



RARE FREESTANDING OFFICE BUILDING FOR LEASE

100 Larkspur Landing Circle

LARKSPUR, CA 94939



LARGEST CONTIGUOUS SPACE AVAILABLE IN SOUTHERN MARIN



IDEAL LOCATION

Walking distance to the Marin Country Mart offering a variety of food and shops, including Rustic Bakery, Farmshop, Hog Island, and more. Also walking distance to Bon Air Shopping Center and Cost Plus Plaza.



ABUNDANT TRANSIT OPTIONS

Located across the street is the Larkspur Ferry Terminal providing access to San Francisco. On the freeway side of the building is the SMART train stop which provides train service to Santa Rosa.



PRIME BUILDING AMENITIES

The building provides excellent open-air spaces and amenities. There are showers and lockers for those who choose to walk or bike to work. An abundance of exterior deck space provides employees the ability to work in today's work from home environment, from work.

PROPERTY OVERVIEW

| | |
|---------------------|---------------------------------|
| Address | 100 Larkspur Landing Circle |
| Available SF | Up to entire ± 37,664 RSF |
| Parking | 2 story secured lot - 95 spaces |
| Zoning | PD |
| Elevator | Yes |
| Rent | Call for Details |

- Retractable skylight roof providing fresh open area lobby
- Courtyard
- Private balconies on 2nd floor
- Large outdoor patios wrapping around main floor
- Showers & Lockers
- 3 common area conference rooms





100 Larkspur Landing Circle is located at the highly trafficked intersection of Larkspur Landing Circle and Sir Francis Drake Boulevard, directly across from the Larkspur Ferry Terminal.

This prime location offers convenient access to Highway 101 and Interstate 580, is within walking distance of the Marin Country Mart, and also includes the SMART train station, providing rail service through Marin and Sonoma counties.

WALK TIMES



0.2 MI TO SMART TRAIN

0.3 MI TO COUNTRY MART

0.3 MI TO FERRY

DRIVE TIMES



0.1 MI TO US 101

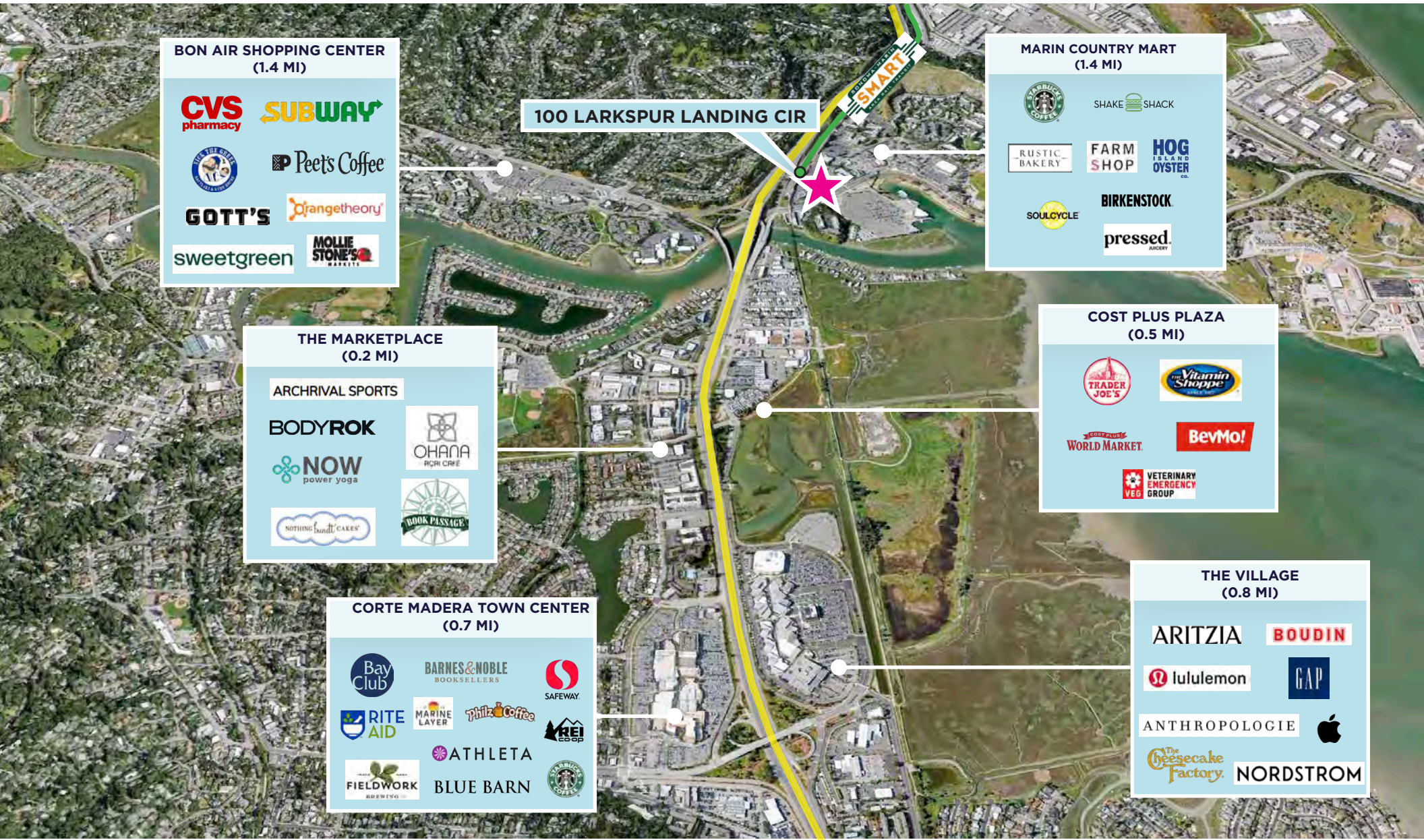
2.2 MI TO RICHMOND BRIDGE

11 MI TO SAN FRANCISCO

NEIGHBORING AMENITIES

100 LARKSPUR LANDING CIR

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FIRST FLOOR PLAN

100 LARKSPUR LANDING CIR

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First floor availabilities range from ± 521 SF up to entire floor

| Suite # | SF |
|--------------|--------------------------------|
| 100 | ± 957 |
| 102* | $\pm 1,336$ |
| 104* | $\pm 2,662$ |
| 105* | $\pm 2,751$ |
| 110* | $\pm 4,039$ |
| 111 | ± 521 |
| 112* | $\pm 1,469$ |
| 115* | $\pm 3,898$ |
| Total | $\pm 17,635$ |

*Suites 102, 104, and 105 can be combined for a total of $\pm 6,749$ SF

*Suites 110, 112, and 115 can be combined for a total of $\pm 9,406$ SF

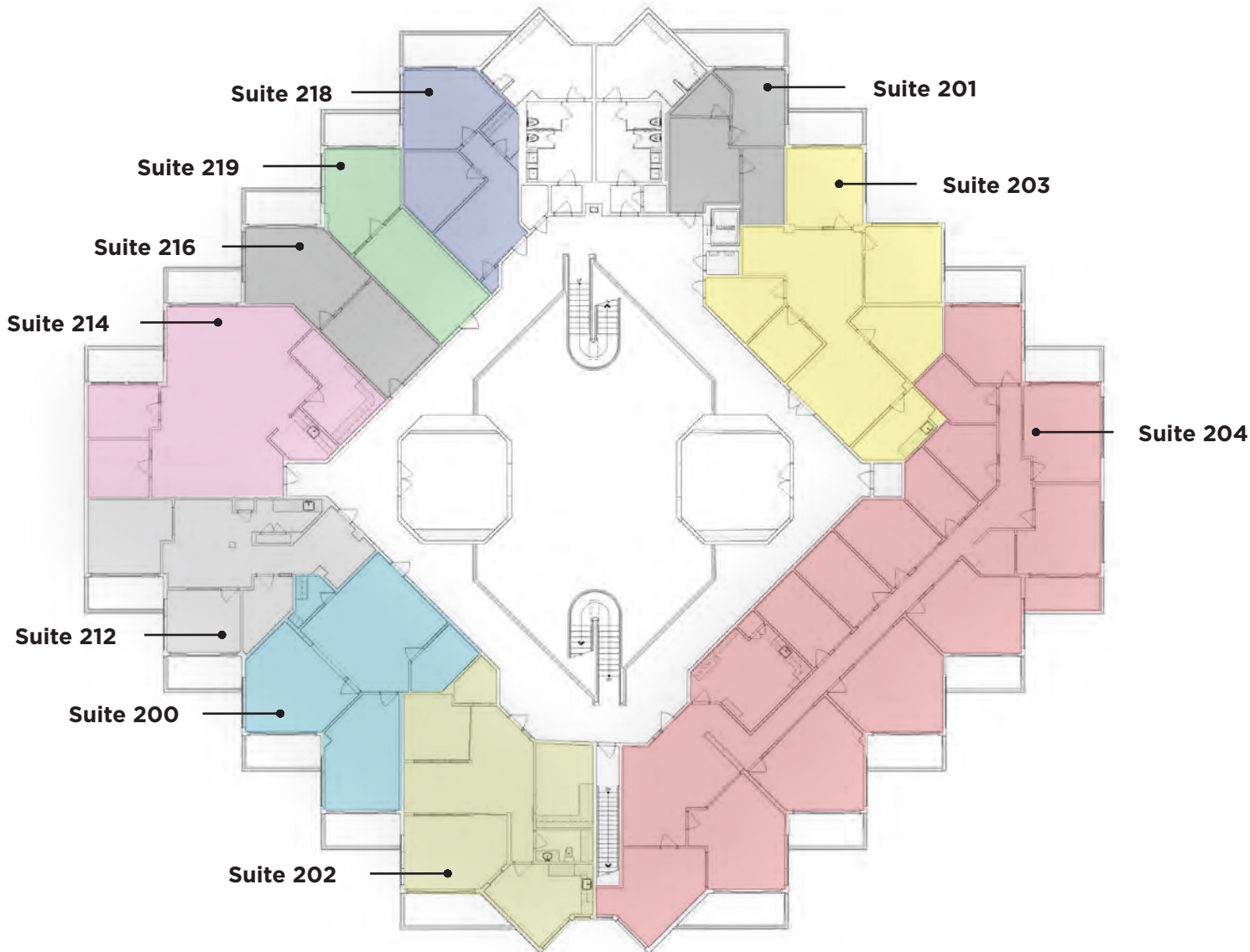
SECOND FLOOR PLAN

100 LARKSPUR LANDING CIR

7

Entire second floor available

| Suite # | SF |
|---------------|-----------------|
| 200 | ± 1,783 |
| 201 | ± 862 |
| 202 | ± 1,940 |
| 203 | ± 2,379 |
| 204 | ± 6,529 |
| 212 | ± 1,597 |
| 214 | ± 2,146 |
| 216 | ± 873 |
| 218 | ± 1,078 |
| 219 | ± 842 |
| Total: | ± 20,029 |

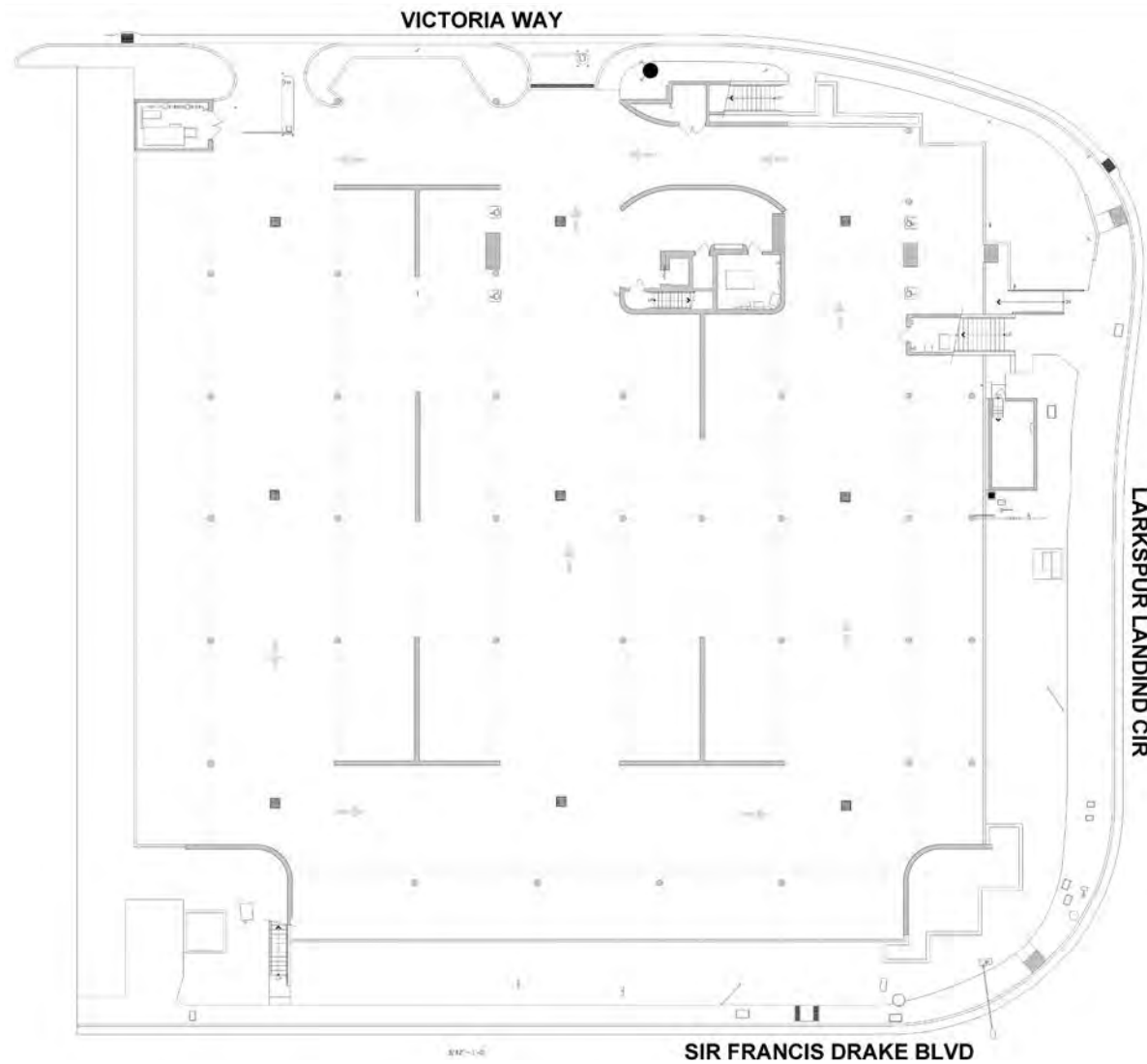


PARKING PLAN

100 LARKSPUR LANDING CIR

8

3/1,000 SF with EV stations





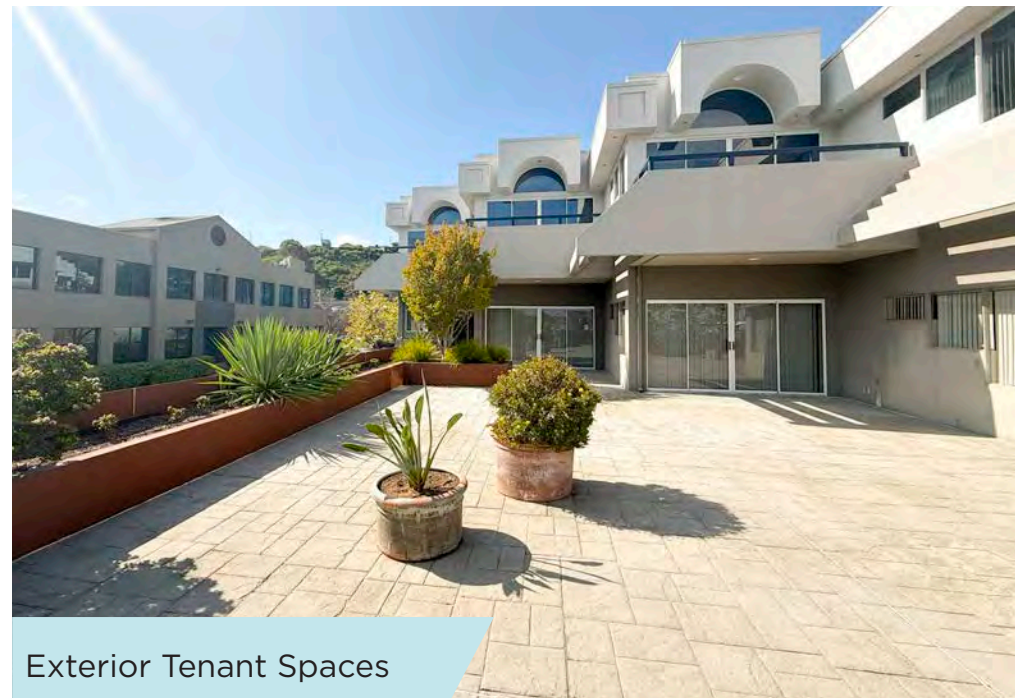
Exterior Deck Space



Multiple Suite Configuration



Interior Common Amenities



Exterior Tenant Spaces



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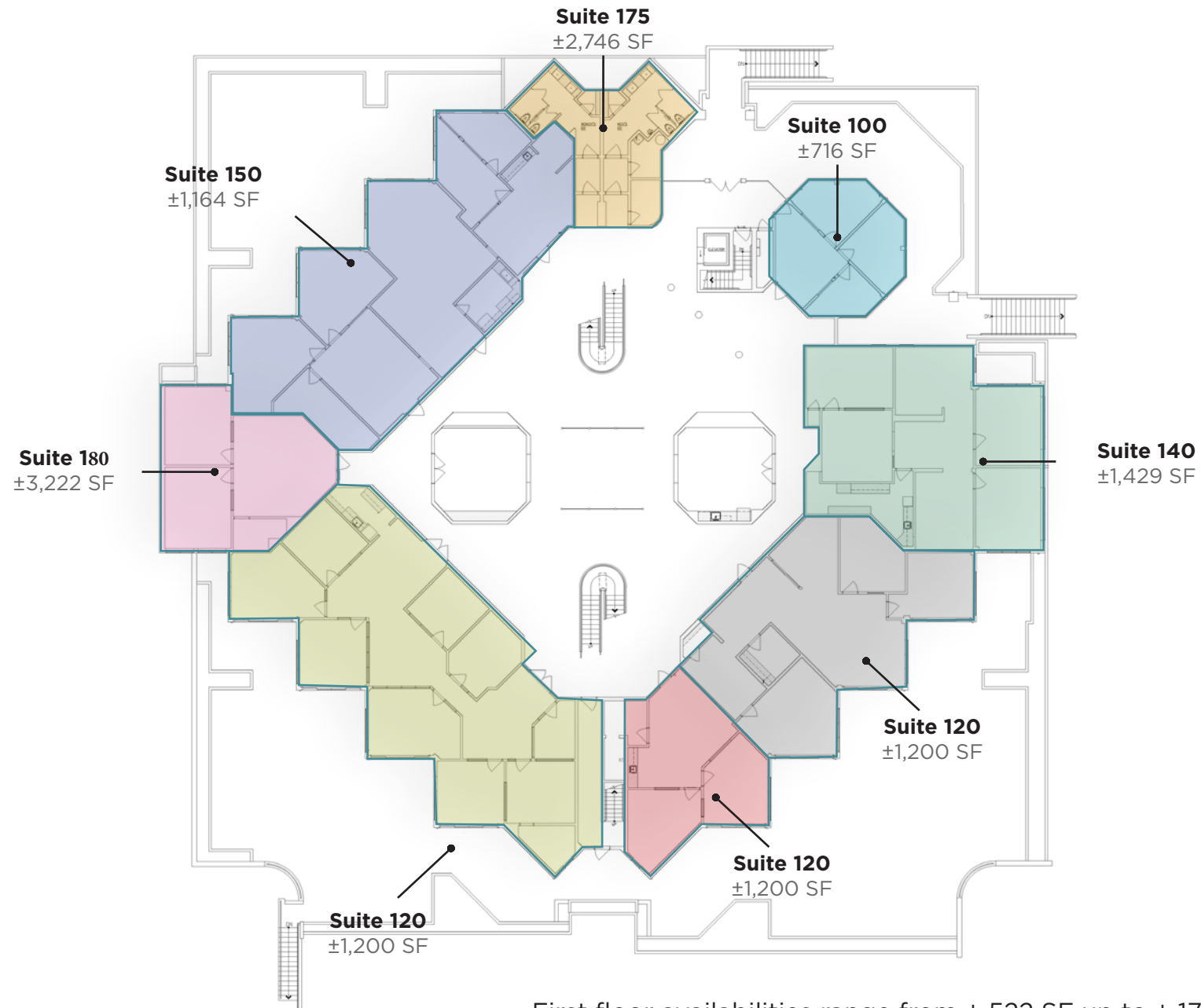


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FIRST FLOOR PLAN

100 LARKSPUR LANDING CIR

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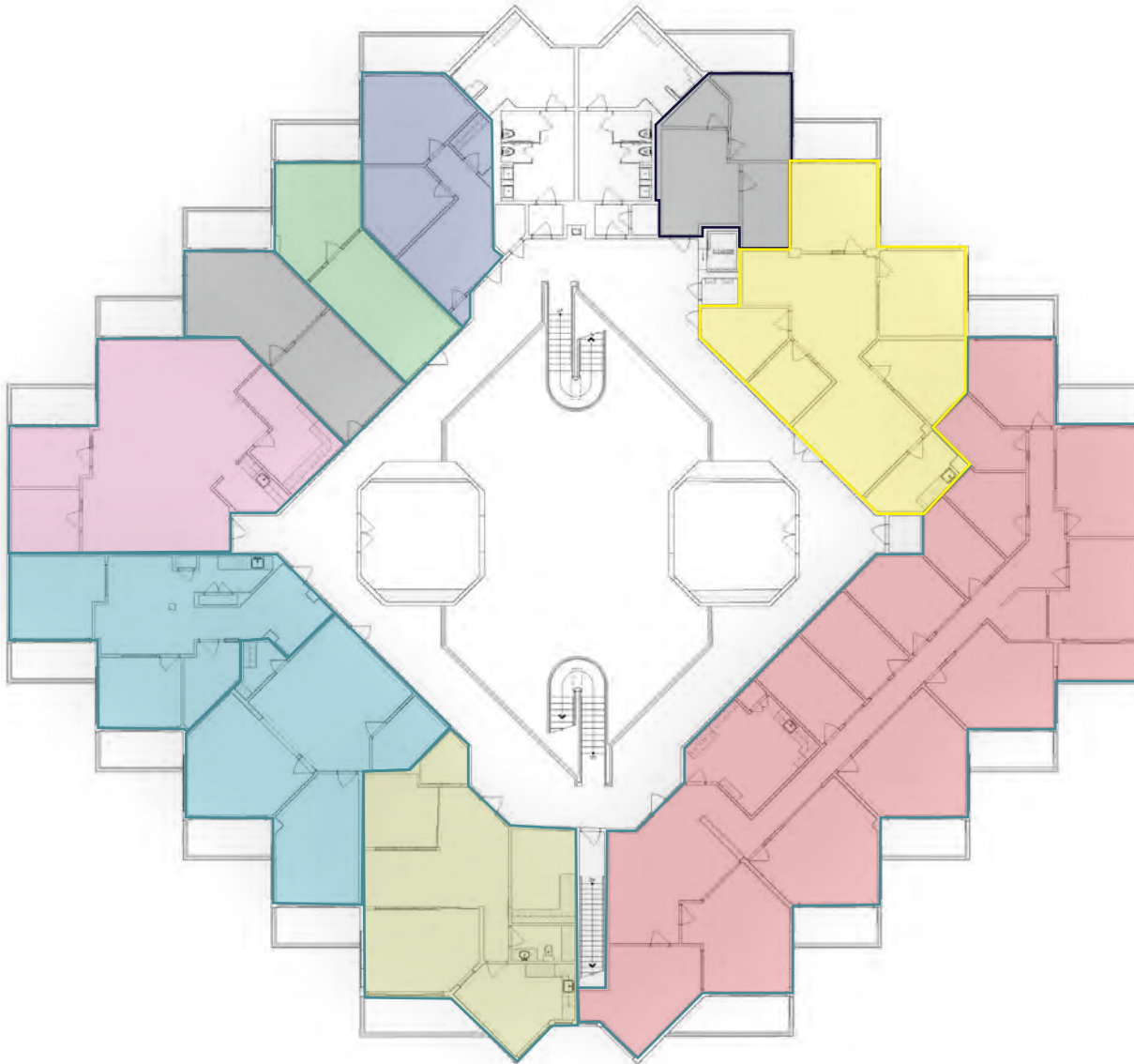


First floor availabilities range from ± 522 SF up to ± 17,633 (entire floor)

SECOND FLOOR PLAN

100 LARKSPUR LANDING CIR

12



First floor availabilities range from
± 842 SF up to entire floor

| Suite # | SF |
|---------------|-----------------|
| 200 | ± 1,783 |
| 201 | ± 862 |
| 202 | ± 1,940 |
| 203 | ± 2,379 |
| 204 | ± 6,529 |
| 212 | ± 1,597 |
| 214 | ± 2,146 |
| 216 | ± 873 |
| 218 | ± 1,078 |
| 219 | ± 842 |
| Total: | ± 20,029 |