

# WORLD CLASS WATERFRONT WORK ENVIRONMENT

**SHORELINE OFFICE CENTER  
SOUTHERN MARIN LIFESTYLE**

*Visit us at [thriveatshoreline.com](http://thriveatshoreline.com)*

 **BASIN STREET  
PROPERTIES**



**100 SHORELINE HIGHWAY | MILL VALLEY | CA**

**FOR LEASE ±1,098 RSF TO ±4,322 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



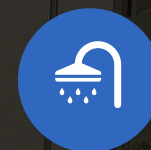
SETTING



ACCESS



IDENTITY



AMENITIES



ECONOMICS



# PROJECT AVAILABILITY

100 SHORELINE HIGHWAY

Mill Valley | California

## AVAILABLE SPACES - BUILDING B

110	±4,322 RSF	<a href="#">VIRTUAL TOUR</a>
212	±1,985 RSF	<a href="#">VIRTUAL TOUR</a>
275	±1,593 RSF	
300	±2,780 RSF	
311	±1,098 RSF	
386	±1,915 RSF	<a href="#">VIRTUAL TOUR</a>



Richardson Bay

Suite B-110  
±4,322 RSF

[Virtual Tour](#)



-  BALCONIES
-  AVAILABLE
-  OCCUPIED

Shoreline Highway

# SECOND FLOOR-PLAN

100 SHORELINE HIGHWAY

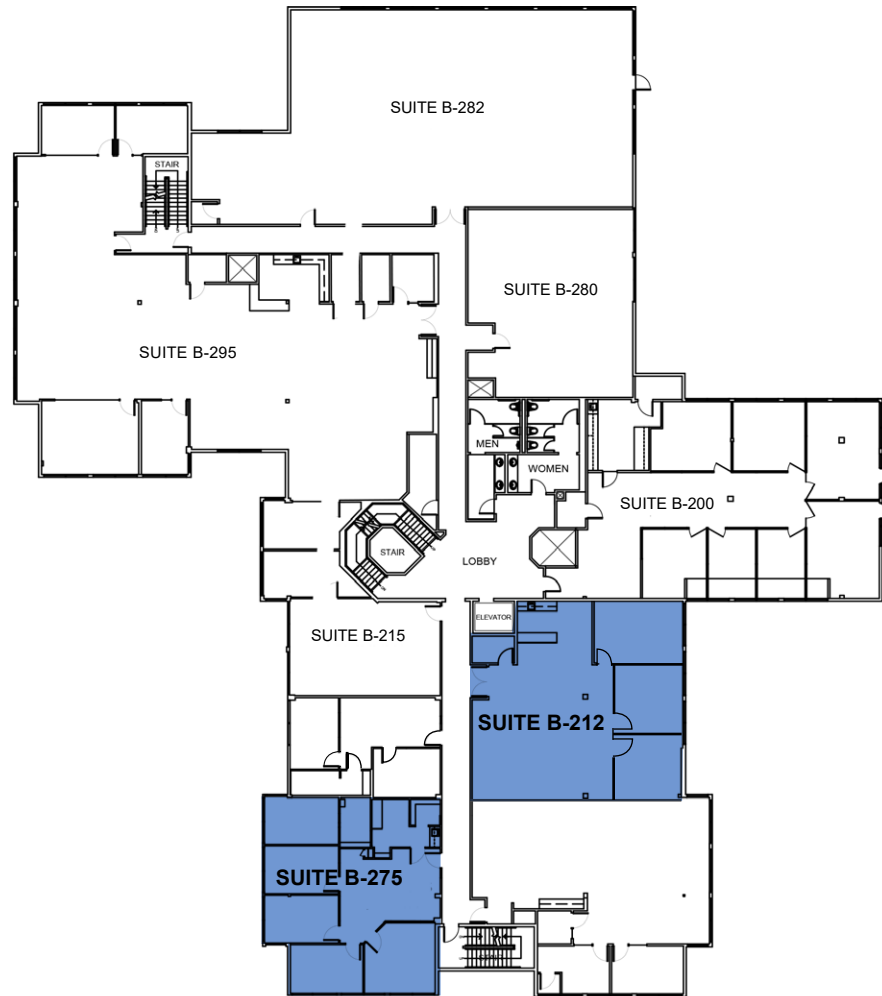
Mill Valley | California

Richardson Bay

Suite B-212  
±1,985 RSF

[Virtual Tour](#)

Suite B-275  
±1,593 RSF



● AVAILABLE

○ OCCUPIED

Shoreline Highway



# THIRD FLOOR-PLAN

100 SHORELINE HIGHWAY

Mill Valley | California

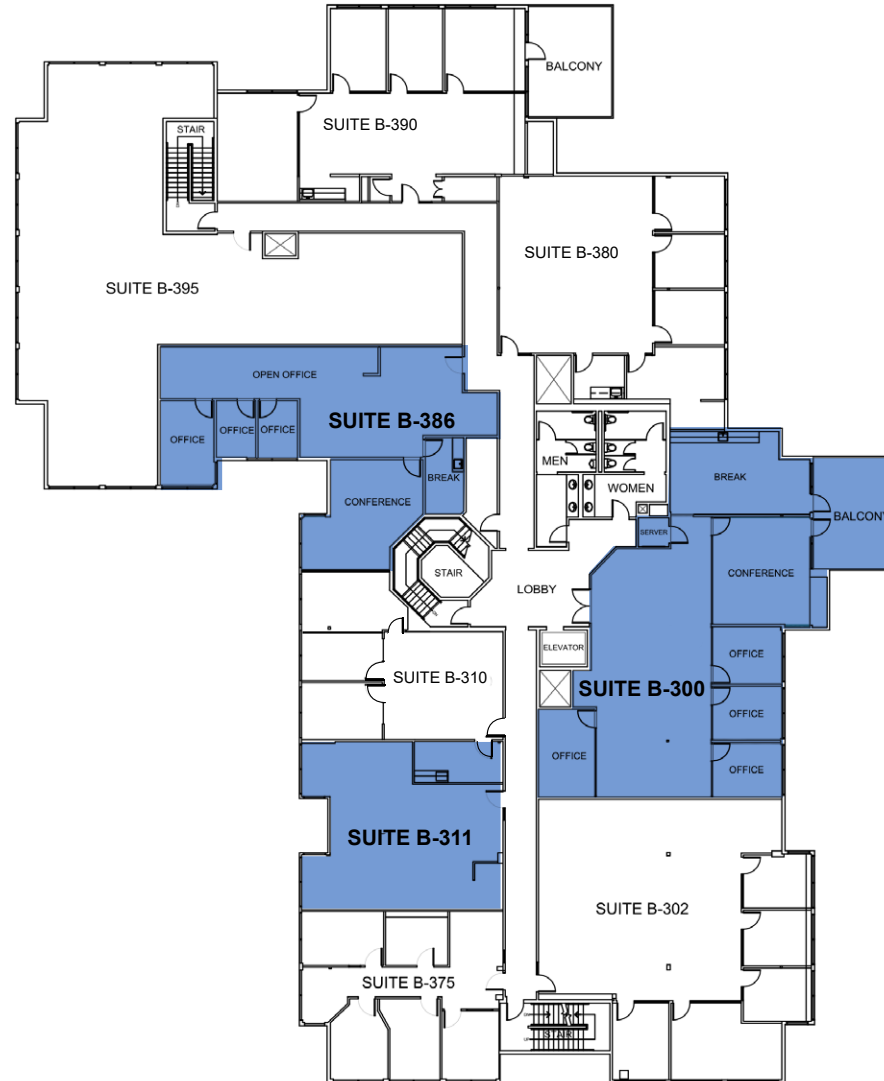
Richardson Bay

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

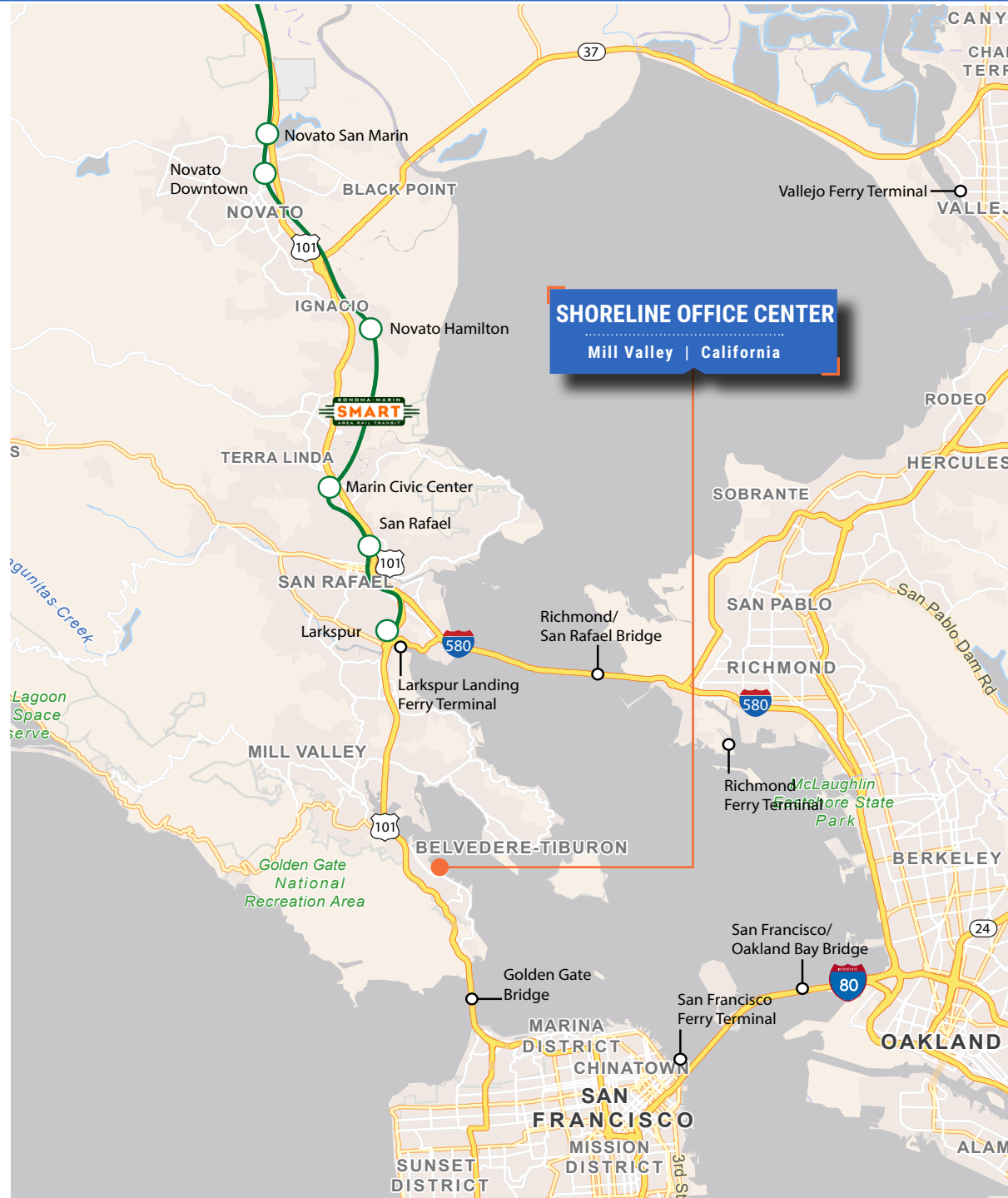
## 100 SHORELINE HIGHWAY

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





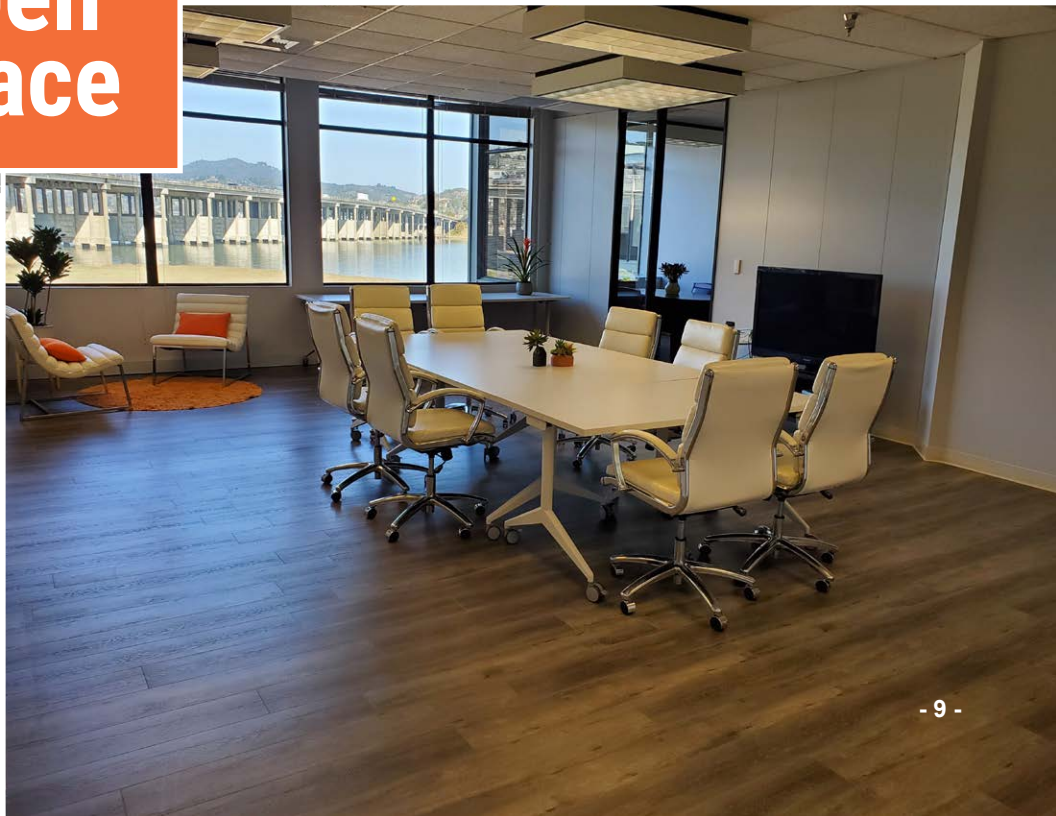
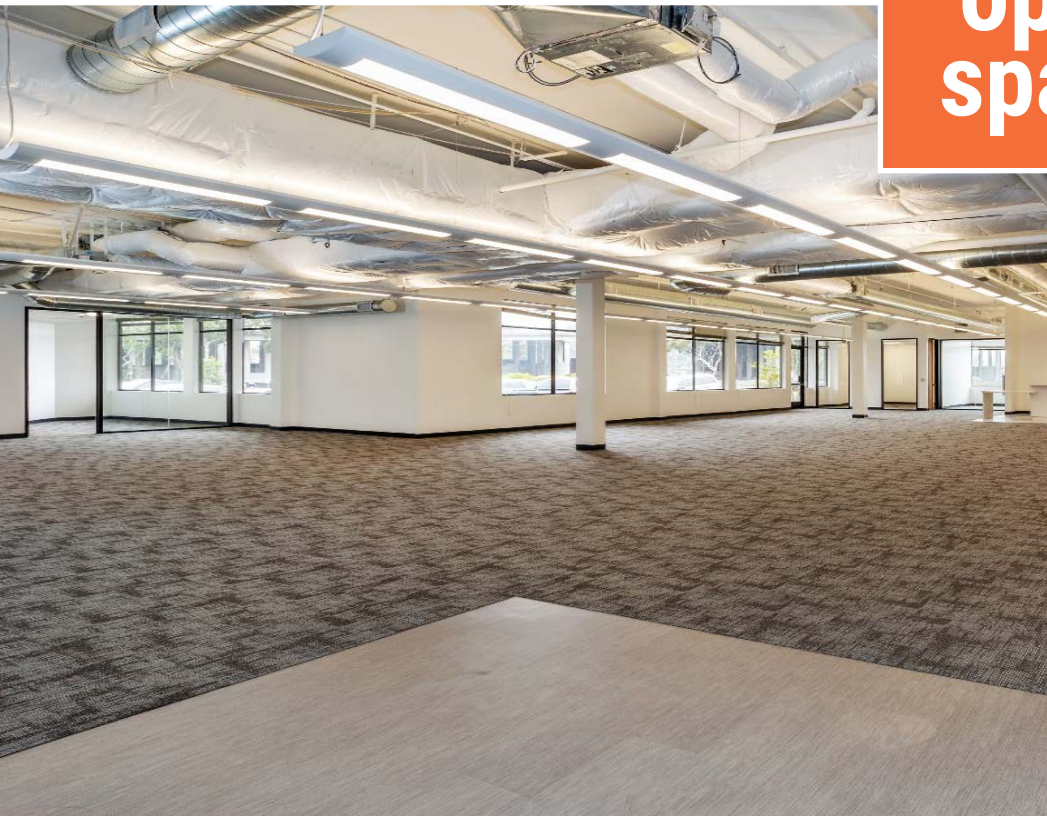
# PHOTO GALLERY

100 SHORELINE HIGHWAY

Mill Valley | California



**VIEWS**  
open  
space





# PHOTO GALLERY

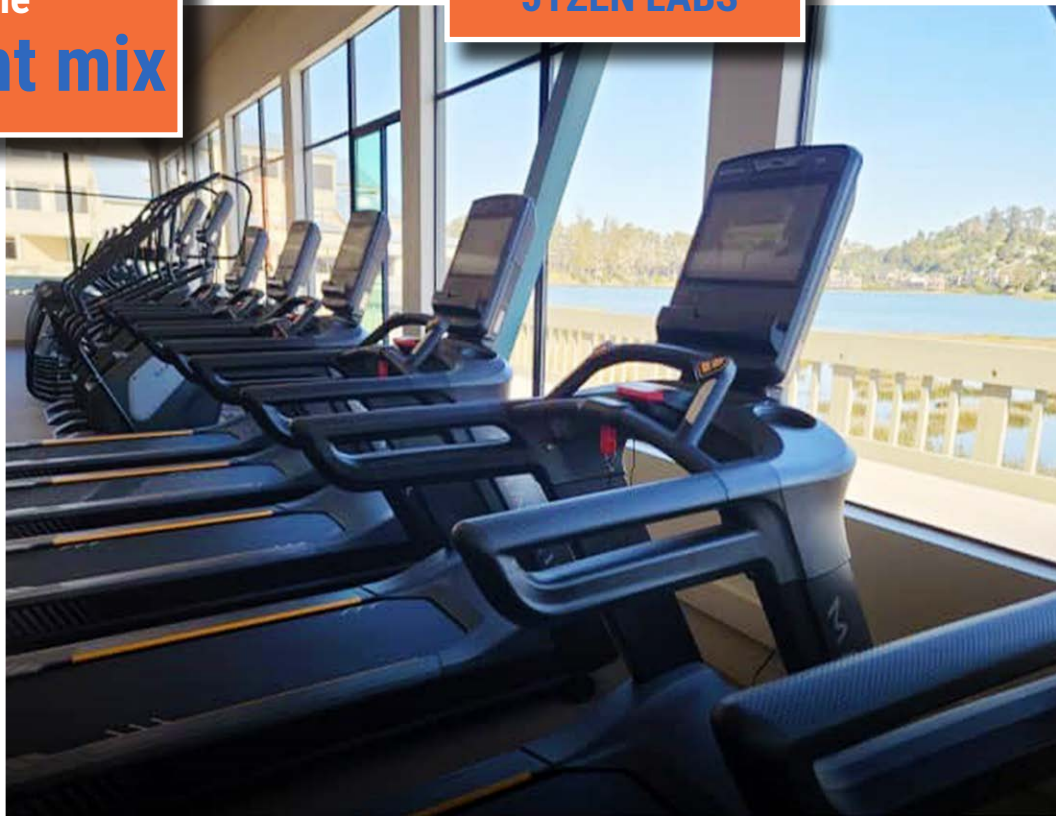


**CLUB EVEVIA**



**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

**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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