

WORLD CLASS WATERFRONT WORK ENVIRONMENT

SOUTHERN MARIN LIFESTYLE

Visit us at thriveatshoreline.com

 **BASIN STREET
PROPERTIES**



SHORELINE OFFICE CENTER | MILL VALLEY | CA

**FOR LEASE ±760 RSF TO ±4,322 RSF
\$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

SHORELINE OFFICE CENTER

Mill Valley | California

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 Bike-way for walking and biking
- Minutes from world class dining, shopping and business services at Strawberry Village and Sausalito



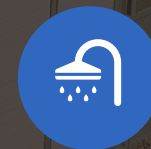
SETTING



ACCESS



IDENTITY



AMENITIES



ECONOMICS

PROJECT AVAILABILITY

SHORELINE OFFICE CENTER

Mill Valley | California

AVAILABLE SPACES - BUILDING B

Suite	Size	Virtual Tour
110	±4,322 RSF	Virtual Tour
210	±4,072 RSF	Virtual Tour
211	±760 RSF	Virtual Tour
310	±1,205 RSF	Virtual Tour
386	±1,915 RSF	



Richardson Bay

Suite B-110
±4,322 RSF

[Virtual Tour](#)



-  BALCONIES
-  AVAILABLE
-  OCCUPIED

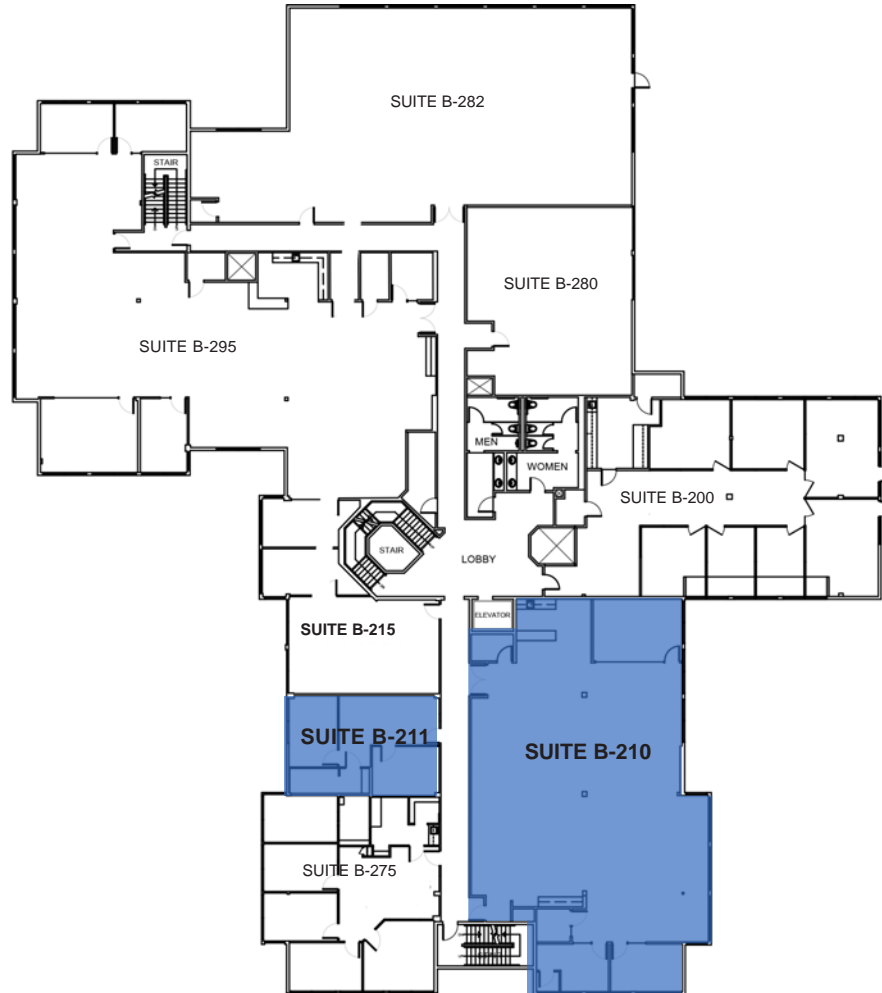
Shoreline Highway

SECOND FLOOR-PLAN

Richardson Bay

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

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

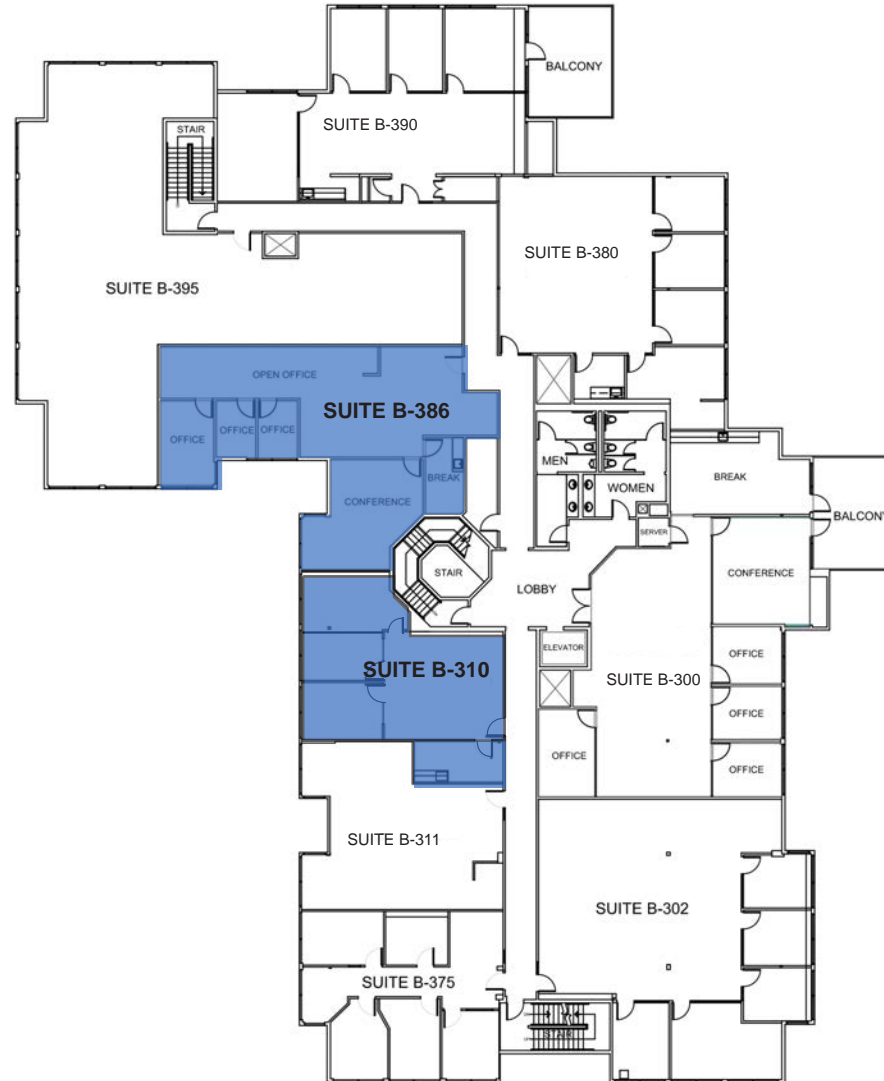


● AVAILABLE

○ OCCUPIED

Shoreline Highway

Richardson Bay



Suite B-310
±1,205 RSF

Suite B-386
±1,915 RSF

[Virtual Tour](#)

- AVAILABLE
- OCCUPIED

Shoreline Highway

TRANSPORTATION MAP

SHORELINE OFFICE CENTER

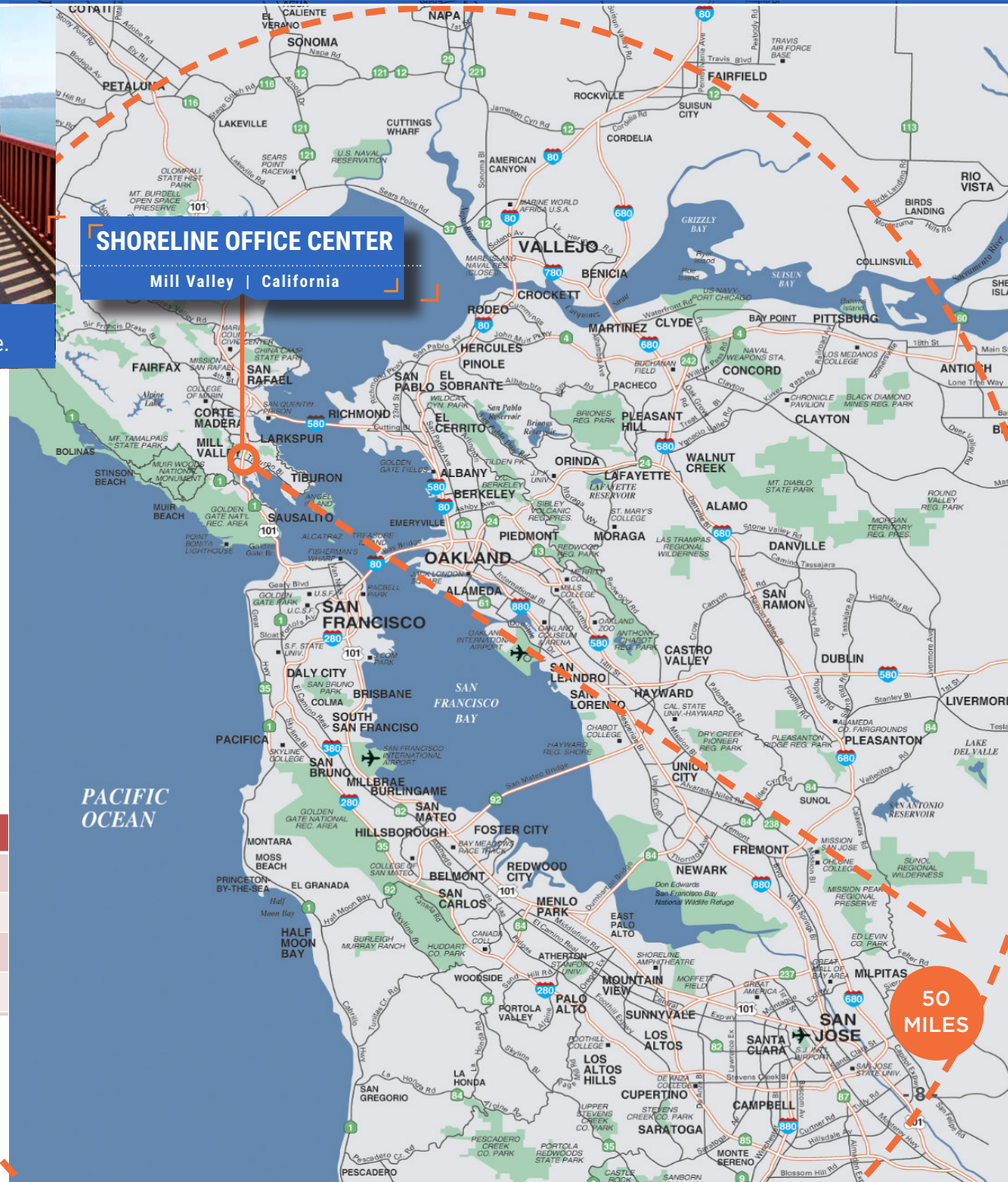
Mill Valley | California



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



Spectacular drive or bike ride across the Golden Gate Bridge.



SHORELINE OFFICE CENTER

Mill Valley | California

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

50 MILES

PHOTO GALLERY

SHORELINE OFFICE CENTER

Mill Valley | California



VIEWS
open
space



PHOTO GALLERY

SHORELINE OFFICE CENTER

Mill Valley | California



CLUB EVEXIA



JYZEN LABS

JOIN
the
tenant mix





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 Sports
 - Rims & Goggles
- FINANCIAL SERVICES**
 - Bank of America ATM
 - First Republic Bank
 - Union Bank
 - Wells Fargo Bank
 - Westamerica Bank
- GROCERY**
 - Safeway

- HEALTH & BEAUTY**
 - Club Evexia
 - Jyzen Labs
 - Evo Spa
 - Golden Gate Urgent Care
 - Kaiser Permanente
 - Lavande Spa & Boutique
 - Pure Barre
 - SkinSpirit
 - Strawberry Village Dental Care
- HOME & DECOR**
 - Calico
 - The Shade Store
 - The Spanish Table
 - West Elm

- PHOTO SERVICES**
 - Mike's Camera
- RESTAURANTS & FOOD**
 - Harmony Restaurant
 - High Tech Burrito
 - In-N-Out Burger
 - New York Bagel
 - Pizza Antica
 - Starbucks
 - Sweet•E Organic
 - Thep Lela Thai

- SPECIALTY SHOPS**
 - Telford's Pipe & Cigar, Inc.
 - Woodlands Pet Food & Treats

- VIDEO & ELECTRONICS**
 - AT&T

- SERVICES**
 - Performing Arts Academy of Marin
 - RAM Print & Communications
 - Strawberry Cleaners
 - Strawberry Shoes & Watch Repair

- TAM VALLEY JUNCTION**
 - The Junction Beer Garden
 - Hook Fish Co.
 - Cafe Del Soul
 - Good Earth Natural Foods
 - Walgreens
 - Shoreline Coffee Shop
 - Domino's Pizza
 - Equator Coffees
 - 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

- 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
 - The Spinnaker
 - Seafood Peddler

AMENITIES AERIAL





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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 free-way 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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