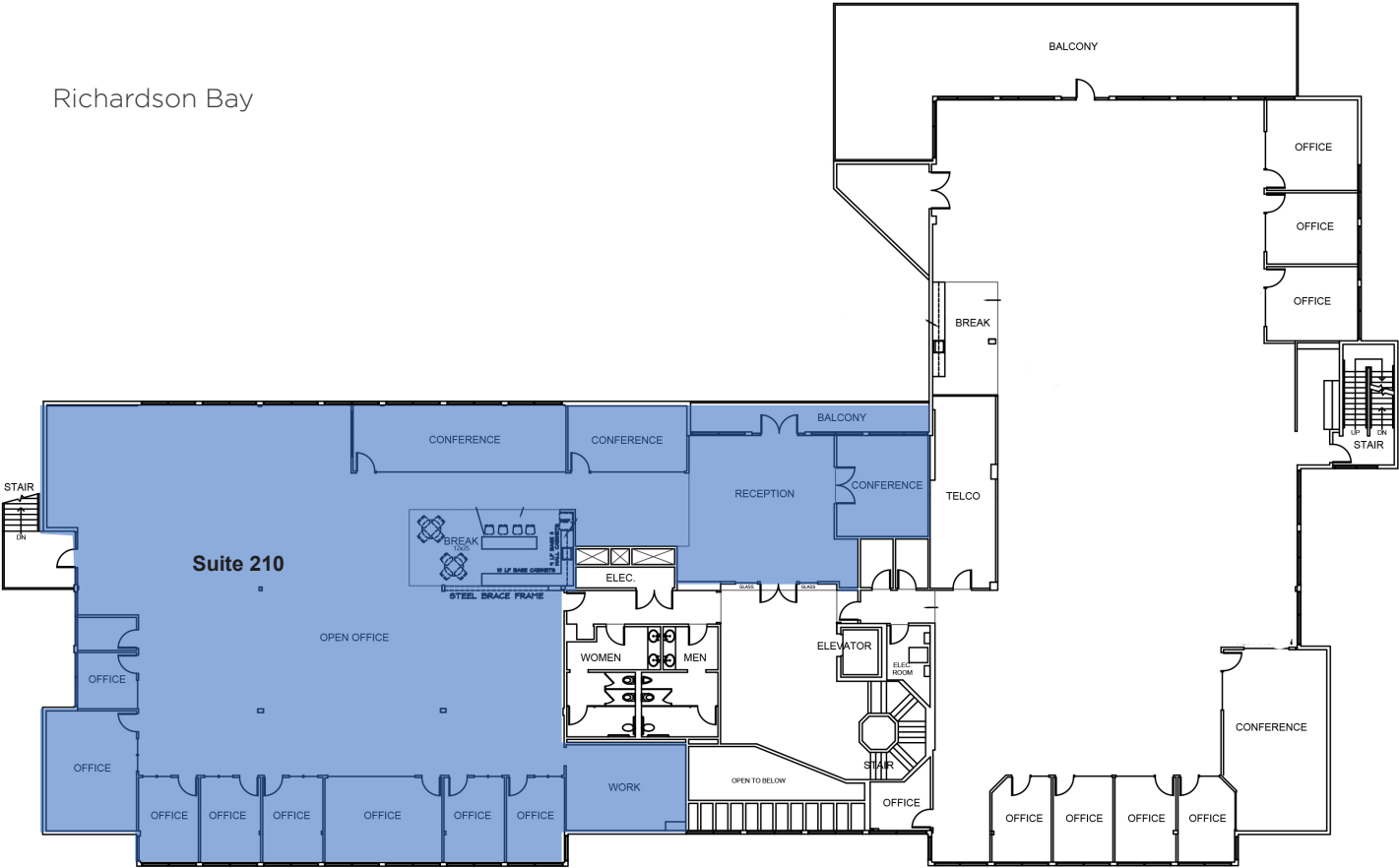
±9,846 RSF

SHORELINE OFFICE CENTER

Mill Valley | California

Richardson Bay

Suite 210
±9,846 RSF



- AVAILABLE
- OCCUPIED

Shoreline Highway

FIRST FLOOR-PLAN BUILDING B

SHORELINE OFFICE CENTER

Mill Valley | California

Richardson Bay

Suite B-110
±4,332 RSF

Suite B-125
±2,983 RSF

Suite B-150
±1,886 RSF

Suite B-175
±3,558 RSF

- BALCONIES
- AVAILABLE
- OCCUPIED



Shoreline Highway

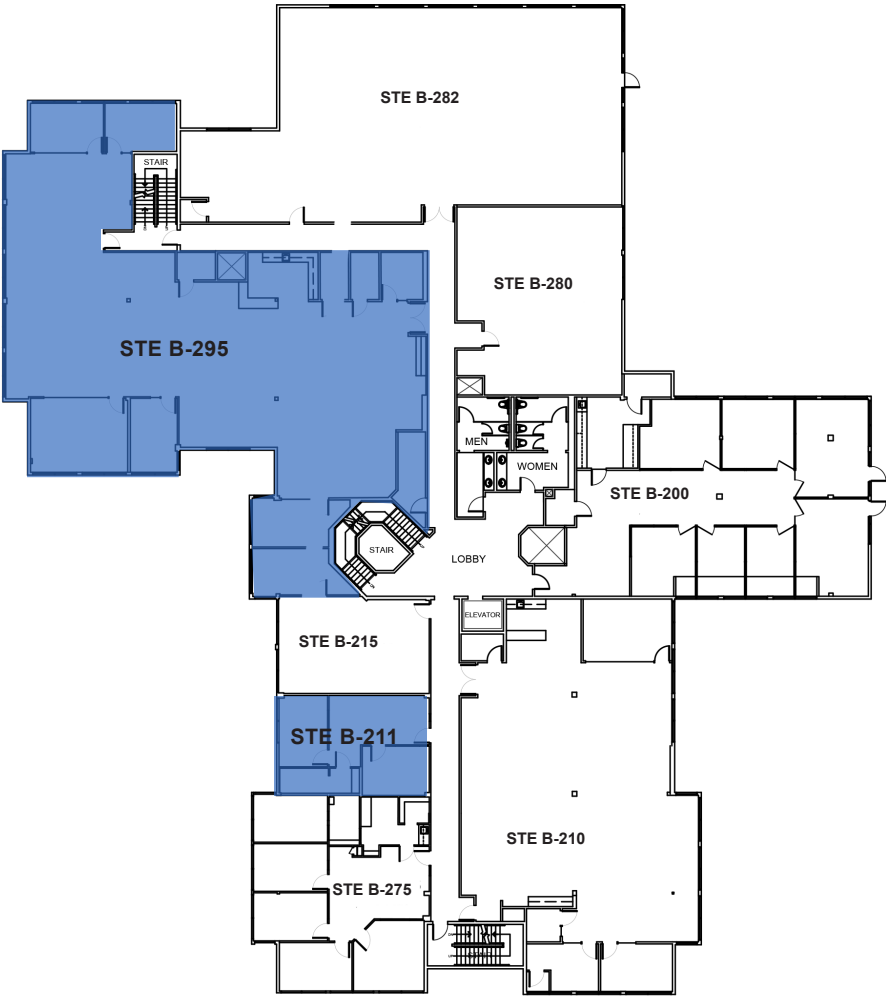
SECOND FLOOR-PLAN

BUILDING B

SHORELINE OFFICE CENTER

Mill Valley | California

Richardson Bay



Suite B-211
±768 RSF

Suite B-295
±5,671RSF

- AVAILABLE
- OCCUPIED

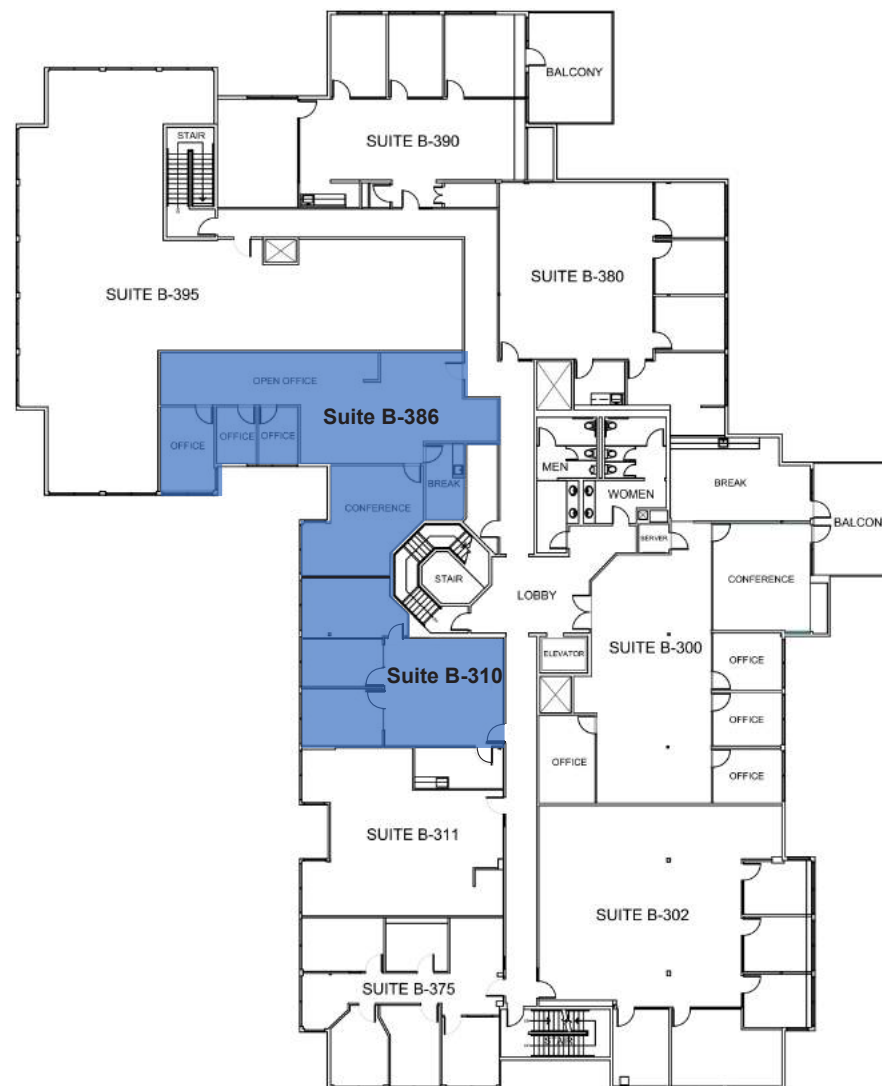
Shoreline Highway

THIRD FLOOR-PLAN BUILDING B

SHORELINE OFFICE CENTER

Mill Valley | California

Richardson Bay



Suite B-386
±1,915 RSF

Suite B-310
±1,205 RSF

● AVAILABLE

○ OCCUPIED

Shoreline Highway

NEWMARK

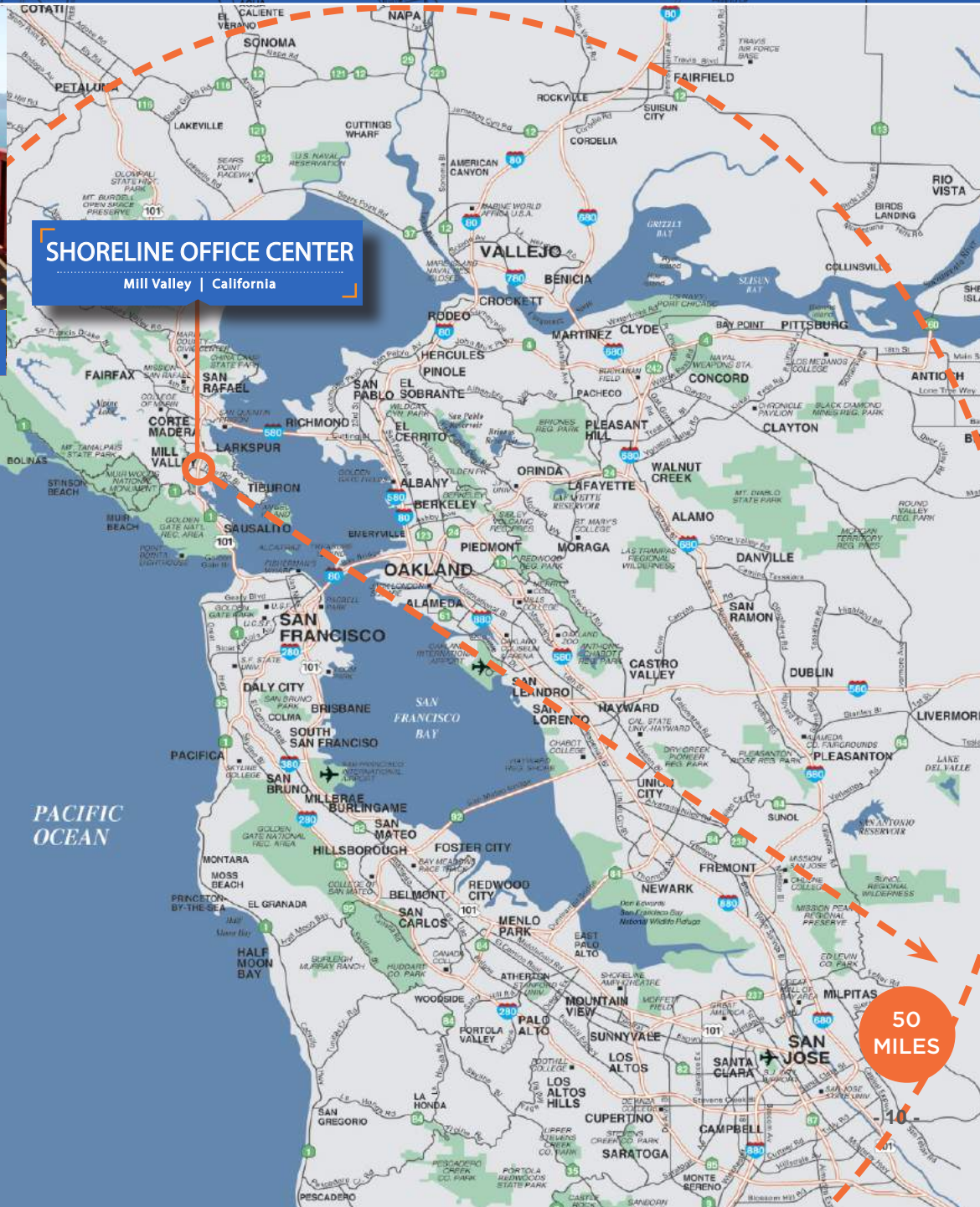
SAN FRANCISCO COMMUTE



Golden Gate Ferry and bus service within a short walk of the property.



Spectacular drive or bike ride across the Golden Gate Bridge.



Morning Commute	To Mission/First	To Shoreline A
Union/Fillmore	17 mins	15 mins
Berkeley	37 mins	43 mins
Walnut Creek	52 mins	59 mins
Petaluma	85 mins	40 mins

Evening Commute	From Mission/First	From Shoreline A
Union/Fillmore	20 mins	25 mins
Berkeley	51 mins	48 mins
Walnut Creek	76 mins	90 mins
Petaluma	82 mins	54 mins

NEWMARK

PHOTO GALLERY
EXTERIOR



identity
**EASY
ACCESS**
& parking

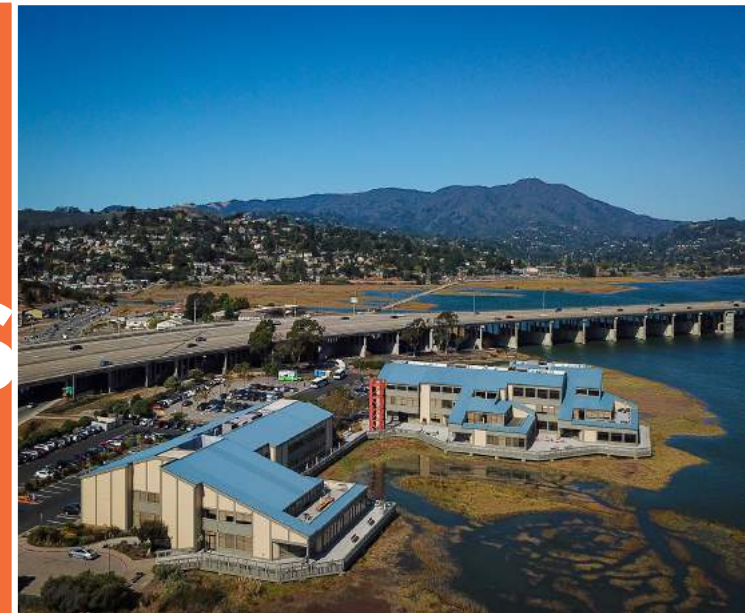
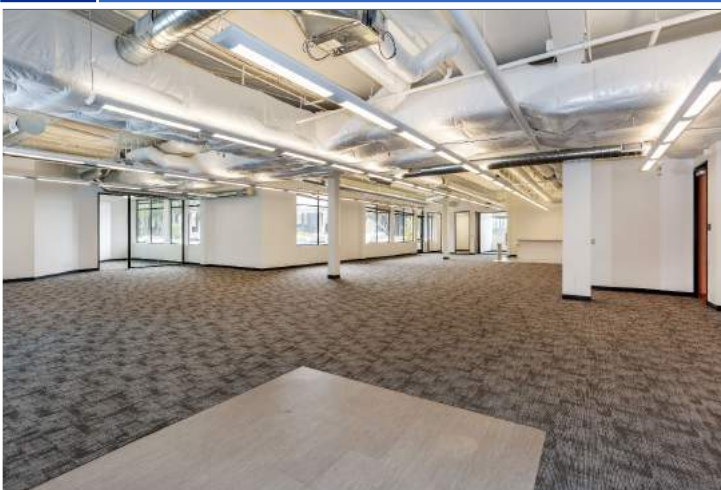


PHOTO GALLERY
INTERIOR



VIEWS



safe OPEN SPACE





SHORELINE OFFICE CENTER

Mill Valley | California

SHORELINE OFFICE CENTER IS CONVENIENTLY LOCATED NEAR MILL VALLEY'S SHOPPING CENTERS; STRAWBERRY VILLAGE, TAM VALLEY JUNCTION, MARIN GATEWAY AND SAUSALITO'S POPULAR DINING. THE SHOPPING CENTERS OFFER A LARGE VARIETY OF DINING, BANKING, GROCERY AND SHOPPING OPTIONS FOR LOCAL PROFESSIONALS.

STRAWBERRY VILLAGE SHOPPING

APPAREL & ACCESSORIES

Archival
Jos. A. Bank
Rims & Goggles
Title Nine

FINANCIAL SERVICES

Bank of America ATM
First Republic Bank
Union Bank
Wells Fargo Bank
Westamerica Bank

GROCERY

Safeway

HEALTH & BEAUTY

Club Evexia
Atelier Salon
Evo Spa
Golden Gate Urgent Care
Kaiser Permanente
Lavande Spa & Boutique
Pure Barre
SkinSpirit Skincare Clinic
Strawberry Village
Dental Care

HOME & DECOR

Calico
Framers
PB Teen
The Shade Store
The Spanish Table
West Elm

PHOTO SERVICES

Mike's Camera

RESTAURANTS & FOOD

Harmony Restaurant
High Tech Burrito
In-N-Out Burger
Nekter Juice Bar
New York Bagel
Pizza Antica
Starbucks
Sushi Gourmet
Sweet•E Organic
The Plant Organic
Thep Lela Thai
Woody's Yogurt Place

SERVICES

AAA
Performing Arts Academy
of Marin
RAM Print &
Communications
Spotless Cleaners
Strawberry Shoes & Watch
Repair

SPECIALTY SHOPS

Norman Mahan Jewelers
Telford's Pipe & Cigar, Inc.
Woodlands Pet Food &
Treats

VIDEO & ELECTRONICS

AT&T
World of Sound & Video

TAM VALLEY JUNCTION

The Junction Beer Garden
Dipsea Cafe
Hook Fish Co.
Cafe Del Soul
Good Earth Natural Foods
Wa:greems
Shoreline Coffe Shop
Domino's Pizza
Equator Coffees
Subway
Bamboo Hut Chines Bistro
Buckeye Roadhouse
Muir Woods Lodge
Holiday Inn Express

MARIN GATEWAY SHOPPING CENTER

Target
CVS
Starbucks
Panda Express
West Marine Supply
Ross Dress for Less

FUN ACTIVITIES

Seaplane Adventures
Buckeye Roadhouse Festive Bar & Dining
Sea Trek Kayak and Stand Up Paddle
Board
Sausalito Bike Rentals
Sausalito Ferry Terminal

SAUSALITO DINING

Sushi Ran
Fish.
Le Garage
Avatars
Saylor's
Tommy's Wok
Spinnaker
Seafood Peddler



TAM VALLEY JUNCTION

The Junction Beer Garden
 Dipsea Cafe
 Hook Fish Co.
 Cafe Del Soul
 Good Earth Natural Foods
 Wa;greems
 Shoreline Coffe Shop
 Domino's Pizza
 Equator Coffees
 Subway
 Bamboo Hut Chines Bistro
 Buckeye Roadhouse
 Muir Woods Lodge
 Holiday Inn Express

MARIN GATEWAY SHOPPING CENTER

Target
 CVS
 Starbucks
 Panda Express
 West Marine Supply
 Ross Dress for Less
 Anytime Fitness

STRAWBERRY VILLAGE SHOPPING CENTER

SAFEWAY

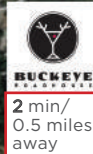


STRAWBERRY

PIATTI
RESTAURANTS & BAR

ACQUA HOTEL MILL VALLEY

HOLIDAY INN EXPRESS



Club Evexia

SHORELINE OFFICE CENTER

HARBOR POINT

Manzanita Park & Ride
1 min/0.1 miles away

Seaplane Adventures
1 min/0.1 miles away

Mike's Bike
5 min/1.4 miles away

Fish.

AVATAR'S RESTAURANT

LE GARAGE

Sea Trek Kayak & Stand Up Paddled Board
7 mins/2.3 miles away

SAUSALITO

SUSHI RAN

Sausalito Ferry Terminal
9 mins/3.3 miles away

Sausalito Bike Rentals
7 mins/2.3 miles away



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NEWMARK



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