

SHORELINE OFFICE CENTER

Mill Valley | California



[Building B
Virtual Tour](#)

[COVID
Shoreline Safety Plan](#)



WORLD CLASS WATERFRONT WORK ENVIRONMENT = SOUTHERN MARIN LIFESTYLE

**FOR LEASE ±1,886 RSF TO ±45,496 RSF
\$4.95/RSF, FULL SERVICE**

NEWMARK

HADEN ONGARO
hongaro@ngkf.com
CA DRE #00916960

MARK CARRINGTON
mcarrington@ngkf.com
CA DRE #01219528

MIKE BROWN
mbrown@ngkf.com
CA DRE #01200178

ALISA BELEW
abelew@ngkf.com
CA DRE #01821371

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



Waterfront Outdoor Work Areas

FREE 4:1000 PARKING

SIGNAGE



BIKE ROUTE - MILL VALLEY/SAUSALITO MULTI-USE PATHWAY

US
101

PROJECT HIGHLIGHTS

SHORELINE OFFICE CENTER

Mill Valley | California

SETTING



ACCESS



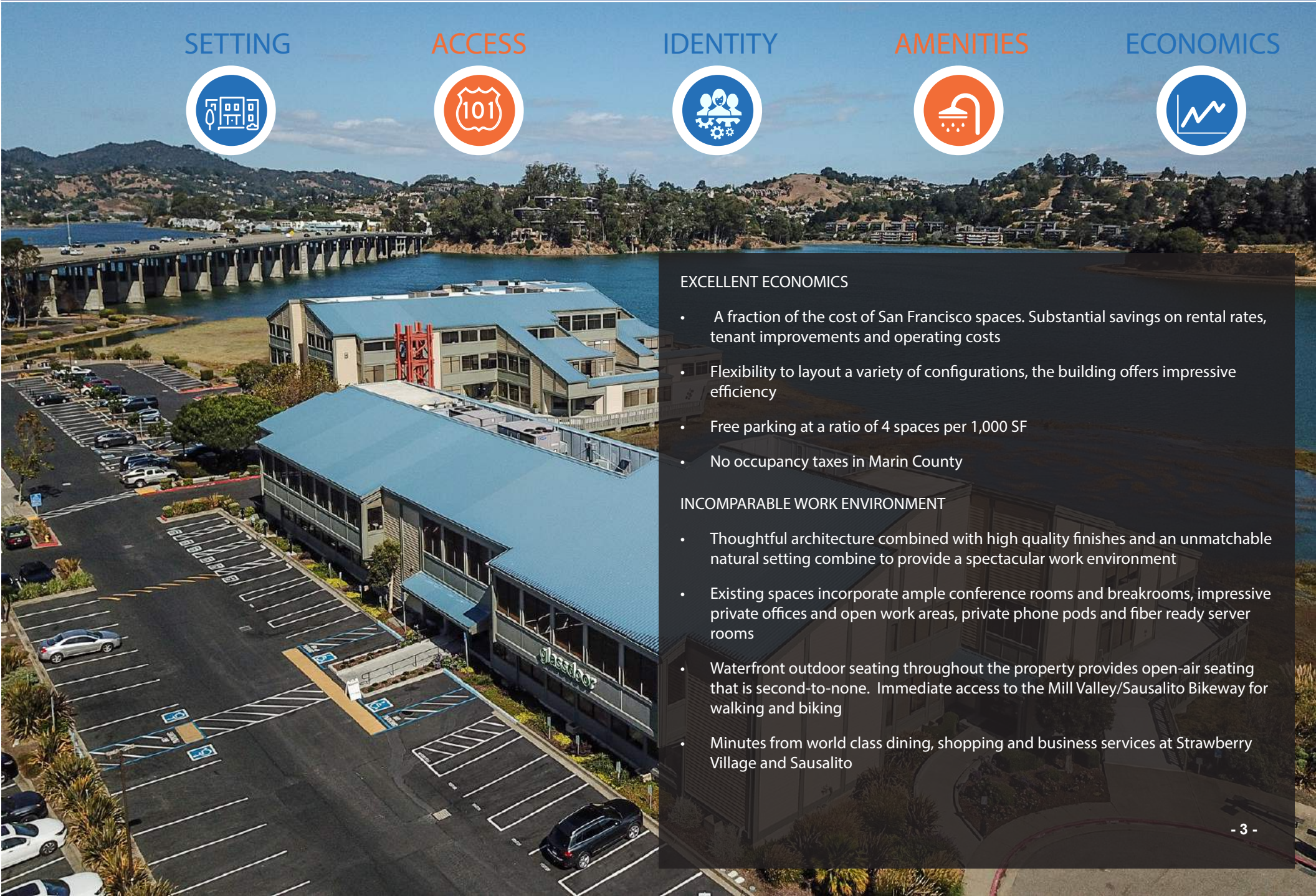
IDENTITY



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

AVAILABLE SPACES

Building A

Suite	Size
100	±26,375 RSF
200	±19,121 SF

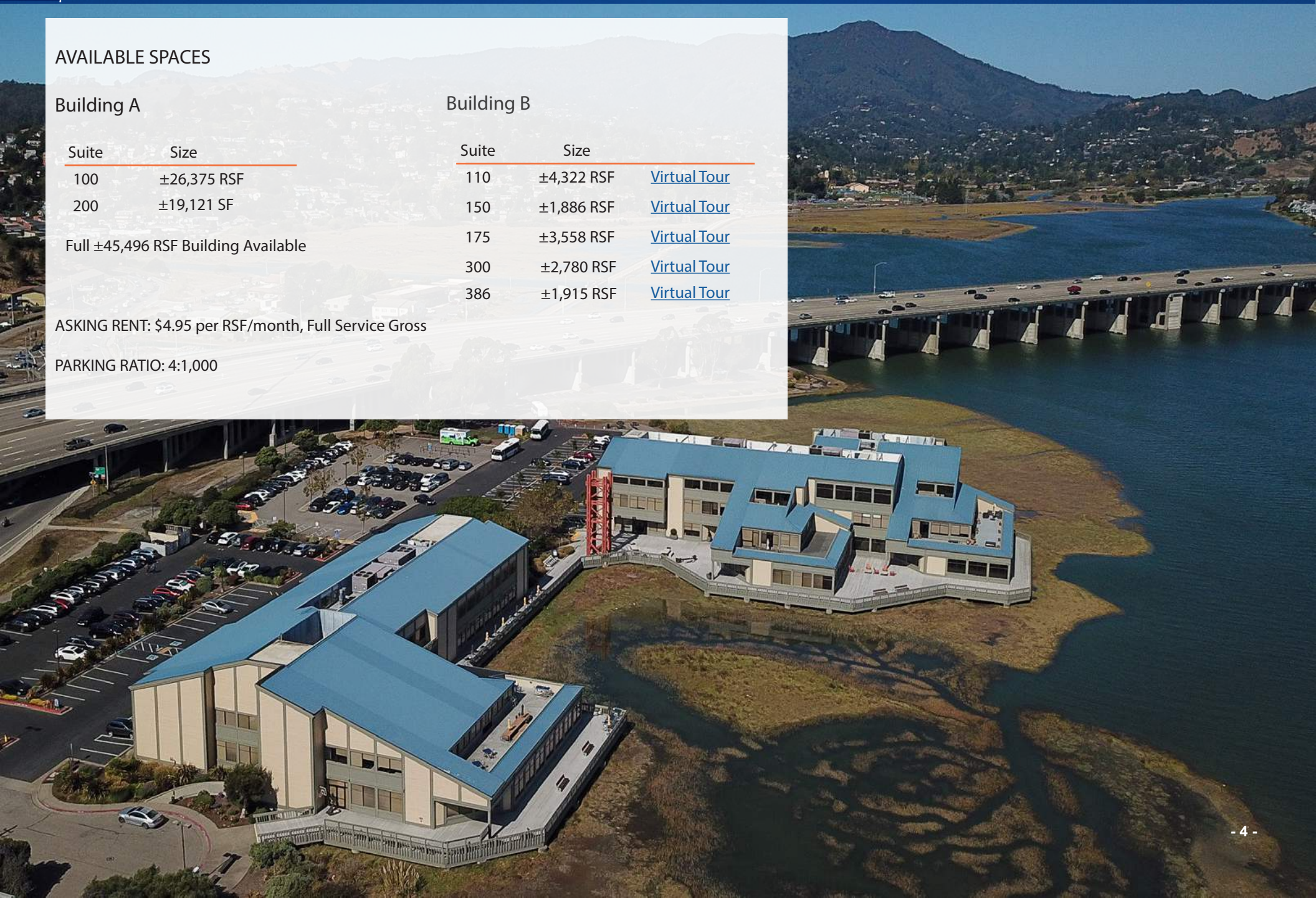
Full ±45,496 RSF Building Available

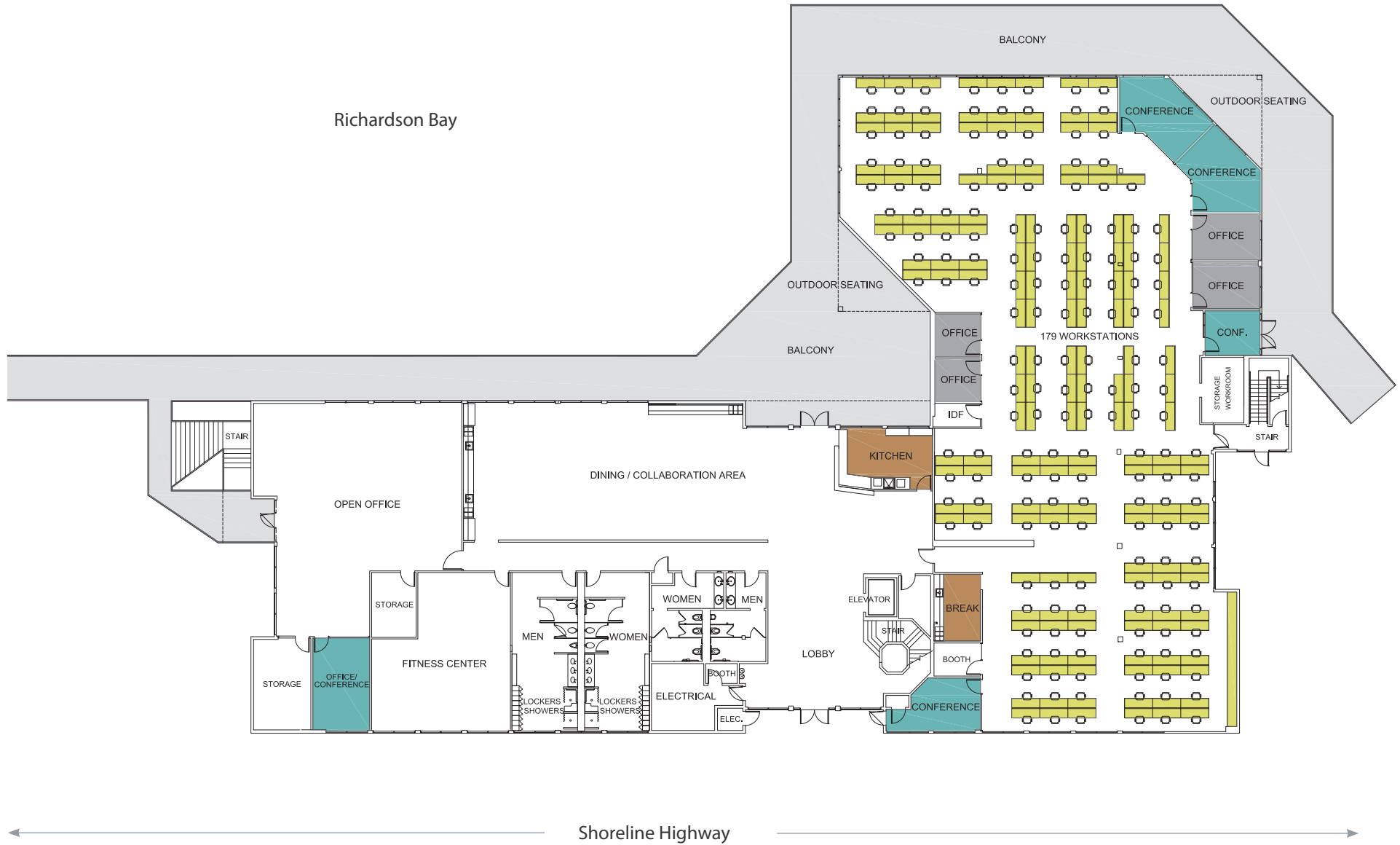
Building B

Suite	Size	
110	±4,322 RSF	Virtual Tour
150	±1,886 RSF	Virtual Tour
175	±3,558 RSF	Virtual Tour
300	±2,780 RSF	Virtual Tour
386	±1,915 RSF	Virtual Tour

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

PARKING RATIO: 4:1,000





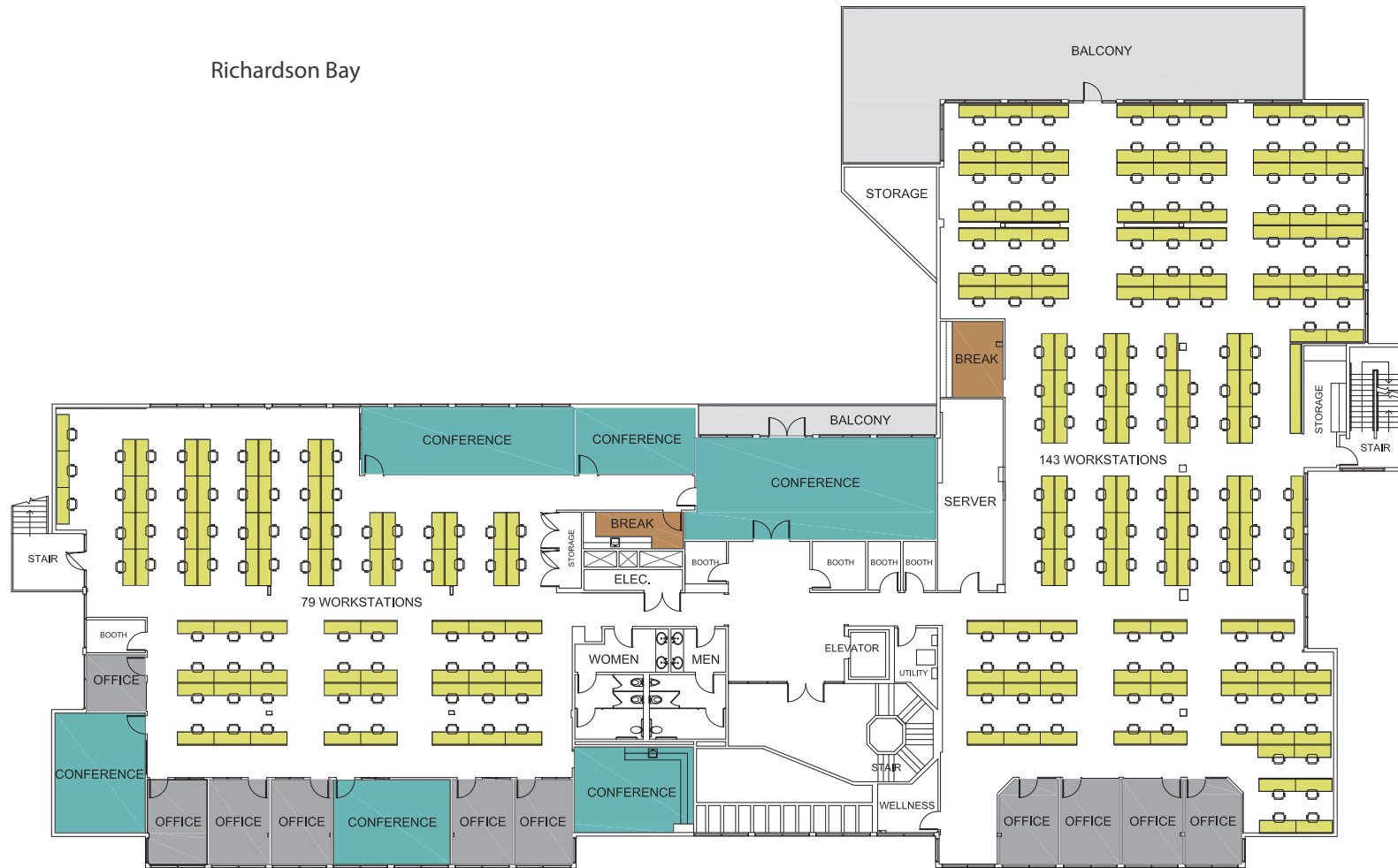
SECOND FLOOR-PLAN

BUILDING A

±19,121 RSF

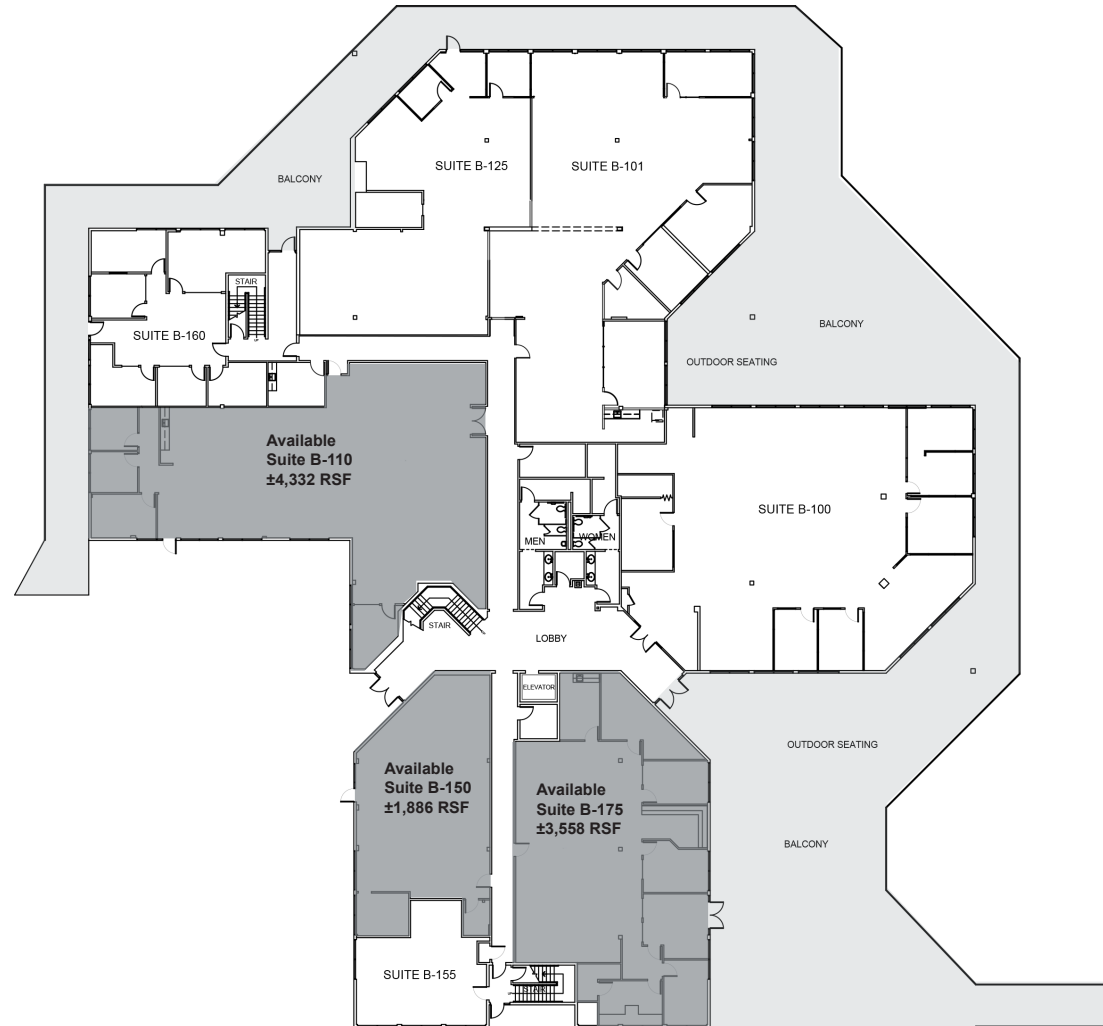
SHORELINE OFFICE CENTER

Mill Valley | California



Shoreline Highway

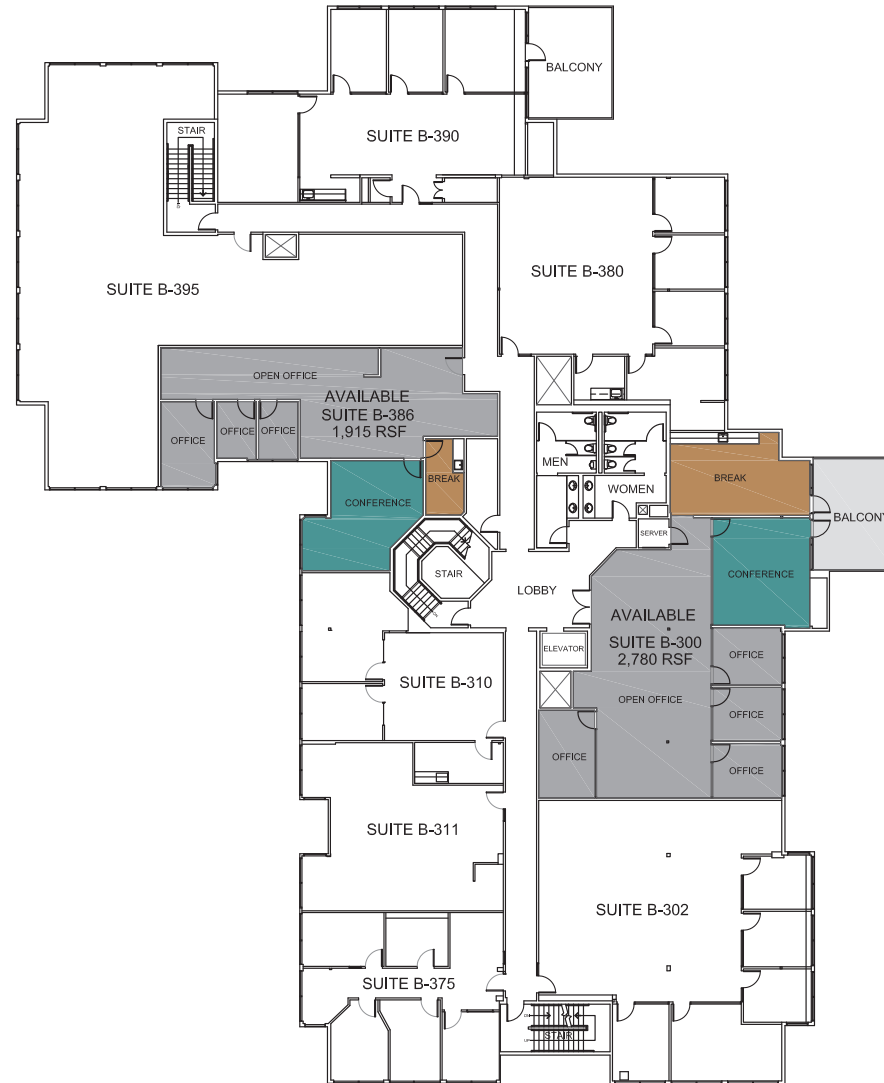
Richardson Bay



-  BALCONIES
-  AVAILABLE
-  OCCUPIED

Shoreline Highway

Richardson Bay



- BALCONIES
- AVAILABLE
- OCCUPIED

Shoreline Highway

NEWMARK

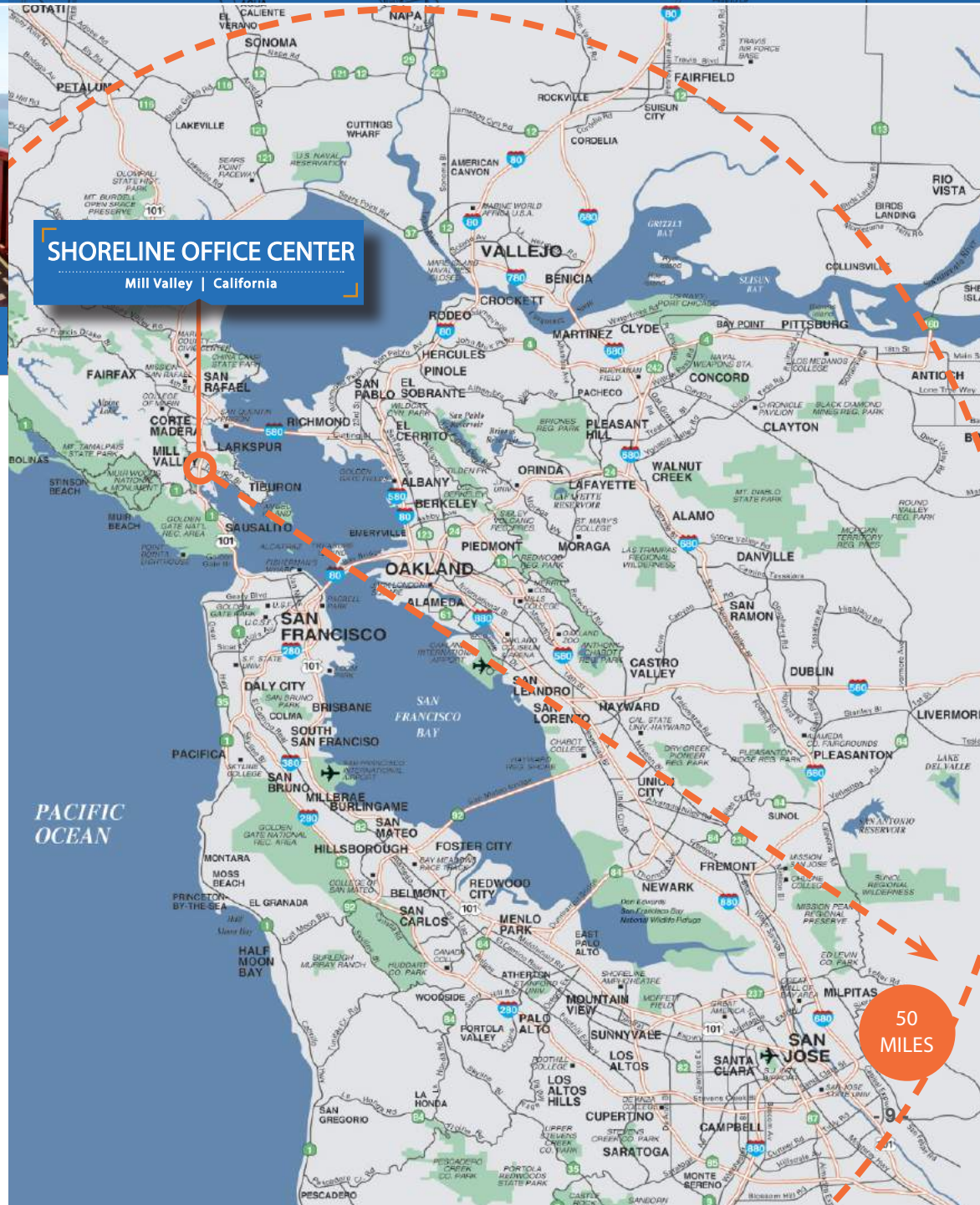
SAN FRANCISCO COMMUTE



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

EXTERIOR



identity
**EASY
ACCESS**
& parking

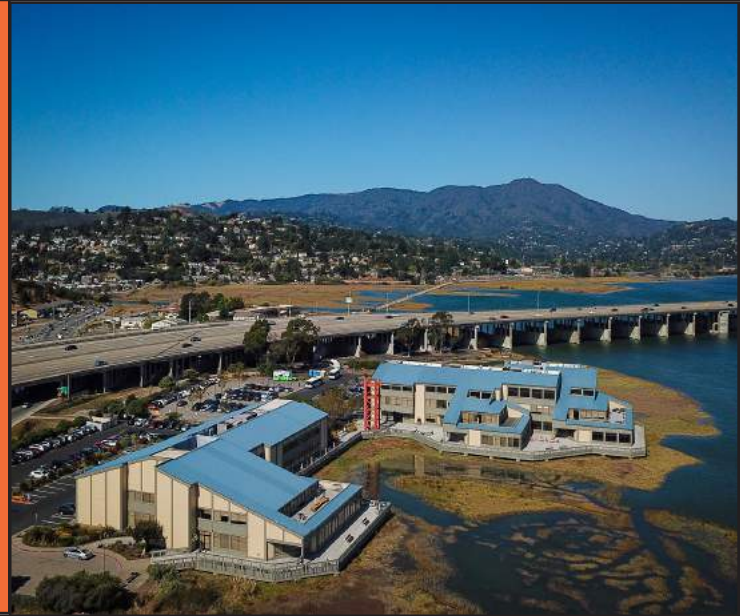


PHOTO GALLERY

INTERIOR



spectacular
VIEWS



safe
OPEN
SPACE





SHORELINE OFFICE CENTER

Mill Valley | California

SHORELINE OFFICE CENTER IS CONVENIENTLY LOCATED NEAR MILL VALLEY'S 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 CENTER

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

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

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

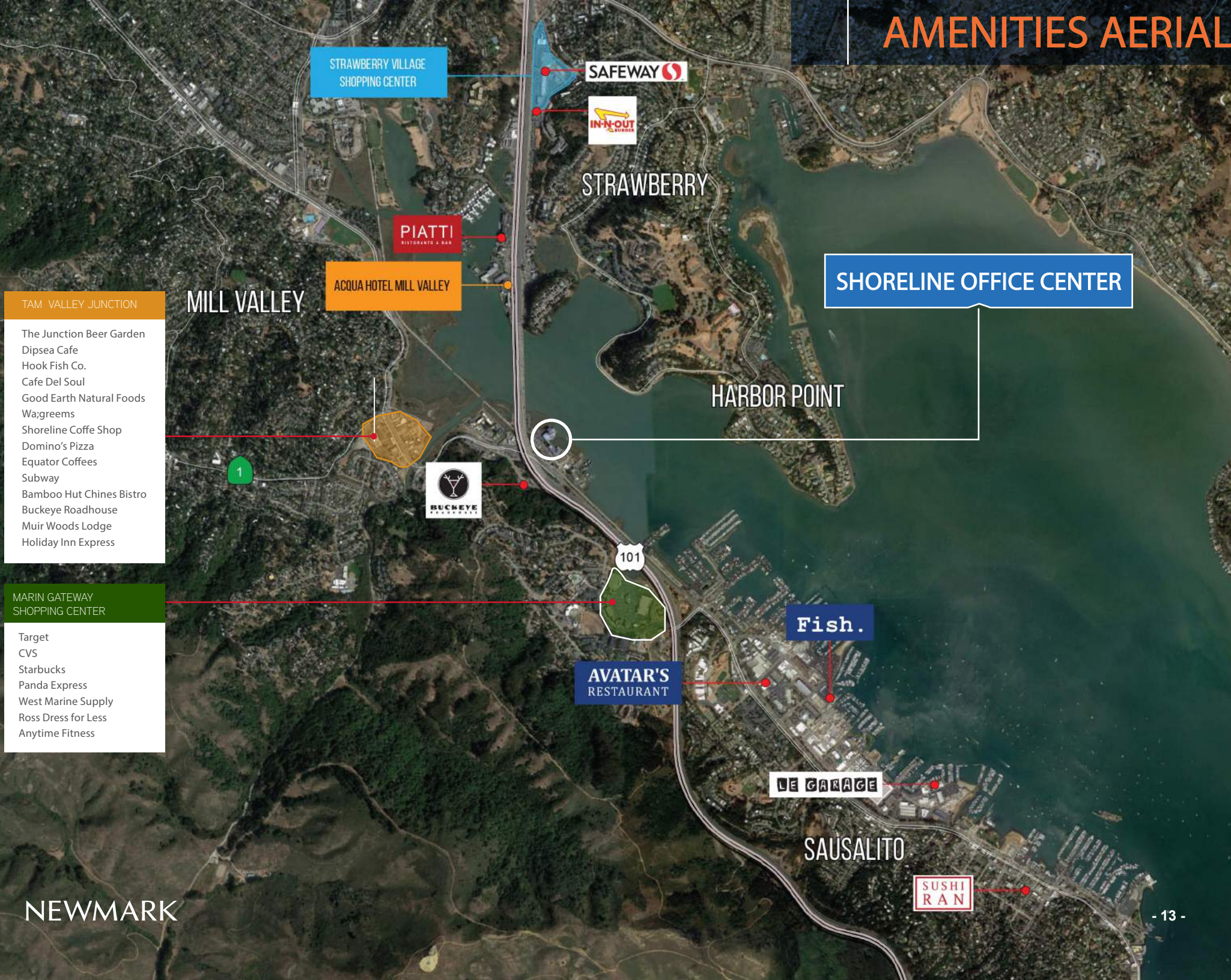
MARIN GATEWAY SHOPPING CENTER

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

SAUSALITO DINING

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

AMENITIES AERIAL



STRAWBERRY VILLAGE SHOPPING CENTER

SAFeway

IN-N-OUT

STRAWBERRY

PIATTI RESTAURANTS & BAR

ACQUA HOTEL MILL VALLEY

SHORELINE OFFICE CENTER

TAM VALLEY JUNCTION

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

MILL VALLEY

HARBOR POINT

BUCKEYE RESTAURANT

101

MARIN GATEWAY SHOPPING CENTER

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

Fish.

AVATAR'S RESTAURANT

LE GARAGE

SAUSALITO

SUSHI RAN

NEWMARK

HADEN ONGARO

415.526.7649
hongaro@ngkf.com
CA DRE #00916960

MARK CARRINGTON

415.526.7650
mcarrington@ngkf.com
CA DRE #01219528

MIKE BROWN

415.274.4412
mbrown@ngkf.com
CA DRE #01200178

ALISA BELEW

415.526.7663
abelew@ngkf.com
CA DRE #01821371

nmrk.com

NEWMARK



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
19-1180/01.2021



C.A.R.E.S.

Basin Street looks forward to welcoming you back to the office.

We would like to share with you our plan for providing a safer and cleaner environment as we emerge from the shelter-in-place and stay-at-home directives and ordinances.

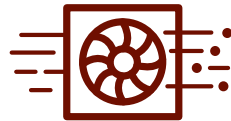
During this unprecedented time, we continue to follow best practices and protocols as set forth by the leading health organizations. Many resources required to adhere to these best practices are limited due to the prioritization of hospitals, healthcare workers and first responders. We are working closely with our network of vendors to obtain and replenish these supplies on an ongoing basis.

In conjunction with these efforts, we are introducing our C.A.R.E.S. Initiative to support our tenants as employees re-enter the workplace and guests visit our buildings. The following five areas of focus will allow us to work together to provide a safer environment and help preserve employee well-being.



Clean Hands

- ◆ Use signage to remind employees and guests of hand washing protocols.
- ◆ Place hand sanitizer or wipes in common areas.
- ◆ Enhanced cleaning protocols for evening janitors and day porters with focus on high touch areas.



Air Systems

- ◆ Manage HVAC systems to ensure industry standard fresh air ventilation.
- ◆ Routinely perform maintenance using quality products and review the systems in a holistic fashion for efficiency and performance.
- ◆ Basin Street has sourced disposable masks that will be allocated, as needed and upon request, to our tenants through our property management offices while supplies last.



Restroom Etiquette

- ◆ Signage at restroom entries to encourage limited occupancy and remind employees and guests of social distancing protocols.
- ◆ Signage in restrooms for handwashing protocols.



Elevator Protocol

- ◆ Use signage to remind employees and guests of social distancing protocols as it pertains to elevator cabs as an enclosed space.
- ◆ Encourage stair access where appropriate.



Safe Distance

- ◆ Reduce or rearrange seating in common areas where possible to encourage social distancing.
- ◆ Keep shared amenities such as fitness centers, café dining areas, shared bikes and conference rooms closed until further notice.
- ◆ Use signage to remind employees and guests of safe distancing protocols.

Our strategies and communication will evolve as we evaluate changing conditions and the effectiveness of protocols and procedures. As you begin to plan the protocols for your business and employees, we encourage you to share your thoughts and ideas with us.

We believe in American resilience and ingenuity, and we are grateful to have an exceptional group of tenants that we can serve and help thrive again.

TOGETHER
we hope to emerge
from this stronger
than we were before.