



MCINNIS



Premier Headquarters Location | ±20,000 SF to ±118,103 SF

www.111mcinnispkwy.com

THE FUNDAMENTALS

111 McInnis Parkway, San Rafael, CA 94901

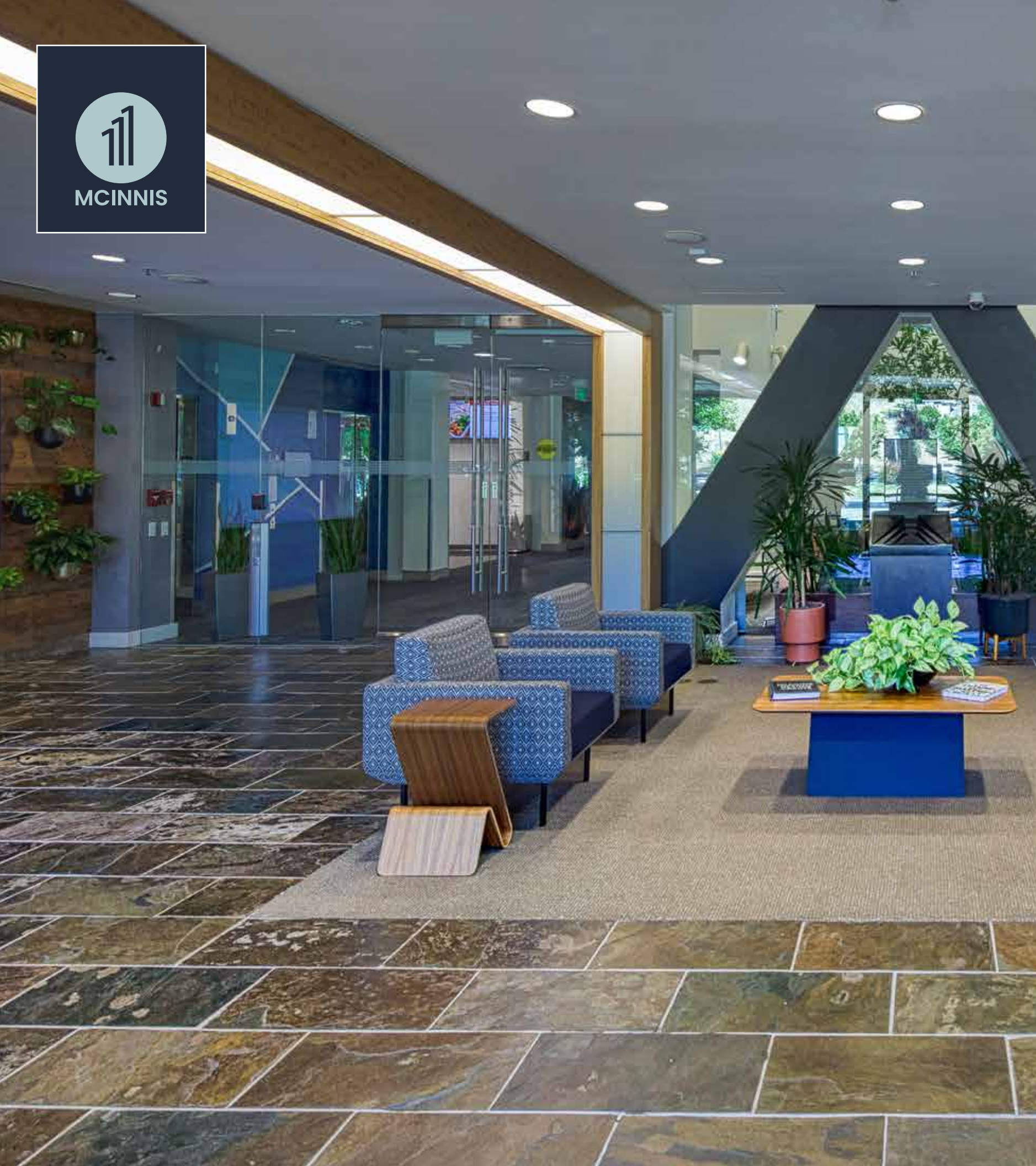
- Highest quality office space in Marin County
- ±118,103 SF available, divisible to 20,000 SF
- Move in ready - available fully furnished
- Corporate campus environment
- 3-story atrium and lobby area
- Extensive glass line and abundant natural light
- Full service kitchen and cafeteria onsite
- Full fitness facility, yoga studio, showers and lockers
- Large exterior patio seating area, ideal outdoor environment
- Abundant parking (440 surface stalls); EV charging stations
- Close proximity to nearby open space, designated bike + walking path behind property
- Short walk to SMART station offering additional Bay Area public transportation options and hotel next door
- Marin County location offers employers access to highly educated labor pool and excellent lifestyle amenities

Premier, custom-designed headquarters location on market for first time ever, conveniently located just 35 minutes from downtown San Francisco





MCINNIS



Class "A" Office Building with highest quality finishes, custom lobby, 3-story atrium, and collaborative spaces throughout

Move-in ready headquarters, fully furnished with everything you need.

Large, efficient floorplates equipped with modern workstations offer plenty of room to work and grow over 3 floors.

Abundant natural light across long window lines enhances overall productivity.



Plug + Play space, available fully furnished



Efficient mix of privates + open collaboration space across 3 floors



Exclusive onsite amenities promote health + wellness efforts



Extensive views of Mt. Tamalpais and surrounding hills



**Commercial cafeteria
on ground floor**



**On site fitness facility
featuring showers and
lockers**



**Outdoor
amenity space**



**Abundant
onsite parking**

**Treat your employees to
exclusive onsite amenities
such as a fitness facility,
kitchens on each floor
as well as a full service
cafeteria.**

**A serene outdoor space
off the common area is
available for lunch al fresco
or collaborative work.**

**Walking distance to retail,
shopping, and dining
amenities**

**111 McInnis Parkway's
central North Bay location
offers employee access to
Marin County's superior
lifestyle amenities and
quality of life, as well as
public transportation
options and abundant
onsite parking.**



Productivity



Collaboration



Socialize







Wellness Amenities



CENTRAL NORTHBAY LOCATION



111 McInnis Parkway is easily accessible from other Bay Area regions. It is conveniently situated just off of Hwy-101 with public transportation routes via Golden Gate ferry, bus and SMART train systems.

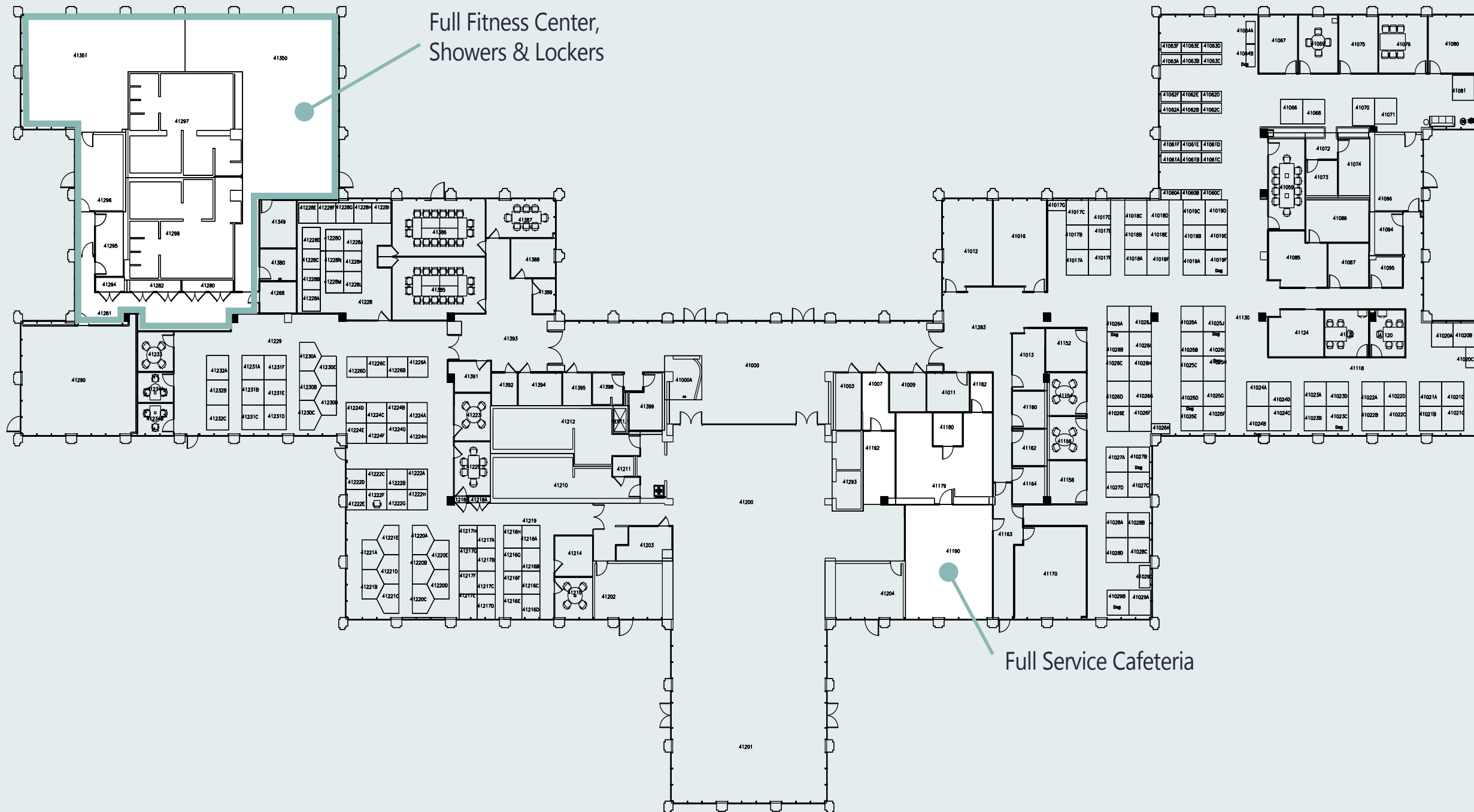
-  SMART station 7 minute walk
-  Larkspur Ferry Landing 7 miles
-  Downtown San Francisco 20 miles
-  Downtown Petaluma 20 miles



1st Floor



±39,383 SF



Large reception area with controlled access to main areas

Full-service cafeteria

Atrium with café seating, outdoor views and access to exterior seating

3 large conference rooms

Multiple small meeting rooms/private offices

Open work area

172 Workstations

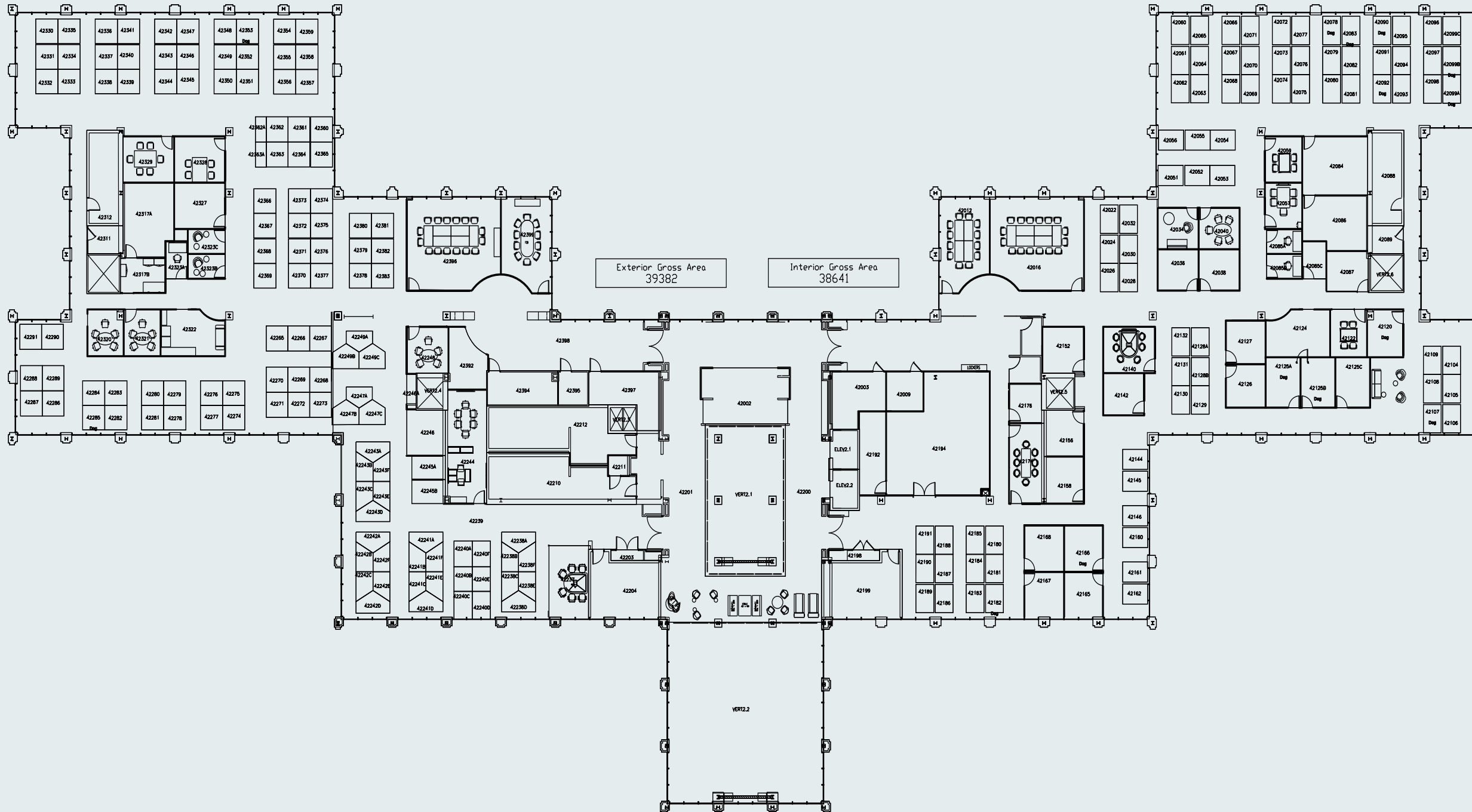
Headcount Ratio – 1: 290 RSF

**Subject to verification by Landlord's architect*

2nd Floor



±36,769 SF



4 large conference rooms

Multiple small meeting rooms/
private offices

Open work area with ample
natural light

Central kitchen area with café
seating and atrium view

197 workstations

Headcount Ratio – 1: 203 RSF



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