

# 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](http://thriveatshoreline.com)*



**SHORELINE OFFICE CENTER | MILL VALLEY | CA**

FOR LEASE ±760 RSF TO ±4,322 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

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



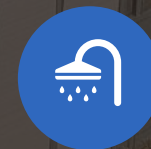
SETTING



ACCESS



IDENTITY



AMENITIES



ECONOMICS

# PROJECT AVAILABILITY

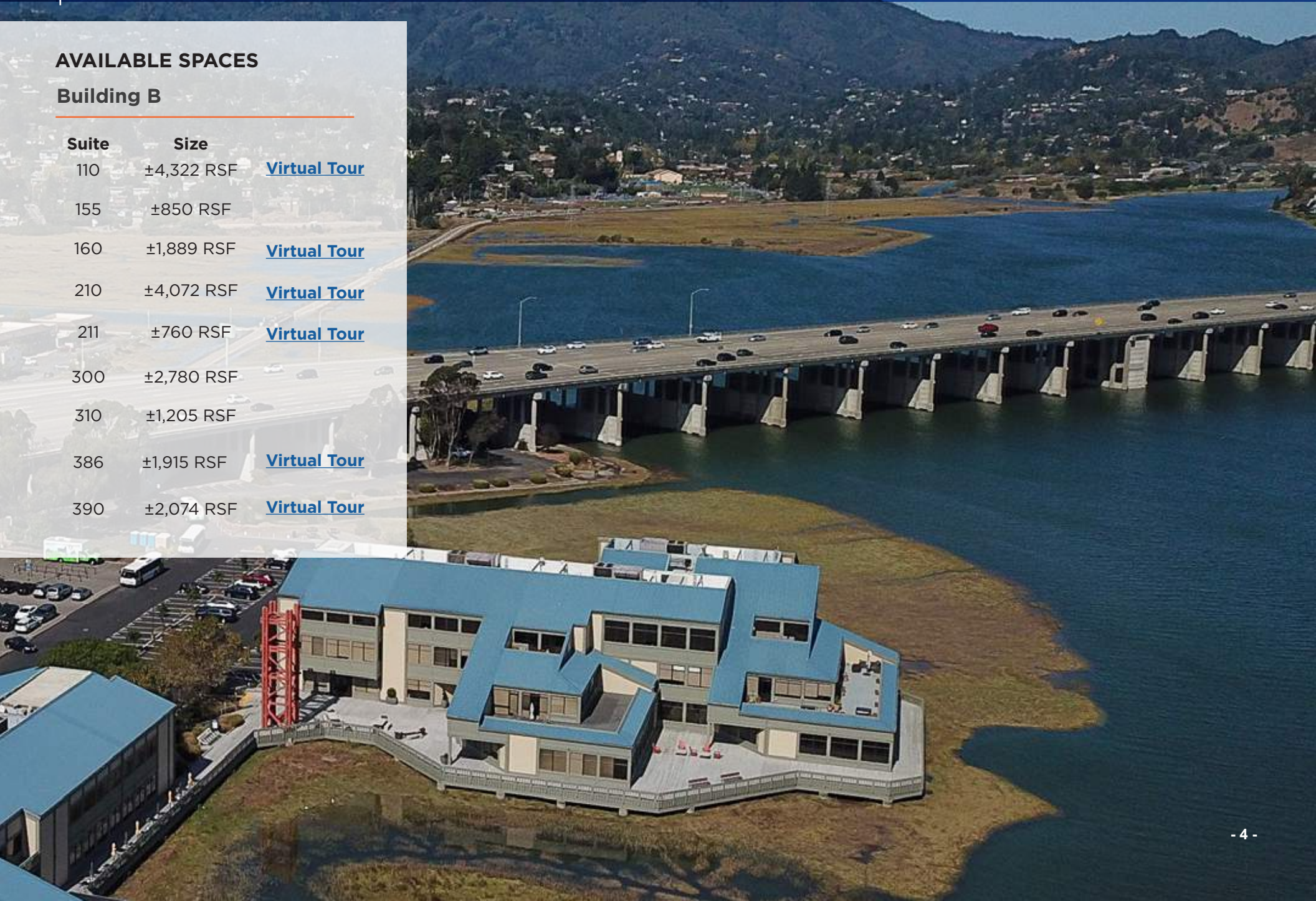
## SHORELINE OFFICE CENTER

Mill Valley | California

### AVAILABLE SPACES

#### Building B

Suite	Size	
110	±4,322 RSF	<a href="#">Virtual Tour</a>
155	±850 RSF	
160	±1,889 RSF	<a href="#">Virtual Tour</a>
210	±4,072 RSF	<a href="#">Virtual Tour</a>
211	±760 RSF	<a href="#">Virtual Tour</a>
300	±2,780 RSF	
310	±1,205 RSF	
386	±1,915 RSF	<a href="#">Virtual Tour</a>
390	±2,074 RSF	<a href="#">Virtual Tour</a>



# FIRST FLOOR-PLAN

Richardson Bay

Suite B-110  
±4,332 RSF  
[Virtual Tour](#)

Suite B-155  
±850 RSF

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

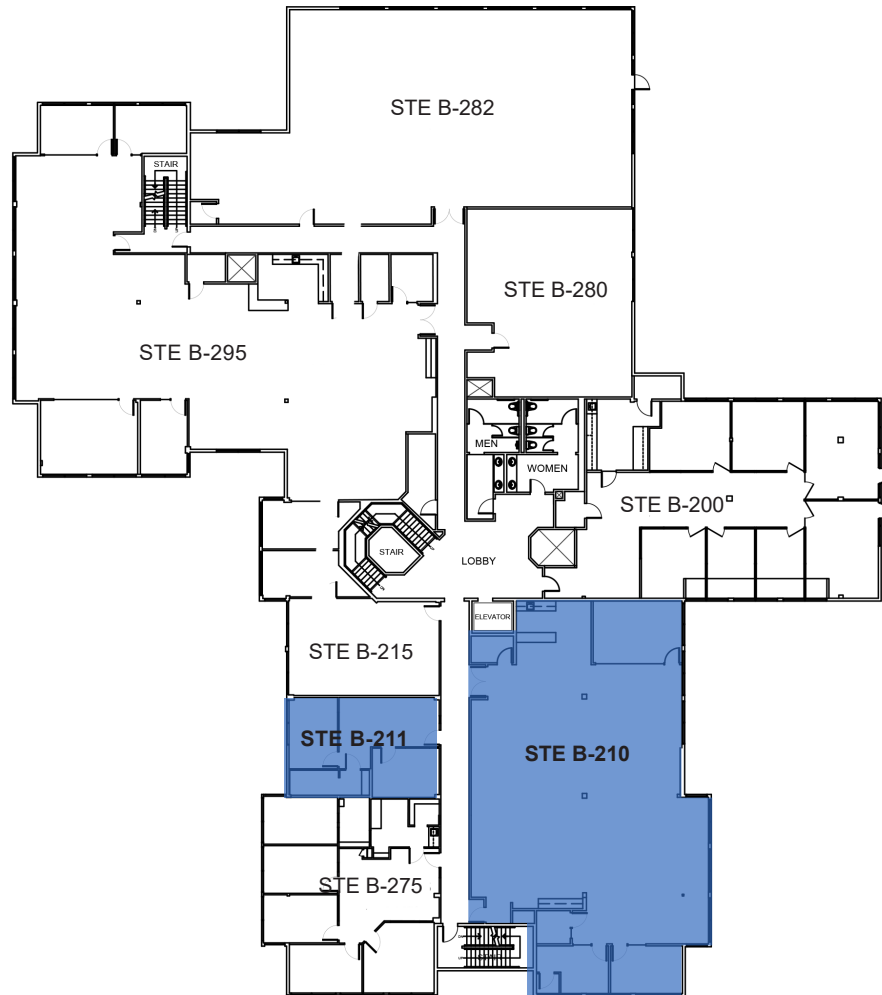


- BALCONIES
- AVAILABLE
- OCCUPIED

← Shoreline Highway →

# SECOND FLOOR-PLAN

Richardson Bay



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

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

● AVAILABLE

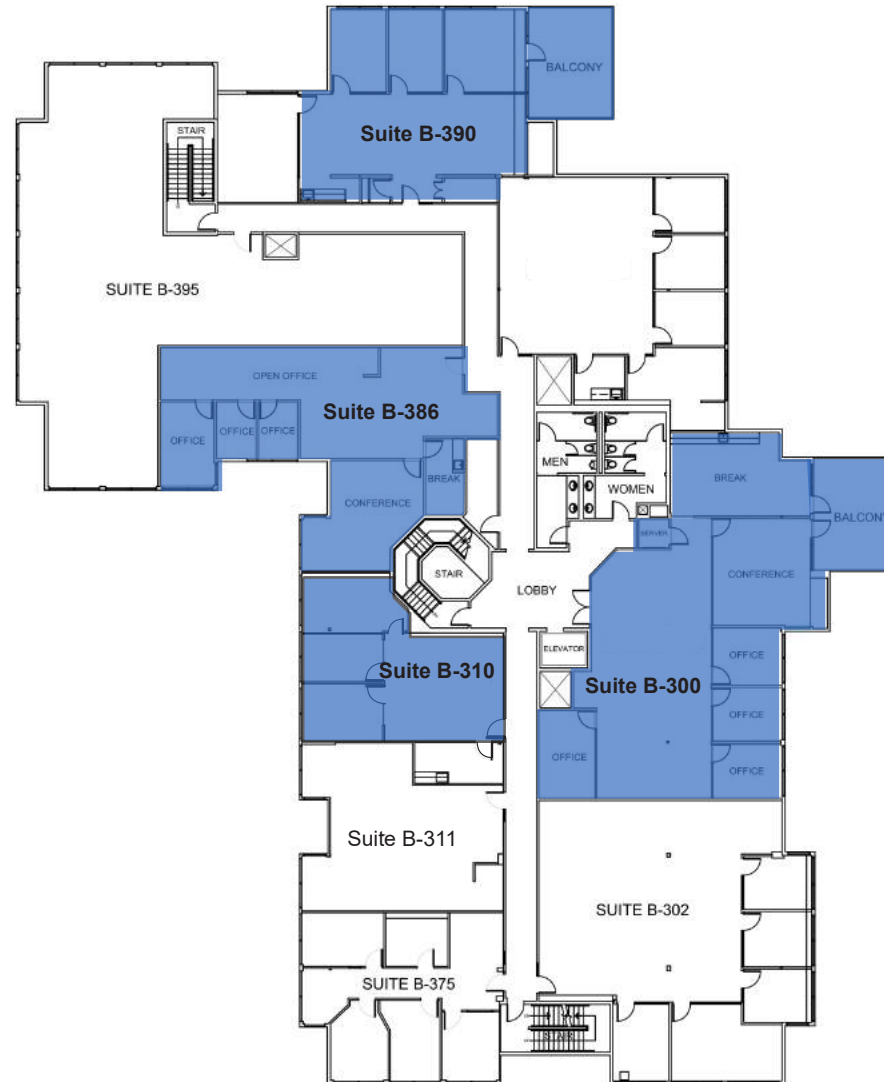
○ OCCUPIED



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 [Virtual Tour](#)  
±2,074 RSF

● AVAILABLE

○ OCCUPIED

Shoreline Highway

# SAN FRANCISCO COMMUTE

# SHORELINE OFFICE CENTER

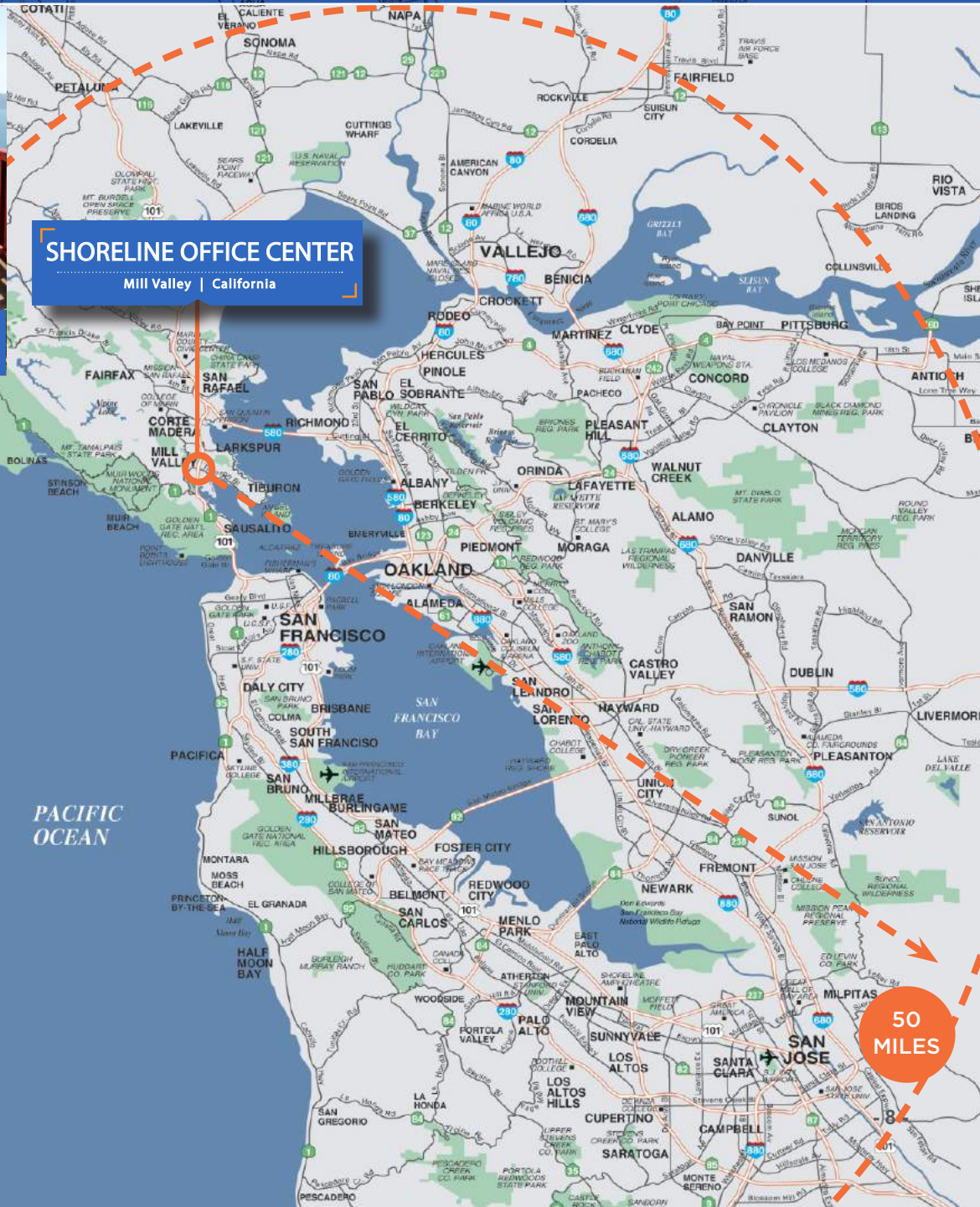
Mill Valley | California



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



Spectacular drive or bike ride across the Golden Gate Bridge.



## 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  
**EXTERIOR**

**SHORELINE OFFICE CENTER**

Mill Valley | California



identity  
**EASY  
ACCESS**  
& parking

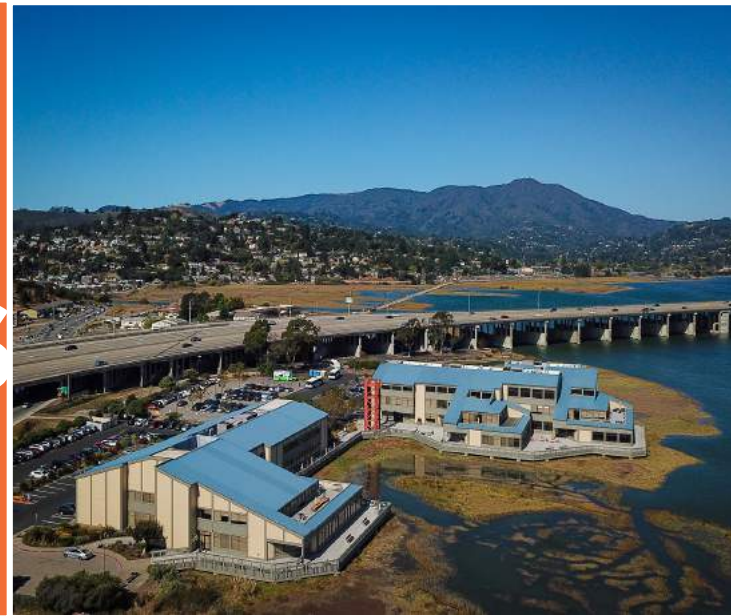


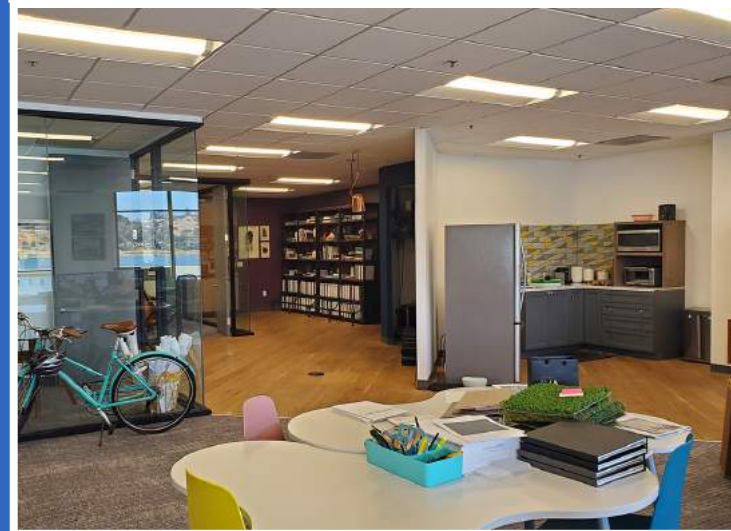
PHOTO GALLERY  
**INTERIOR**



# 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

MILL VALLEY

HOLIDAY INN EXPRESS

BUCKEYE ROADHOUSE  
2 min/  
0.5 miles  
away

Club Evexia

HARBOR POINT

SHORELINE OFFICE CENTER

Manzanita Park & Ride  
1 min/0.1 miles away

Seaplane Adventures  
1 min/0.1 miles away

Mike's Bike  
5 min/1.4 miles away

Fish.

AVATAR'S RESTAURANT

Sea Trek Kayak & Stand Up Paddled Board  
7 mins/2.3 miles away

LE GARAGE

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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