

# SHORELINE OFFICE CENTER

Mill Valley | California



COVID - Shoreline Safety Plan



WORLD CLASS WATERFRONT WORK ENVIRONMENT = SOUTHERN MARIN LIFESTYLE

FOR LEASE  $\pm 948$  RSF TO  $\pm 45,496$  RSF  
\$5.25/SF, FULL SERVICE



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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

SIGNAGE

Waterfront Outdoor  
Work Areas

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

- 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, private phone pods 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 services at Strawberry Village and Sausalito



# PROJECT AVAILABILITY

## SHORELINE OFFICE CENTER

Mill Valley | California

### AVAILABLE SPACES

#### Building A

Suite	Size	Available
100	±26,375 RSF	10/1/2020
200	±19,121 RSF	10/1/2020

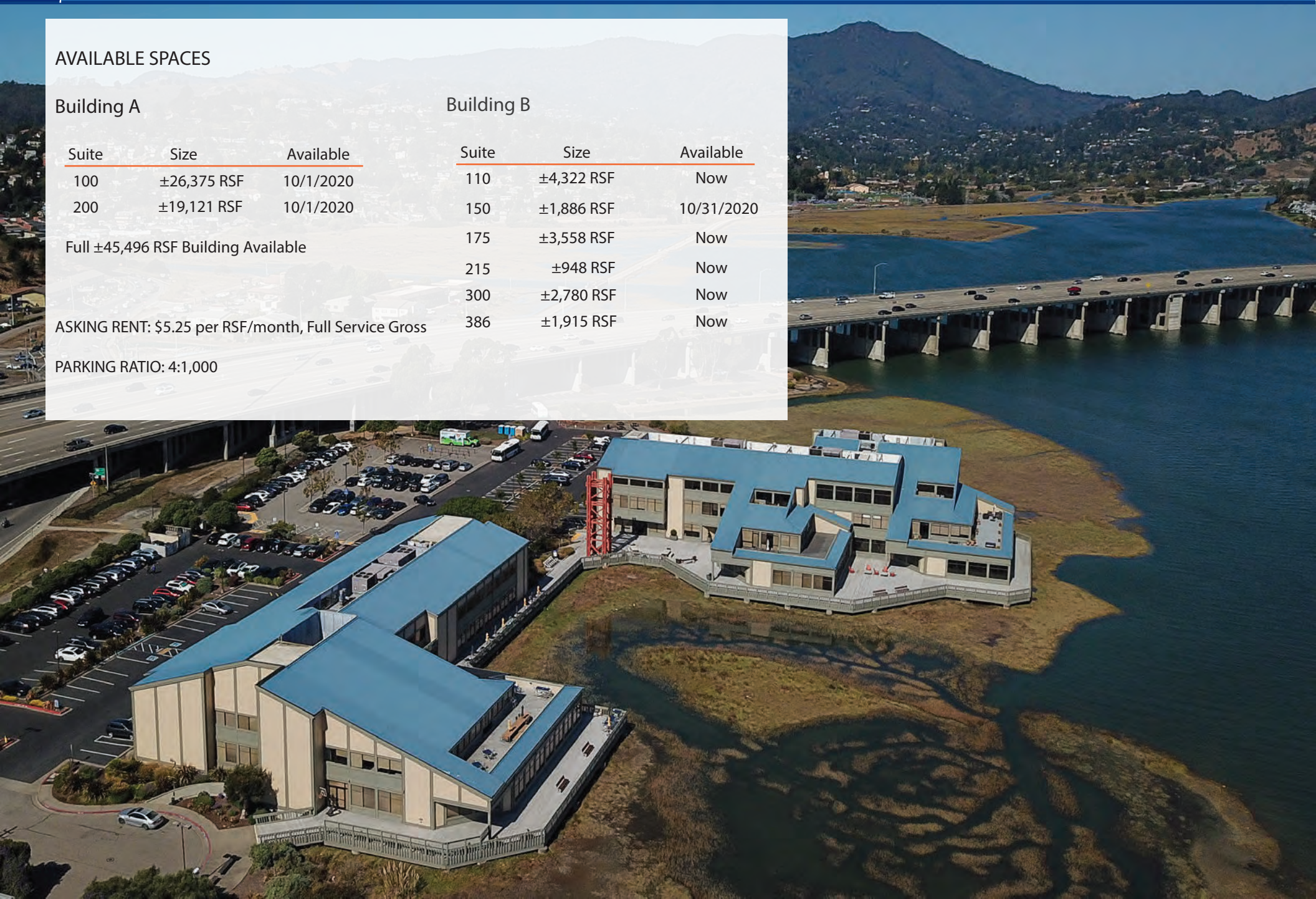
Full ±45,496 RSF Building Available

ASKING RENT: \$5.25 per RSF/month, Full Service Gross

PARKING RATIO: 4:1,000

#### Building B

Suite	Size	Available
110	±4,322 RSF	Now
150	±1,886 RSF	10/31/2020
175	±3,558 RSF	Now
215	±948 RSF	Now
300	±2,780 RSF	Now
386	±1,915 RSF	Now





±26,375 RSF

**Mill Valley | California**

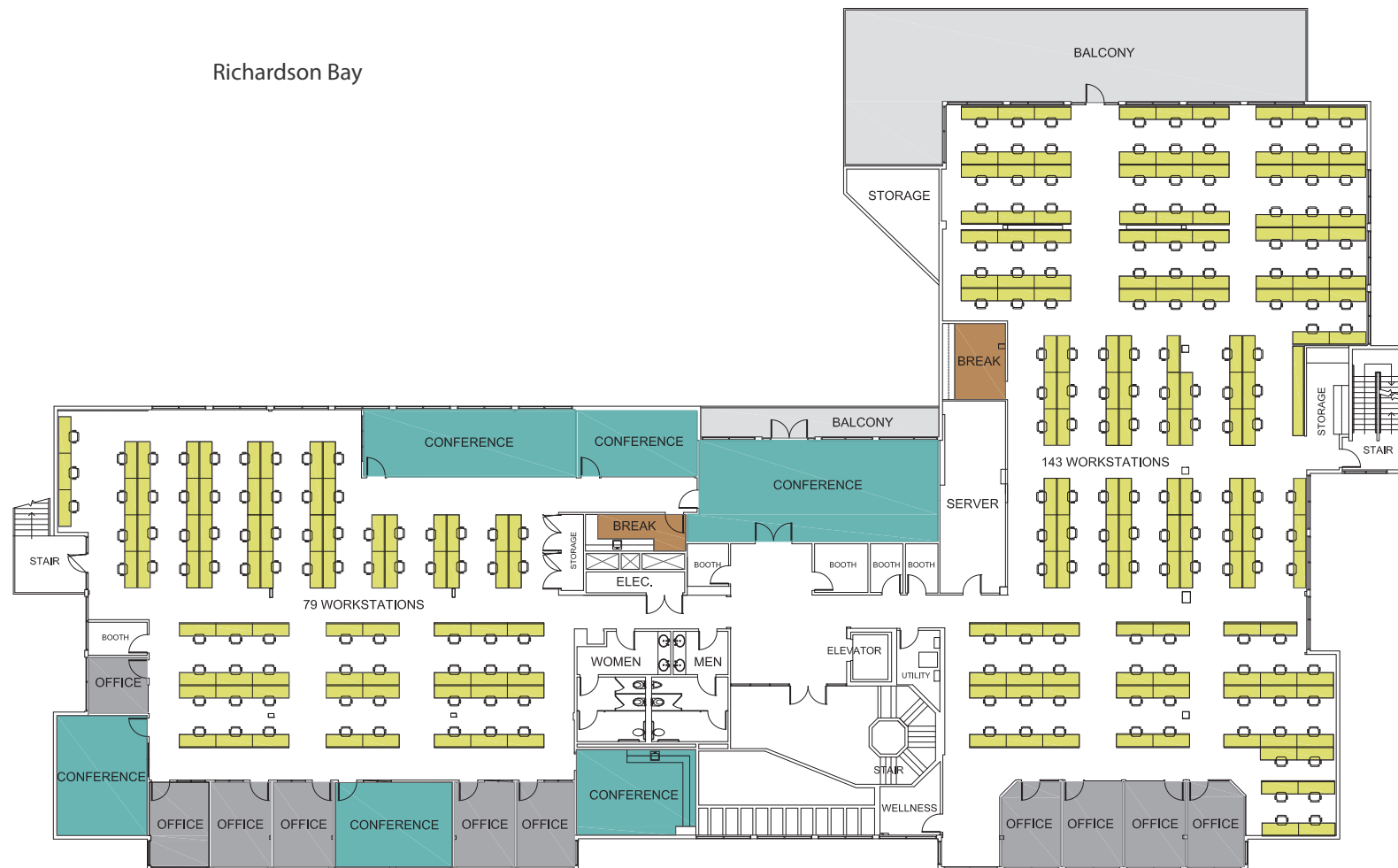


## BUILDING A

$\pm 19,121$  RSF

## SHORELINE OFFICE CENTER

**Mill Valley | California**



Shoreline Highway

# FIRST FLOOR-PLAN BUILDING B

SHORELINE OFFICE CENTER

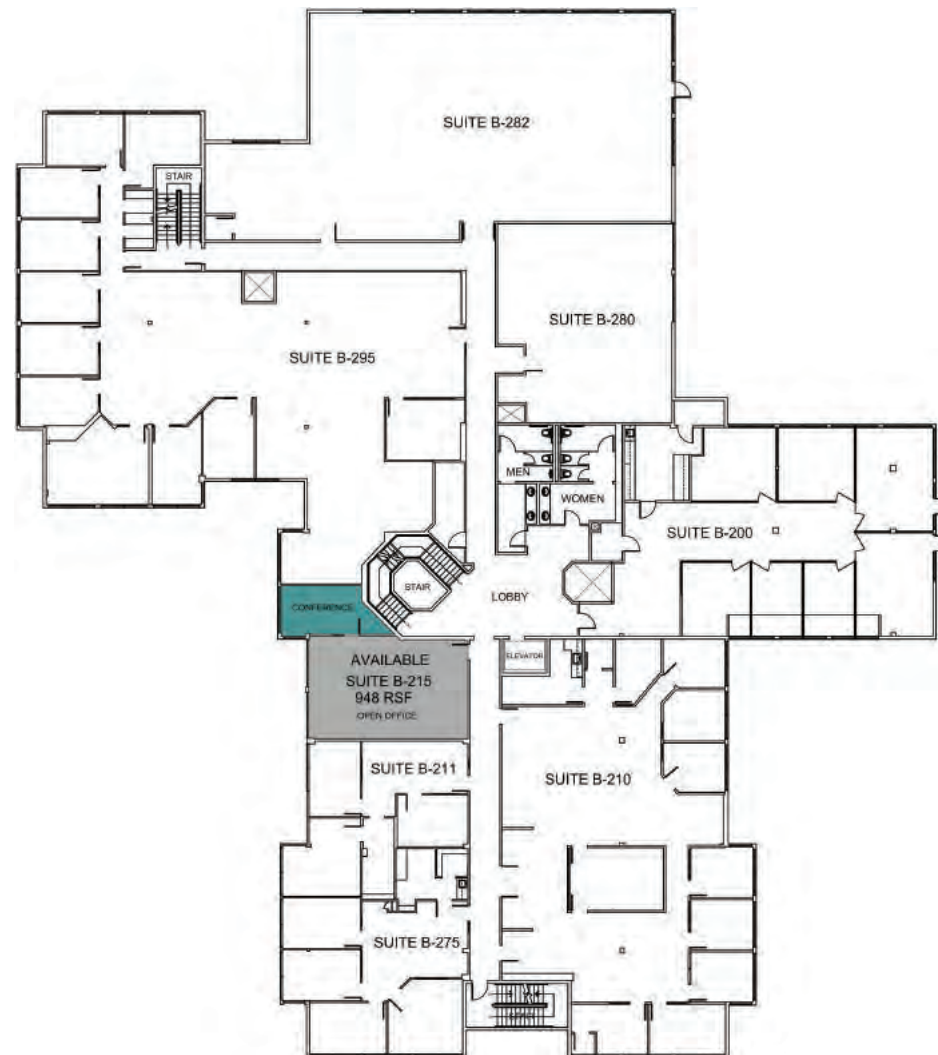
Mill Valley | California

Richardson Bay



Shoreline Highway

Richardson Bay



 AVAILABLE  
 OCCUPIED

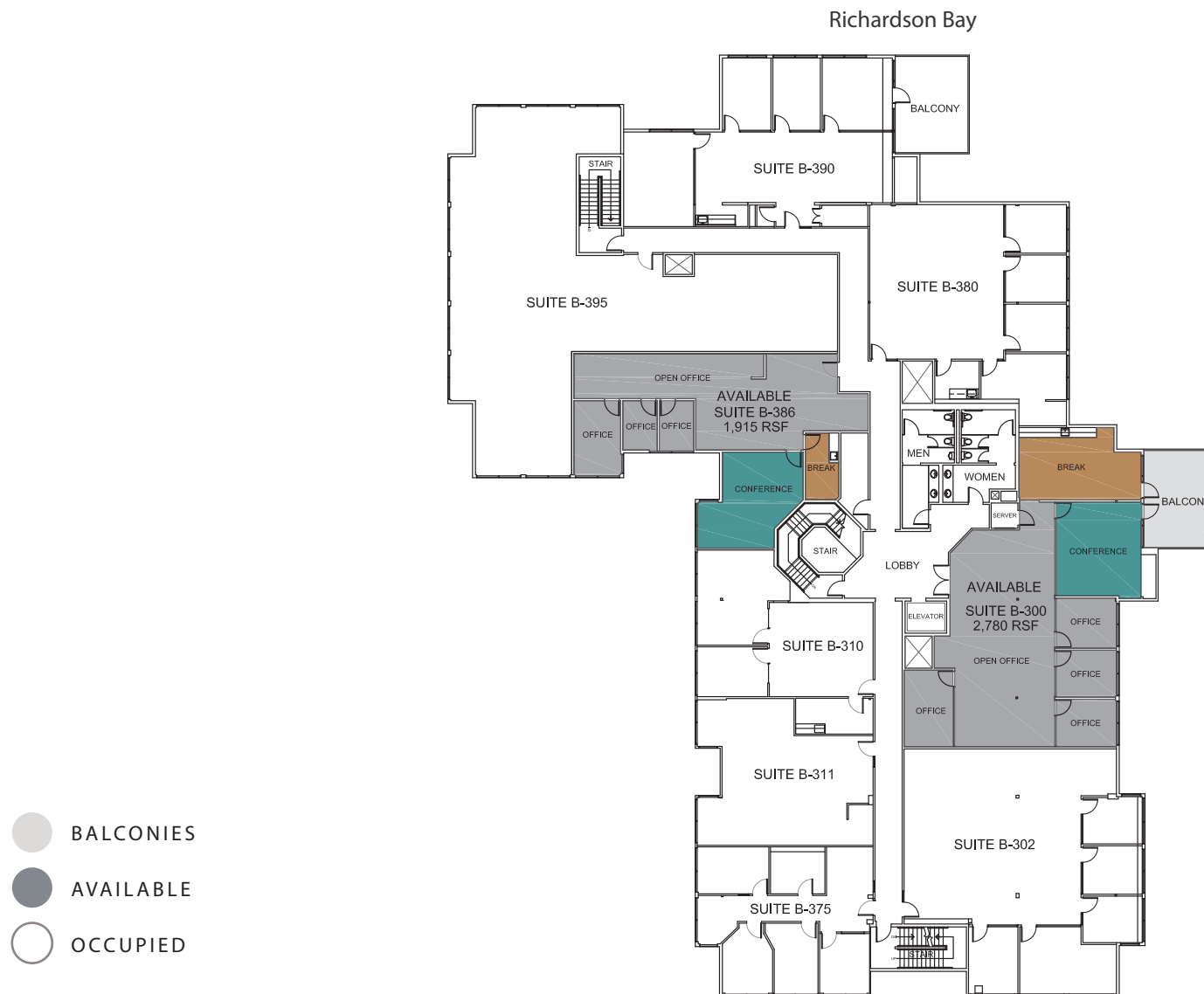
## Shoreline Highway



# THIRD FLOOR-PLAN BUILDING B

SHORELINE OFFICE CENTER

Mill Valley | California



Shoreline Highway



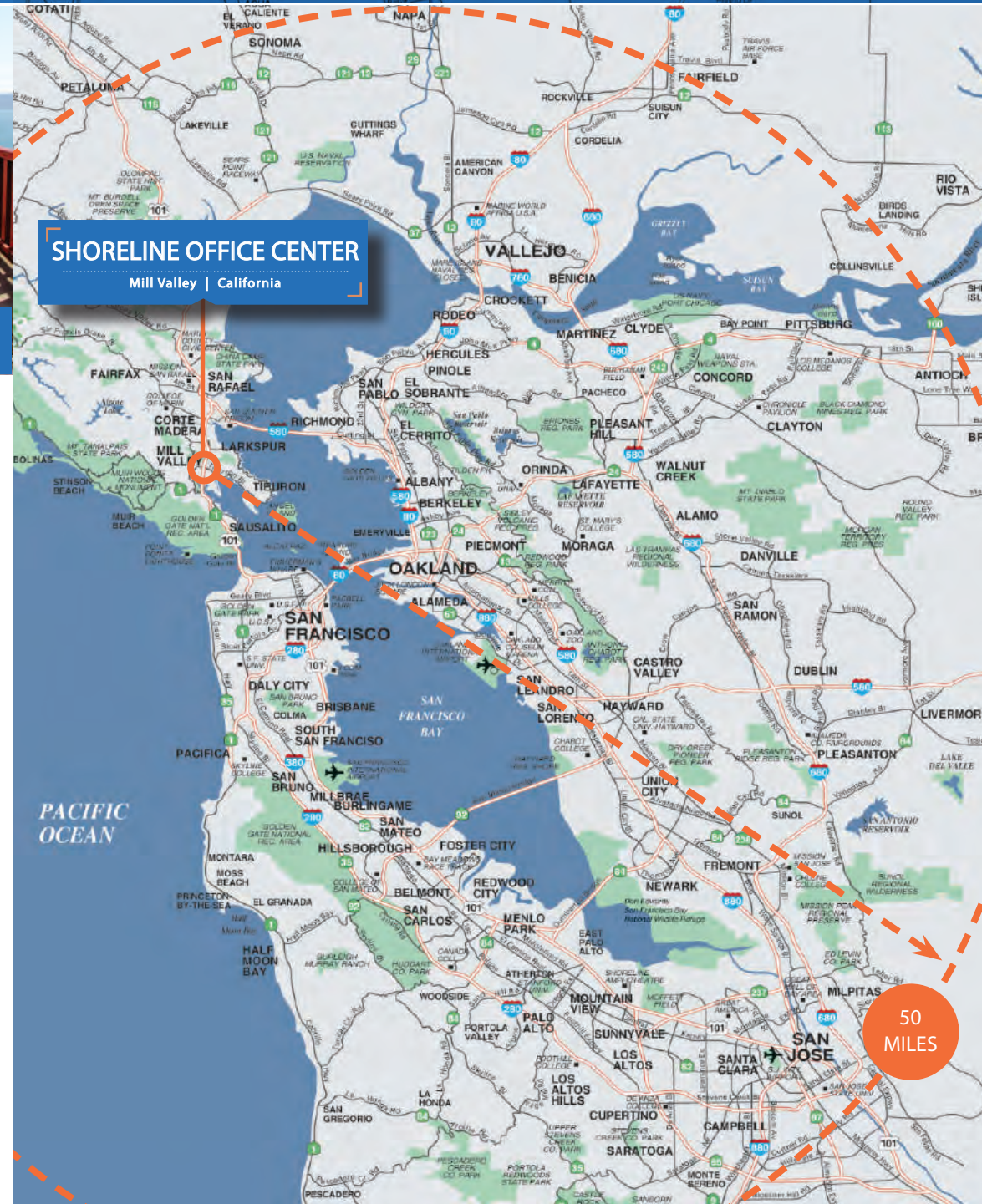
# SAN FRANCISCO COMMUTE



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



PHOTO GALLERY

# EXTERIOR



identity  
EASY  
ACCESS  
& parking

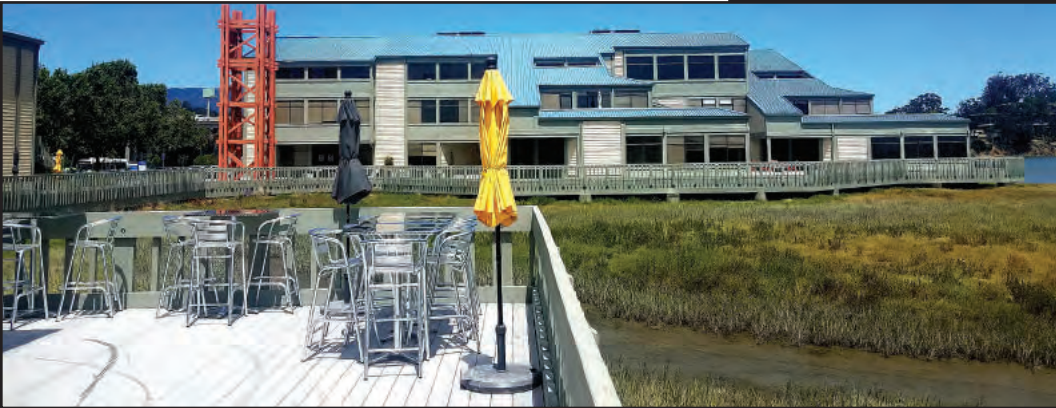




PHOTO GALLERY

# INTERIOR

spectacular  
VIEWS



safe  
OPEN SPACE







## SHORELINE OFFICE CENTER

Mill Valley | California

SHORELINE OFFICE CENTER IS CONVENIENTLY LOCATED NEAR MILL VALLEY'S LARGEST SHOPPING CENTER, STRAWBERRY VILLAGE. IT OFFERS A LARGE VARIETY OF DINING, BANKING, GROCERY AND SHOPPING OPTIONS FOR LOCAL PROFESSIONALS.

### 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

### HOME & DECOR

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

### HEALTH & BEAUTY

Atelier Salon  
Evo Spa  
Golden Gate Urgent Care

Kaiser Permanente

Lavande Spa & Boutique  
Pure Barre  
SkinSpirit Skincare Clinic  
Strawberry Village Dental Care

### PHOTO SERVICES

Mike's Camera

### RESTAURANTS & FOOD

Harmony Restaurant  
High Tech Burrito  
In-N-Out Burger  
Nekter Juice Bar  
New York Bagel

Pasta Pomodoro

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





STRAWBERRY VILLAGE  
SHOPPING CENTER

SAFEWAY

IN-N-OUT

STRAWBERRY

PIATTI

ACQUA HOTEL MILL VALLEY

MILL VALLEY

EQUATOR  
COFFEES

Shoreline  
COFFEE SHOP

BUCYE

HARBOR POINT

SHORELINE OFFICE CENTER

101

TARGET

STARBUCKS  
COFFEE

CVS  
pharmacy

AVATAR'S  
RESTAURANT

Fish.

LE GARAGE

SAUSALITO

SUSHI  
RAN

# AMENITIES AERIAL





## BASIN STREET PROPERTIES

Creating environments where you can thrive.

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