

WORLD CLASS WATERFRONT WORK ENVIRONMENT

SOUTHERN MARIN LIFESTYLE

Club Evexia now offering the Founding Member Rate
to Shoreline tenants who sign up before June, 2022

Building A - Fully Leased!

Visit us at thriveatshoreline.com

 **BASIN STREET**
PROPERTIES



SHORELINE OFFICE CENTER | MILL VALLEY | CA

FOR LEASE ±760 RSF TO ±6,211 SF
\$4.95/RSF, FULL SERVICE

NEWMARK

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PROJECT HIGHLIGHTS

SHORELINE OFFICE CENTER

Mill Valley | California

- 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
- 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

Come join Club Evexia, a ±21,622 SF state-of-the-art fitness and wellness center offering TRX, Pilates, yoga, cycle classes, one-on-one training and group training services!

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

- 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 services at Strawberry Village and Sausalito



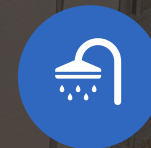
SETTING



ACCESS



IDENTITY



AMENITIES



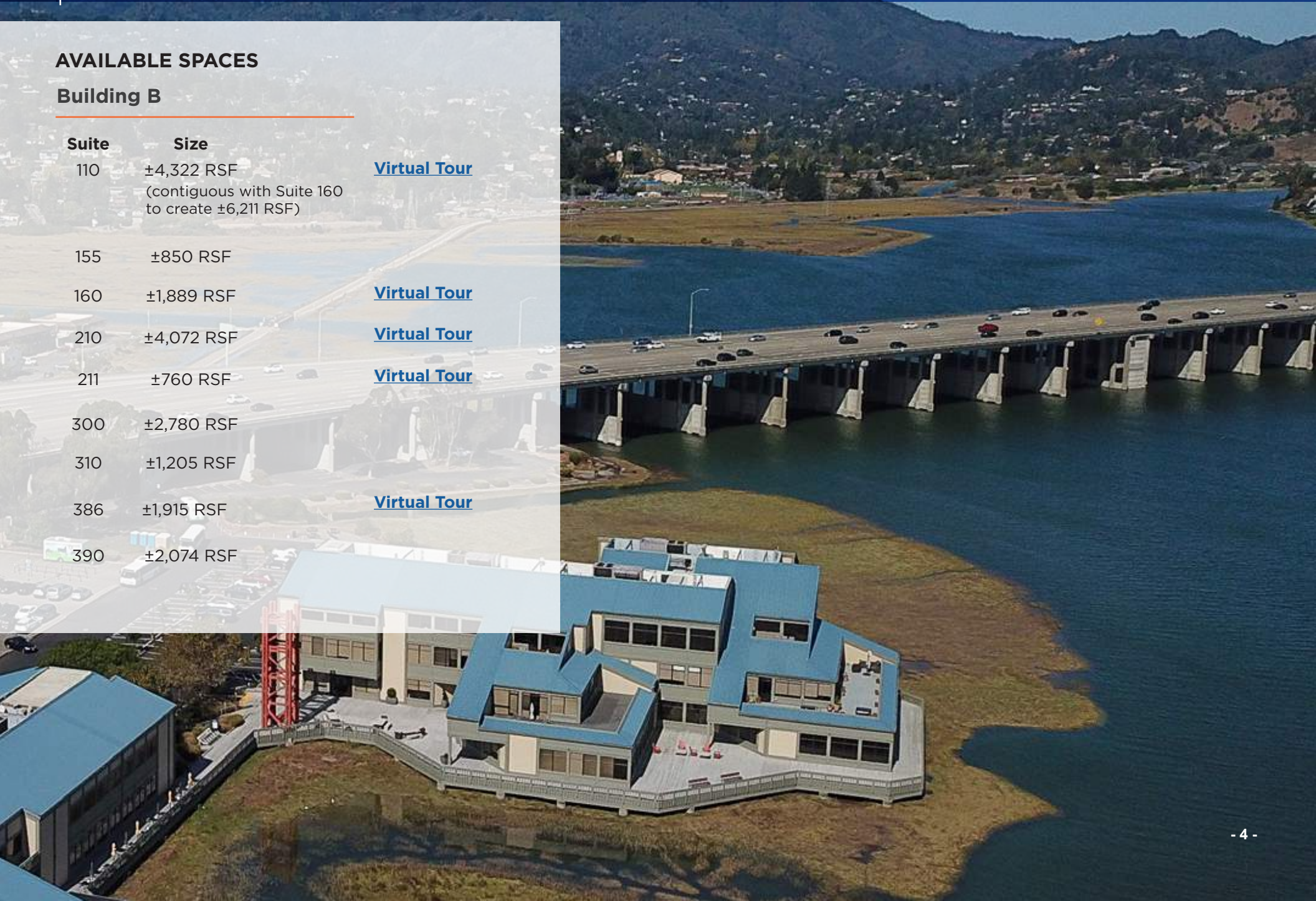
ECONOMICS

PROJECT AVAILABILITY

AVAILABLE SPACES

Building B

Suite	Size	
110	±4,322 RSF (contiguous with Suite 160 to create ±6,211 RSF)	Virtual Tour
155	±850 RSF	
160	±1,889 RSF	Virtual Tour
210	±4,072 RSF	Virtual Tour
211	±760 RSF	Virtual Tour
300	±2,780 RSF	
310	±1,205 RSF	
386	±1,915 RSF	Virtual Tour
390	±2,074 RSF	



FIRST FLOOR-PLAN

Richardson Bay

Suite B-110 [Virtual Tour](#)
±4,332 RSF
(contiguous with Suite 160
to create ±6,211 RSF)

Suite B-155
±850 RSF

Suite B-160 [Virtual Tour](#)
±1,889 RSF

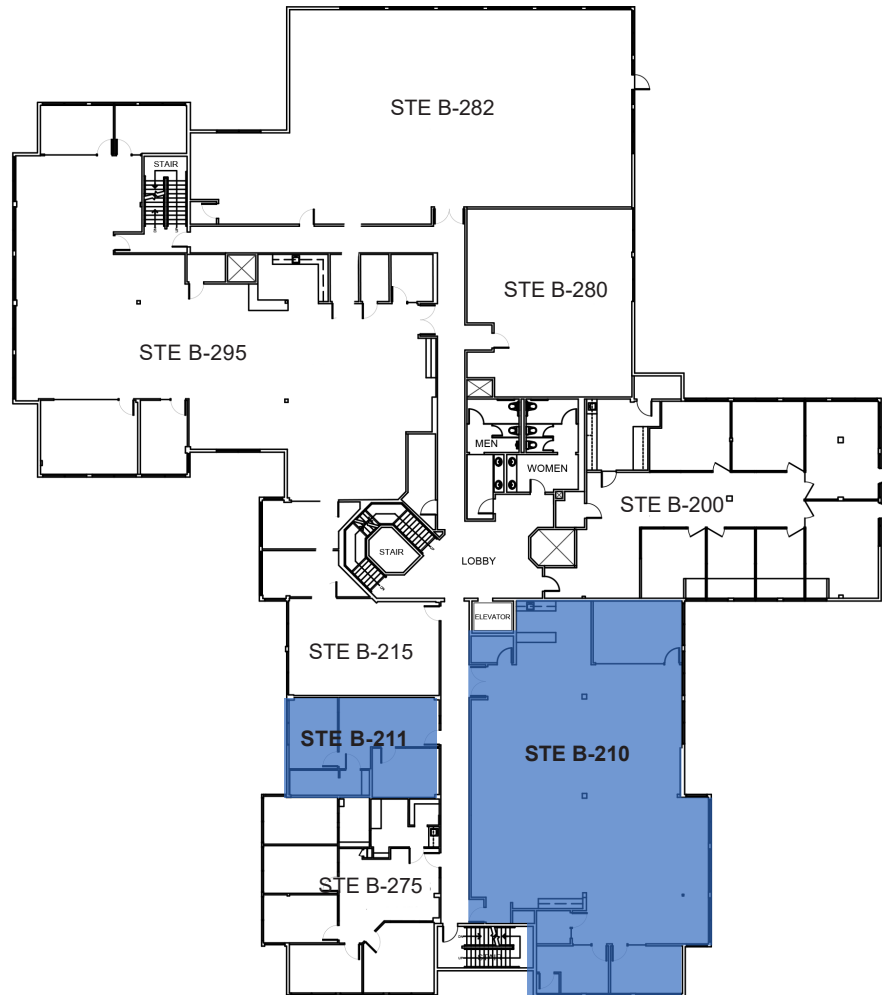


- BALCONIES
- AVAILABLE
- OCCUPIED

Shoreline Highway

SECOND FLOOR-PLAN

Richardson Bay



Suite B-210 [Virtual Tour](#)
±4,072 RSF

Suite B-211 [Virtual Tour](#)
±760 RSF

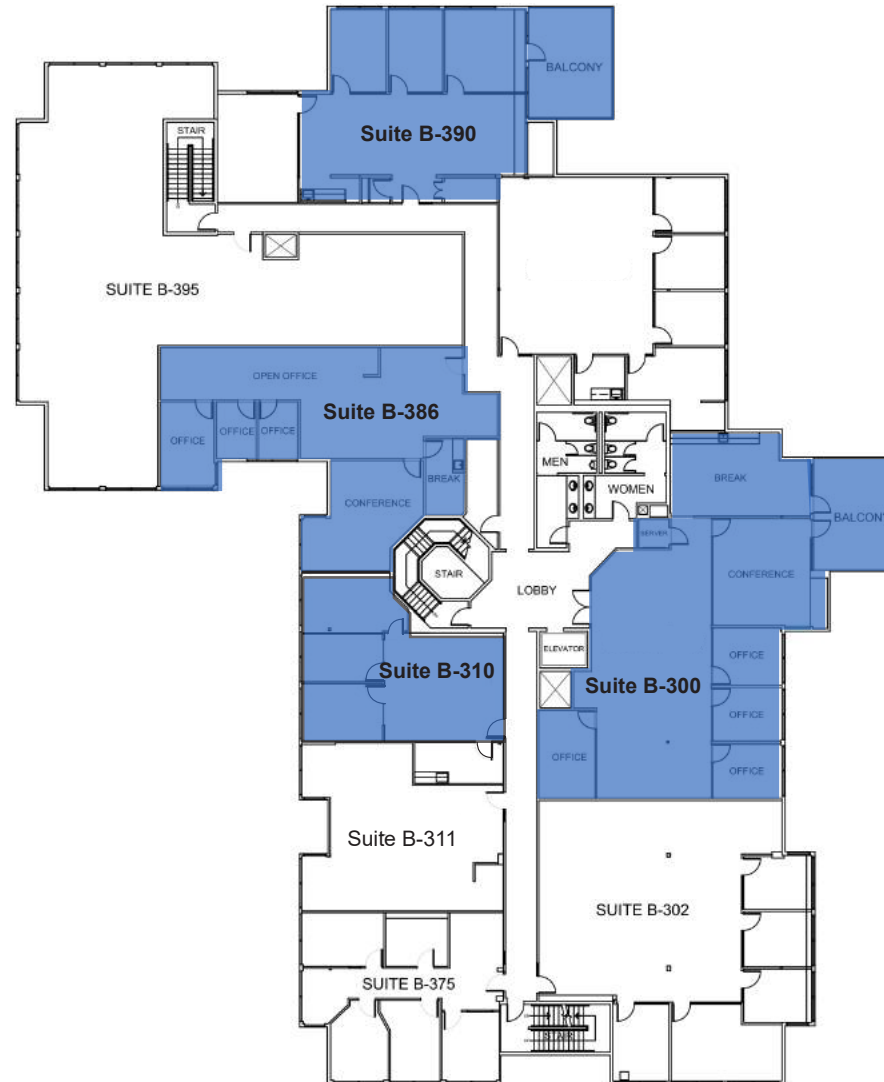
- AVAILABLE
- OCCUPIED



Shoreline Highway

THIRD FLOOR-PLAN

Richardson Bay



Suite B-300
±2,780 RSF

Suite B-310
±1,205 RSF

Suite B-386 [Virtual Tour](#)
±1,915 RSF

Suite B-390
±2,074 RSF

- AVAILABLE
- OCCUPIED

Shoreline Highway

SAN FRANCISCO COMMUTE

SHORELINE OFFICE CENTER

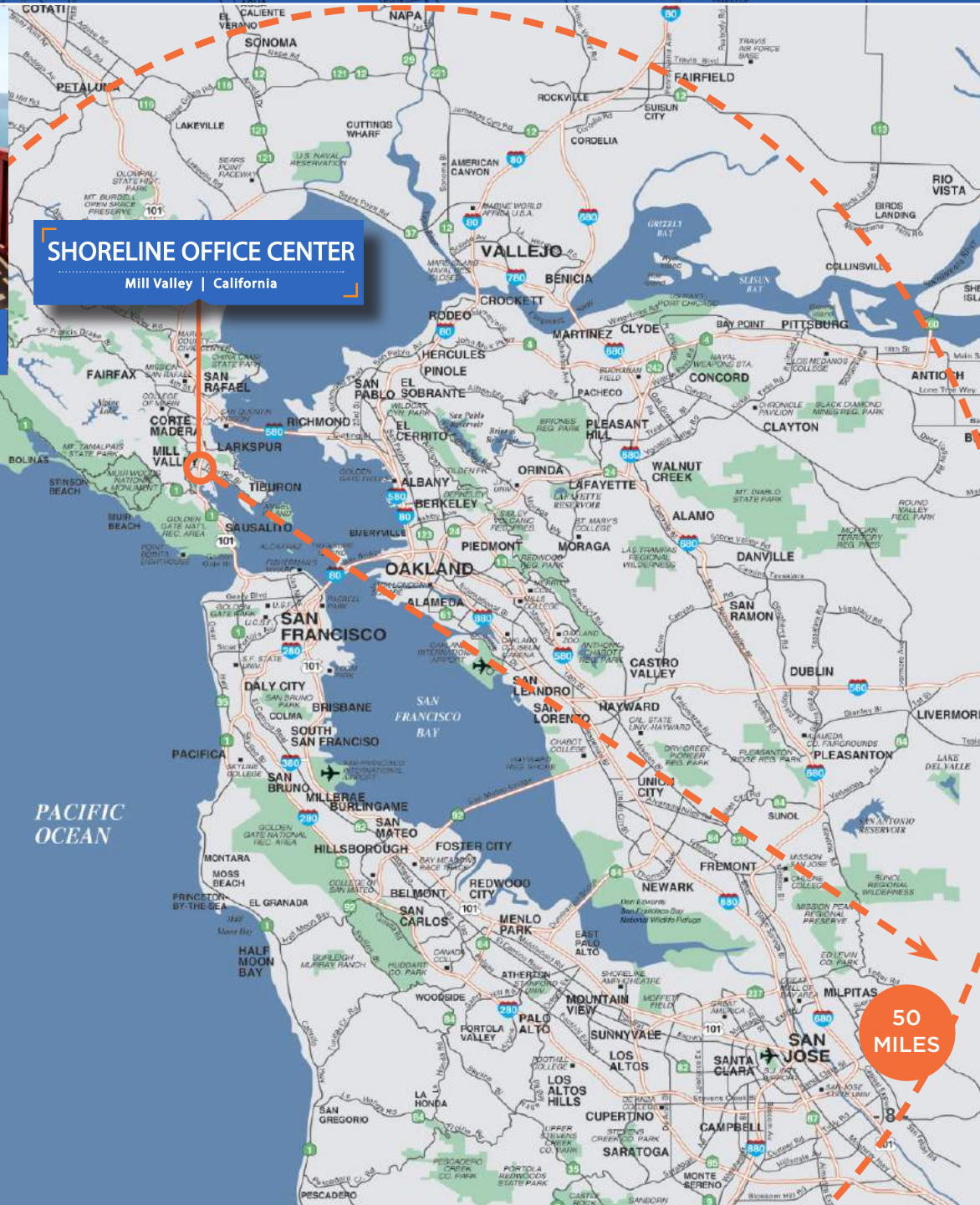
Mill Valley | California



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

SHORELINE OFFICE CENTER

Mill Valley | California



identity
**EASY
ACCESS**
& parking

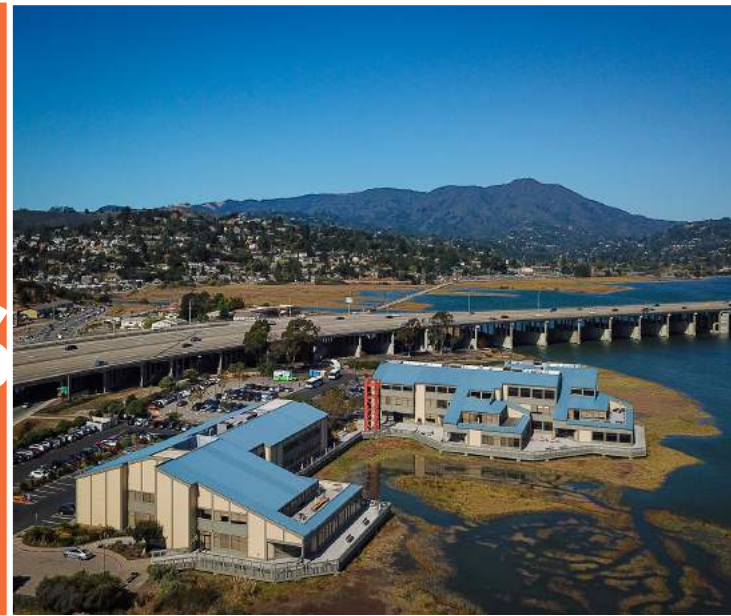


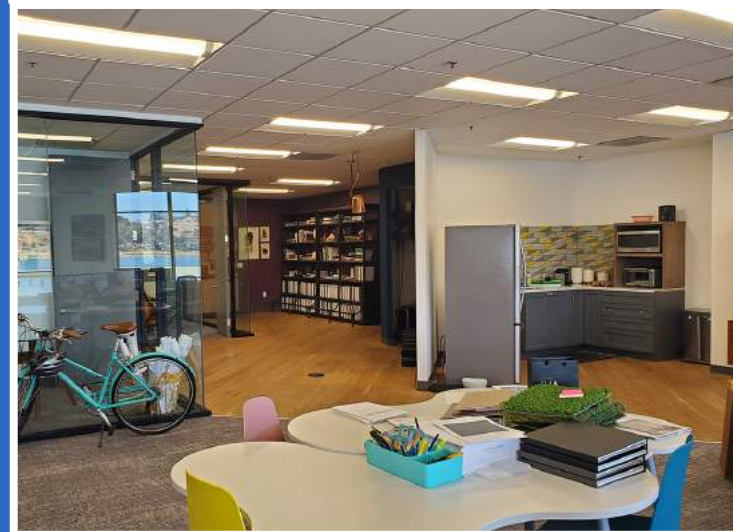
PHOTO GALLERY
INTERIOR



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

AMENITIES AERIAL

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

IN-N-OUT

STRAWBERRY

PIATTI RESTAURANTS & BAR

ACQUA HOTEL MILL VALLEY

HOLIDAY INN EXPRESS

BUCKEYE ROADHOUSE
2 min/
0.5 miles
away

SHORELINE OFFICE CENTER

HARBOR POINT

Club Evexia

Manzanita Park & Ride
1 min/0.1 miles away

Seaplane Adventures
1 min/0.1 miles away

101

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

"When we were shown 100 Shoreline Hwy by our broker, we knew right away that this one-of-a-kind property was home for our Fitness & Wellness Center, Club Evexia. The property offered everything we could hope for including a world class location on the bay, easy freeway access, plenty of parking and an unbelievable setting. If that wasn't enough, working with Basin Street Properties was one of the best experiences we could have hoped for."

- Scott Raymond, Co-Founder Club Evexia

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