

WORLD CLASS WATERFRONT WORK ENVIRONMENT

**SHORELINE OFFICE CENTER
SOUTHERN MARIN LIFESTYLE**

Visit us at thriveatshoreline.com

BASIN STREET
PROPERTIES EST. 1974



100 SHORELINE HIGHWAY | MILL VALLEY | CA

**FOR LEASE ±1,098 RSF TO ±5,352 RSF
\$4.95 TO \$5.45/RSF, FULL SERVICE**

NEWMARK

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PROJECT HIGHLIGHTS

100 SHORELINE HIGHWAY

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

100 SHORELINE HIGHWAY

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! All Shoreline Office Center tenants receive a special gym membership rate!

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



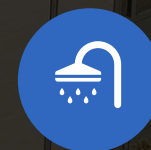
SETTING



ACCESS



IDENTITY



AMENITIES



ECONOMICS

PROJECT AVAILABILITY

100 SHORELINE HIGHWAY

Mill Valley | California

AVAILABLE SPACES - BUILDING B


100	±5,352 RSF	
212	±1,985 RSF	VIRTUAL TOUR
275	±1,663 RSF	
300	±2,780 RSF	
311	±1,098 RSF	
386	±1,915 RSF	VIRTUAL TOUR



Richardson Bay

Suite B-100
±5,352 RSF



-  BALCONIES
-  AVAILABLE
-  OCCUPIED

Shoreline Highway

SECOND FLOOR-PLAN

100 SHORELINE HIGHWAY

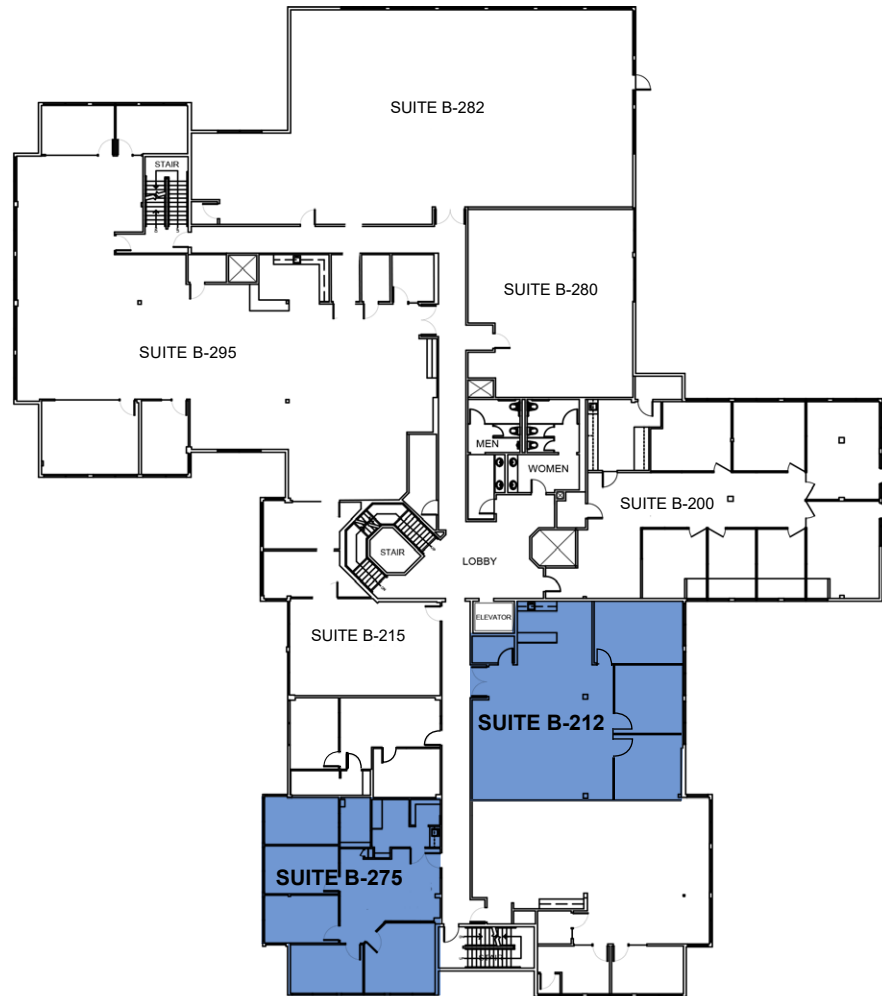
Mill Valley | California

Richardson Bay

Suite B-212
±1,985 RSF

[Virtual Tour](#)

Suite B-275
±1,663 RSF



● AVAILABLE

○ OCCUPIED

Shoreline Highway

THIRD FLOOR-PLAN

100 SHORELINE HIGHWAY

Mill Valley | California

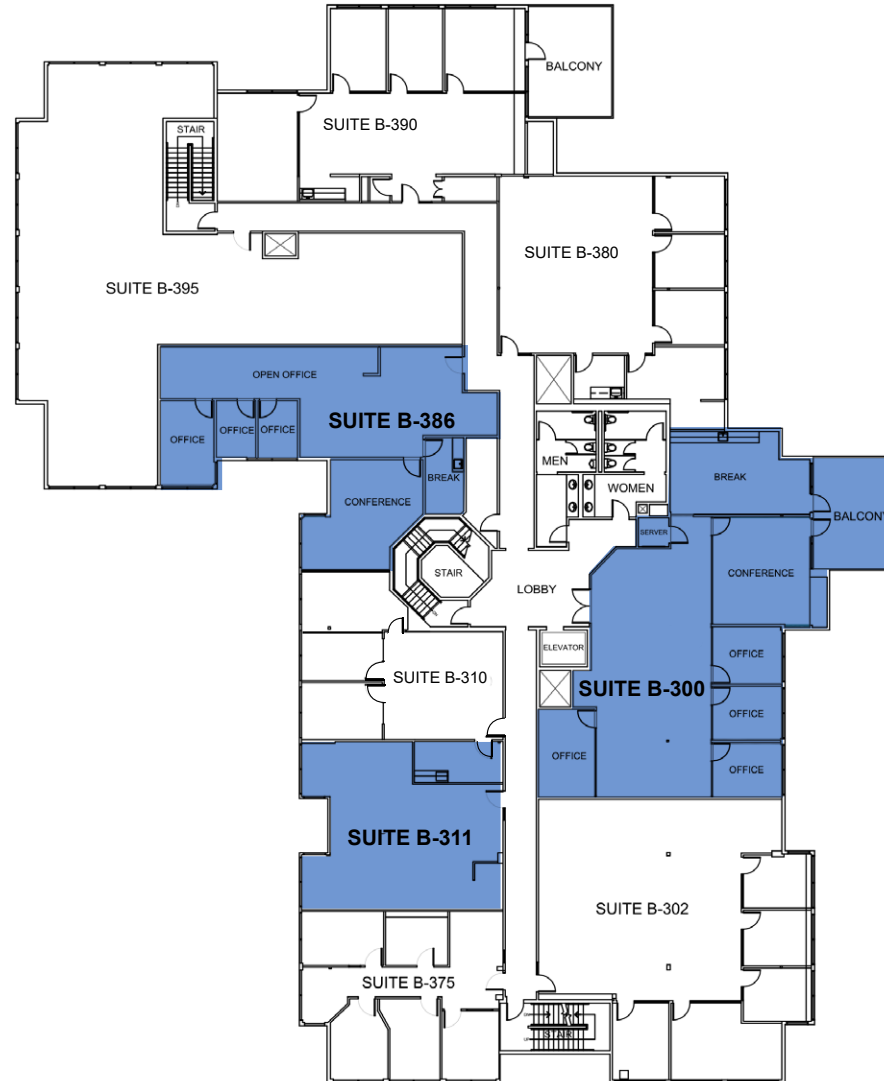
Richardson Bay

Suite B-300
±2,780 RSF

Suite B-311
±1,098 RSF

Suite B-386
±1,915 RSF

[Virtual Tour](#)



- AVAILABLE
- OCCUPIED

Shoreline Highway

TRANSPORTATION MAP

100 SHORELINE HIGHWAY

Mill Valley | California



Larkspur Landing Ferry Terminal	3 Miles
Richmond/San Rafael Bridge	9 Miles
Marina District San Francisco	11 Miles
Hwy-37	14 Miles

○ = SMART Stations
 — = SMART Line

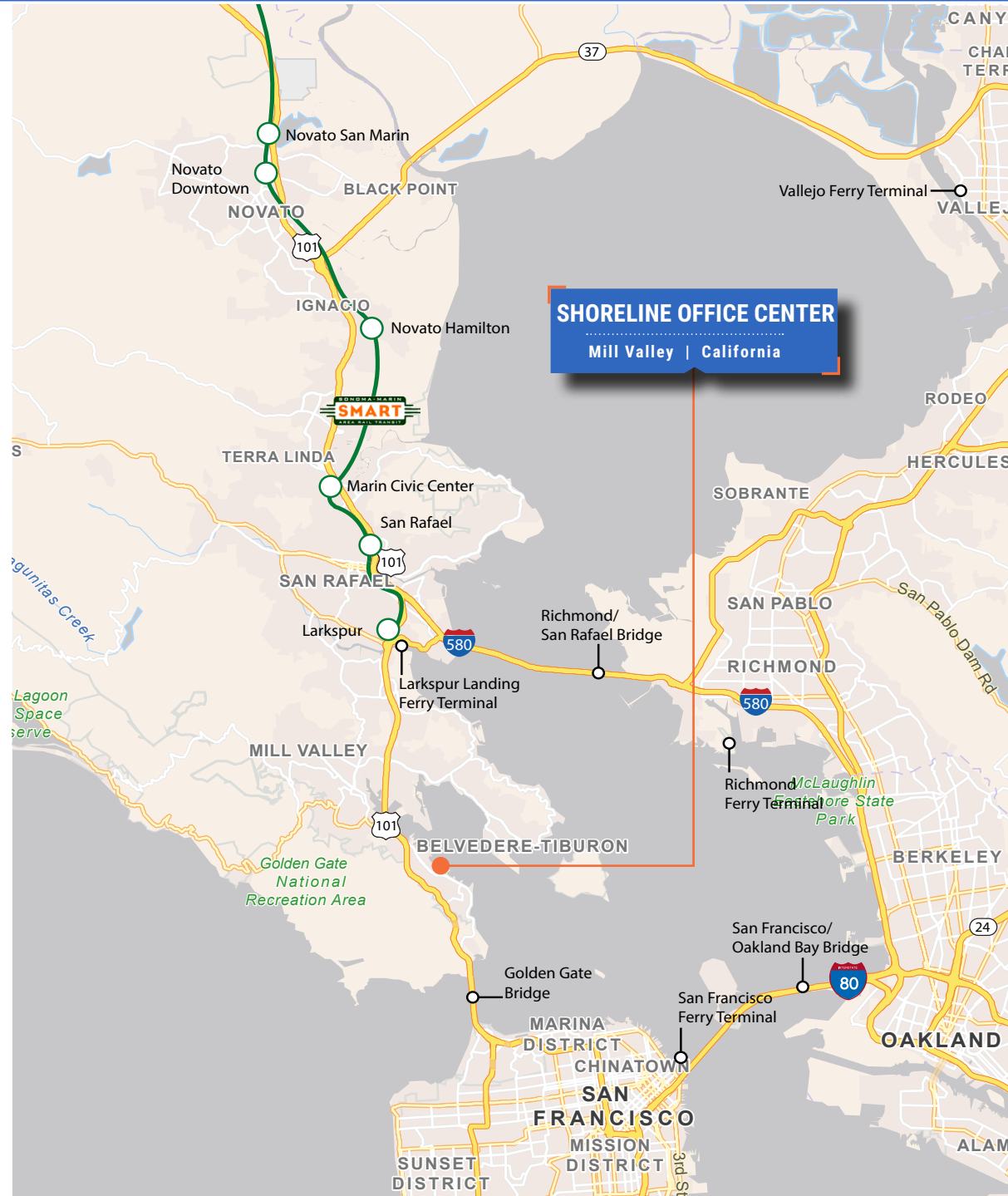


PHOTO GALLERY

100 SHORELINE HIGHWAY

Mill Valley | California



VIEWS
open
space

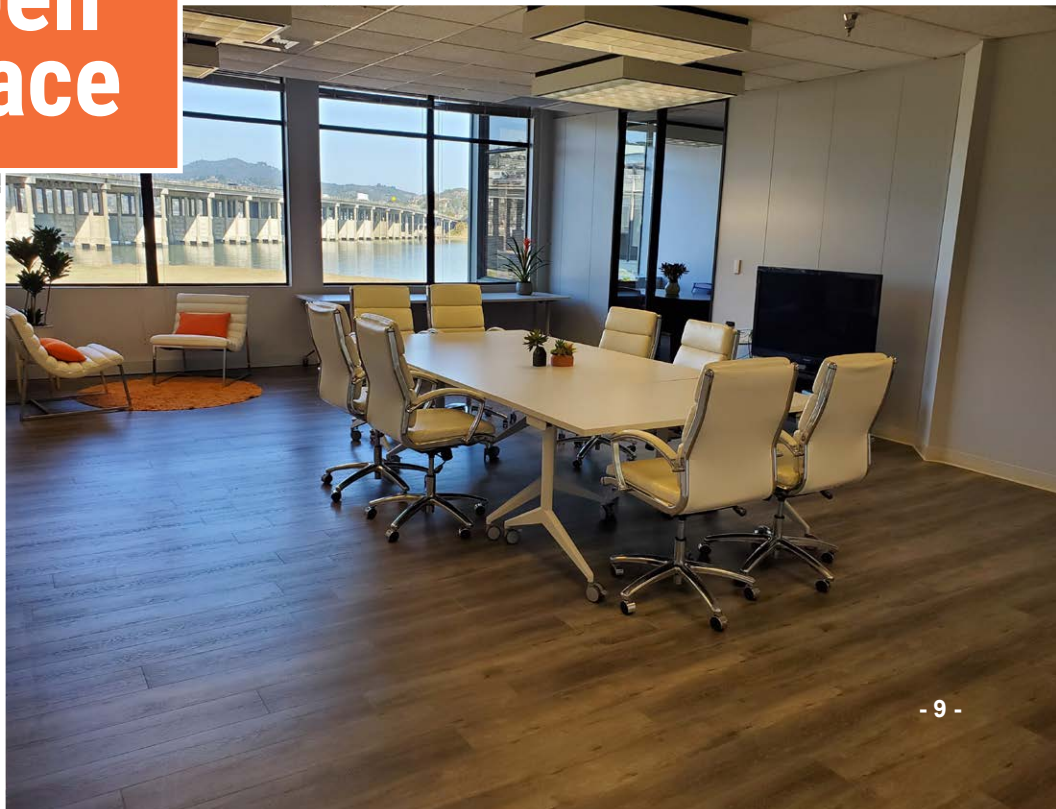
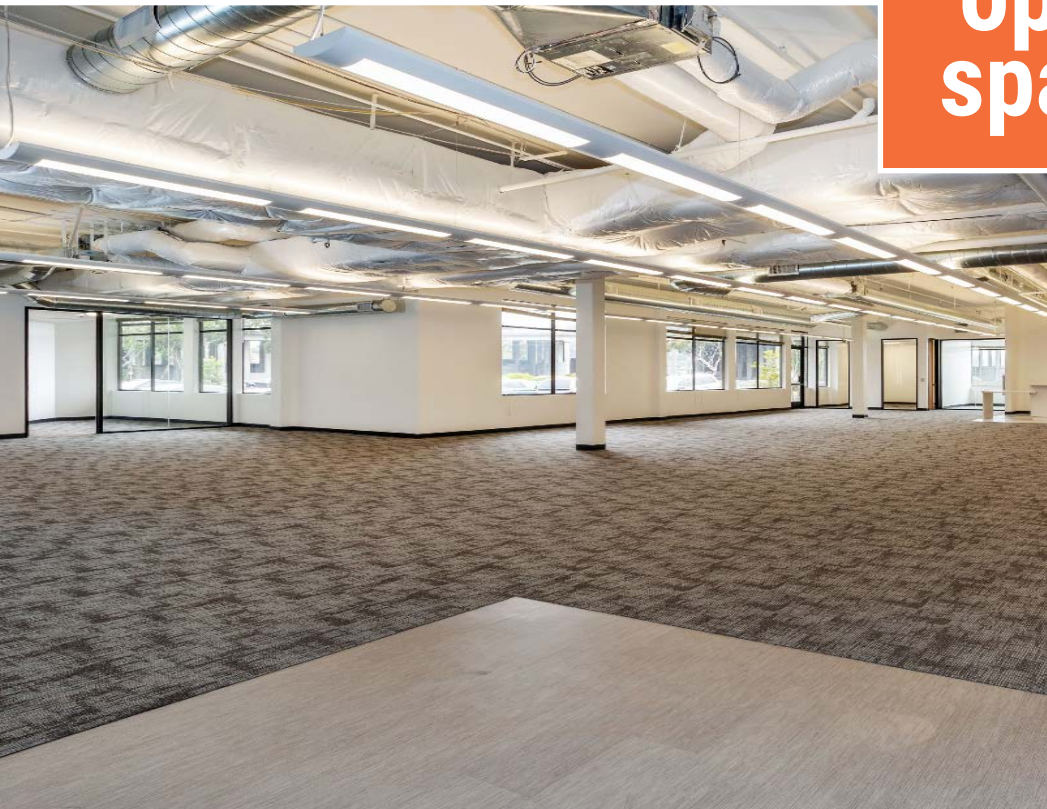


PHOTO GALLERY

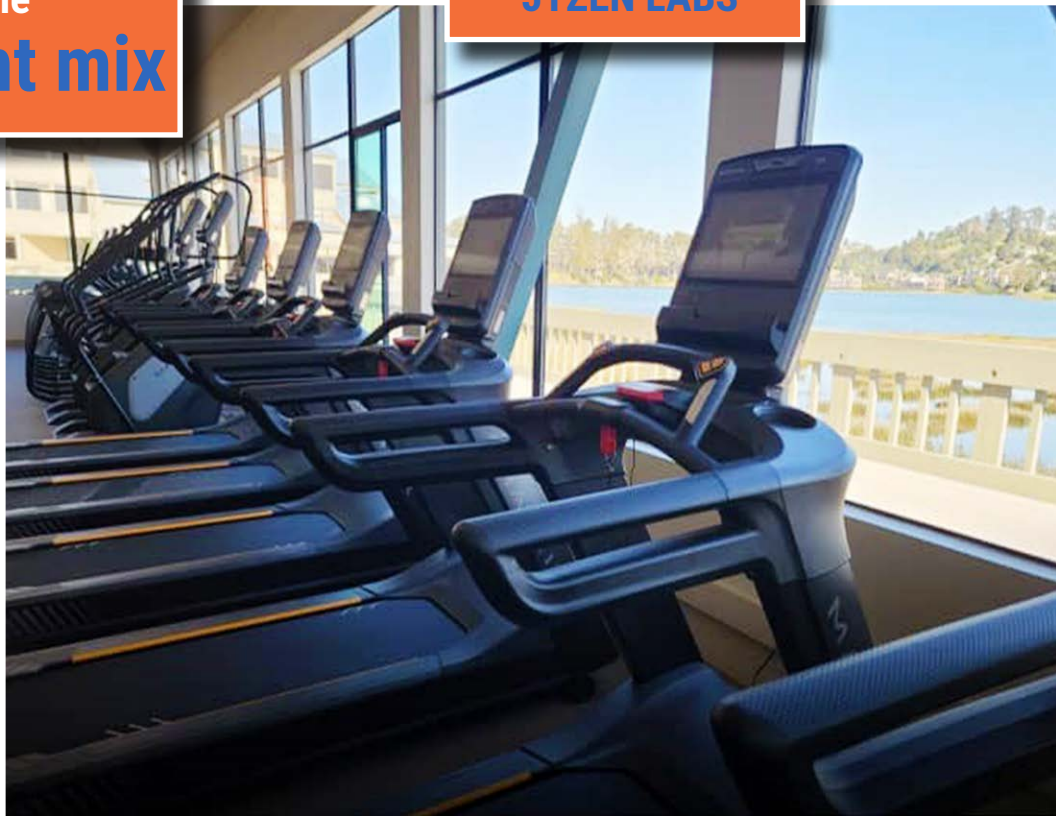


CLUB EVEVIXIA



JYZEN LABS

JOIN
the
tenant mix





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

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

FINANCIAL SERVICES

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

GROCERY

Safeway

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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