

Largest Deliverable Office Campus in the Bay Area

UP TO 710,000 SF • CLASS “A” OFFICE SPACE FOR LEASE

Opportunity for Lease or Tenant Ownership

 **NORTH BAY**
CROSSINGS

EFFICIENT • NATURAL • REVOLUTIONARY

www.northbaycrossings.com

OPPORTUNITIES AWAIT

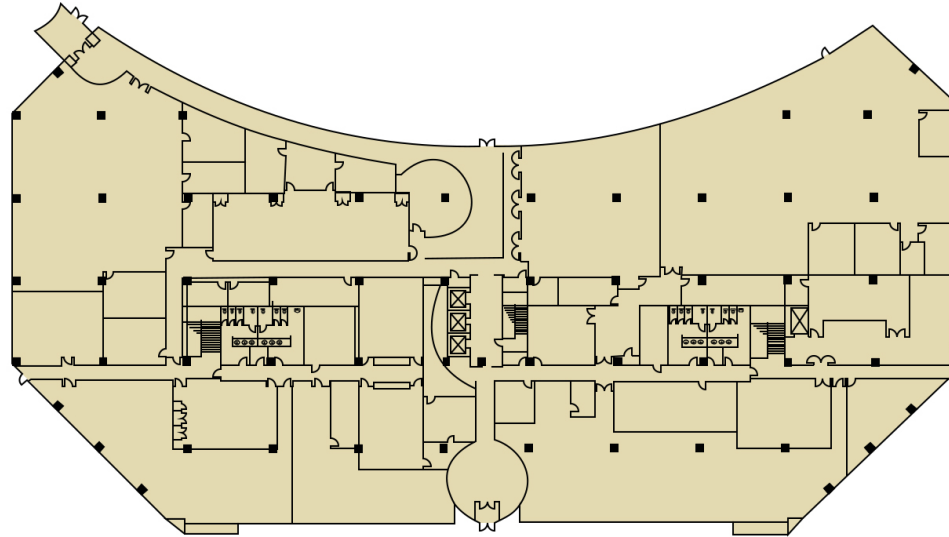
HIGHLIGHTS

PROJECT SIZE	710,000 SF on 63 acres			
AVAILABLE	NOVEMBER 2018			
NUMBER OF BUILDINGS	3	773 San Marin Drive 255,472 SF	775 San Marin Drive 227,429 SF	777 San Marin Drive 227,429 SF
TYPICAL FLOOR SIZE		64,000 SF	56,850 SF	56,850 SF
CEILING HEIGHT		FLR 1-3: 14', FLR 4: 15'	FLR 1: 15', FLRS 2-3: 13', FLR 4: 13'8"	FLR 1: 15', FLRS 2-3: 13', FLR 4: 13'8"
YEAR BUILT	1983			
PARKING	2/1,000 SF			
PROMINENT SIGNAGE	Building and outdoor signage			
ENERGY SOURCE	Solid Oxide Fuel Cell and LEED certified			
AMENITIES	On-site café, fitness facility, game room and recreational amenities on-site; walking, mountain biking, running trails, picnic tables, softball/soccer field and volleyball courts			

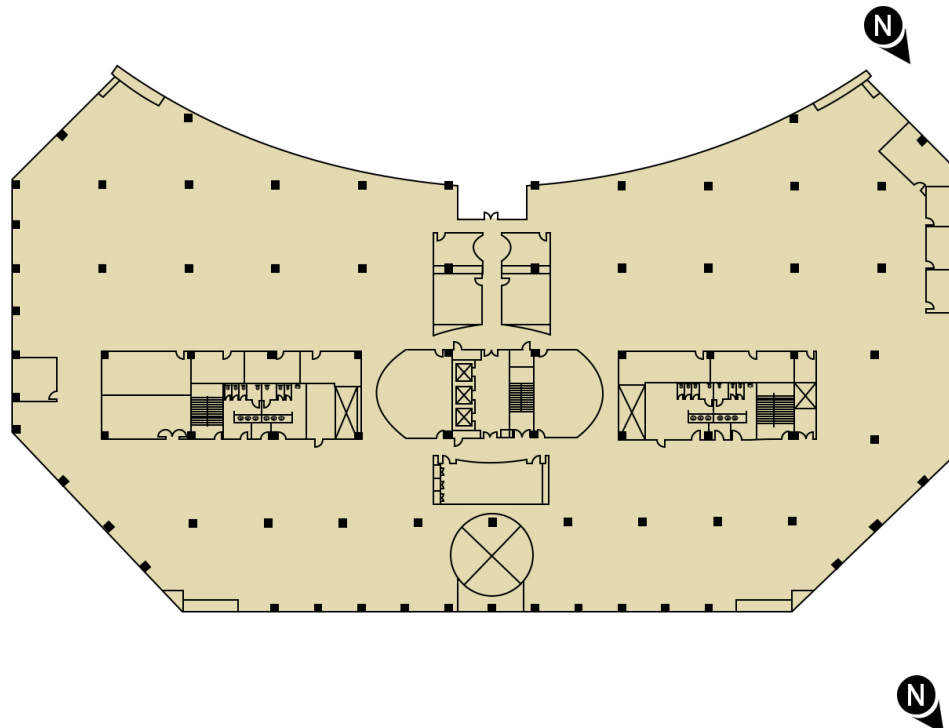
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EXISTING FLOOR PLANS

BUILDING III - FLOOR 1

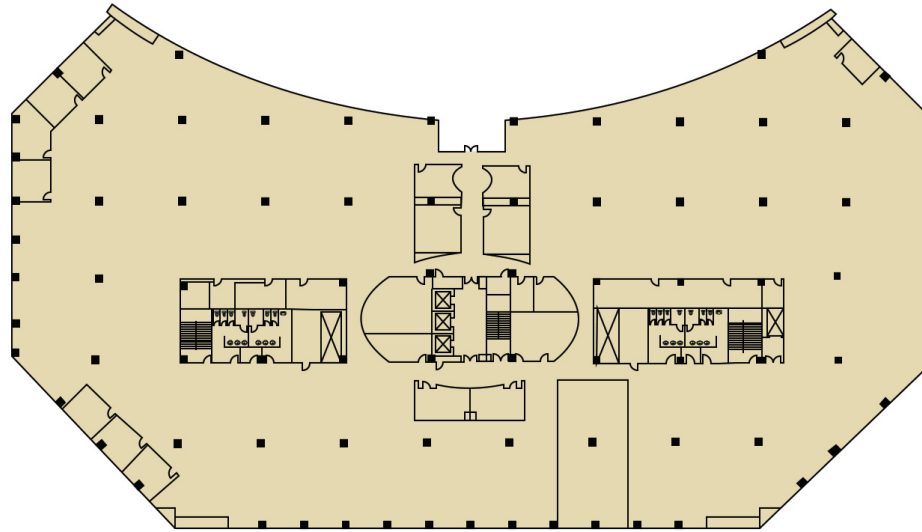


BUILDING III - FLOOR 2

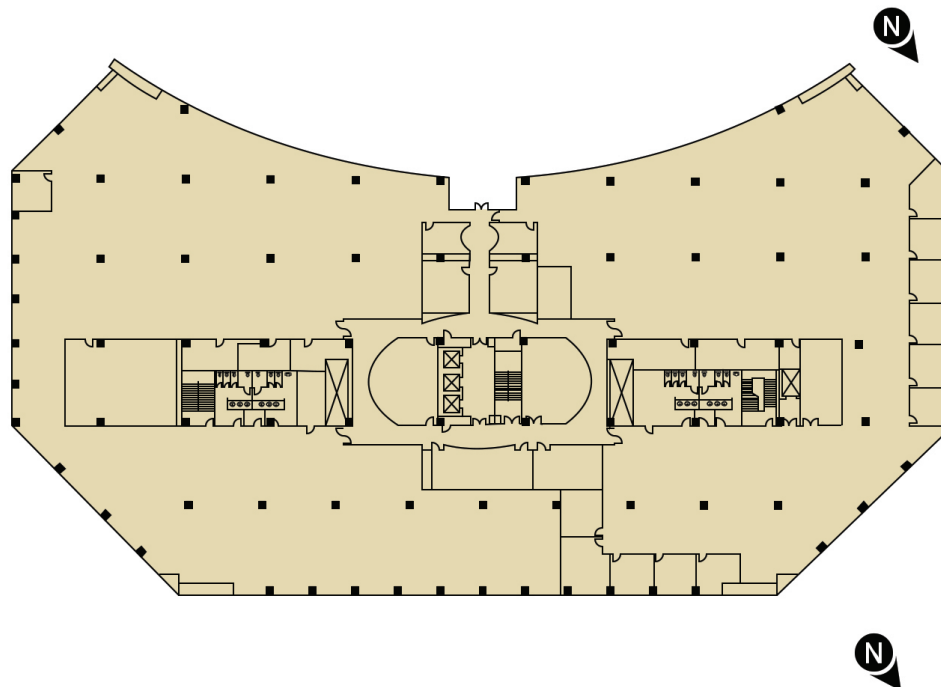


EXISTING FLOOR PLANS

BUILDING III - FLOOR 3



BUILDING III - FLOOR 4



LOCATION

NORTH BAY
CROSSINGS

SMART TRAIN STOP



101

101

N



HIGHWAY 101




SMART TRAIN

SAN FRANCISCO	29 MILES 44 MINS
SANTA ROSA	26 MILES 29 MINS
SONOMA	20 MILES 31 MINS
VALLEJO	21 MILES 32 MINS
PETALUMA	11 MILES 15 MINS
NAPA	27 MILES 58 MINS
OAKLAND	33 MILES 41 MINS

A green circular graphic containing the text "63" in a large white font, with "ACRES" in a smaller white font below it.

63
ACRES

The image is a collage of four photographs. Top left: A modern, multi-story building with large glass windows and a curved facade, situated behind a calm body of water. A curved concrete walkway with potted plants is in the foreground. Top right: A large, bright interior space with a high ceiling, recessed lighting, and a curved wall with wood paneling. There are orange armchairs and a wooden reception desk. Bottom left: A view of a modern building with a curved facade and large glass windows, with a paved walkway in the foreground. Bottom right: A continuation of the interior space from the top right, showing more of the curved wall and seating area.

The campus is located 21 miles north of the Golden Gate Bridge and offers breathtaking views, wide-open spaces, and amenities unlike any other campus in the area. It is conveniently located along Highway 101, allowing for easy access to public transportation.



ENJOY THE SURROUNDINGS




Tenants will enjoy the extensive outdoor patio surrounded by an on-site lake and large green space with picnic tables, a softball/soccer field, & volleyball courts.

ADDITIONAL AMENITIES

- On-site cafeteria, fitness facility with men & women's lockers and recreation room
- Largest on-site cafeteria in Marin County
- On-site walking, mountain biking and running trails

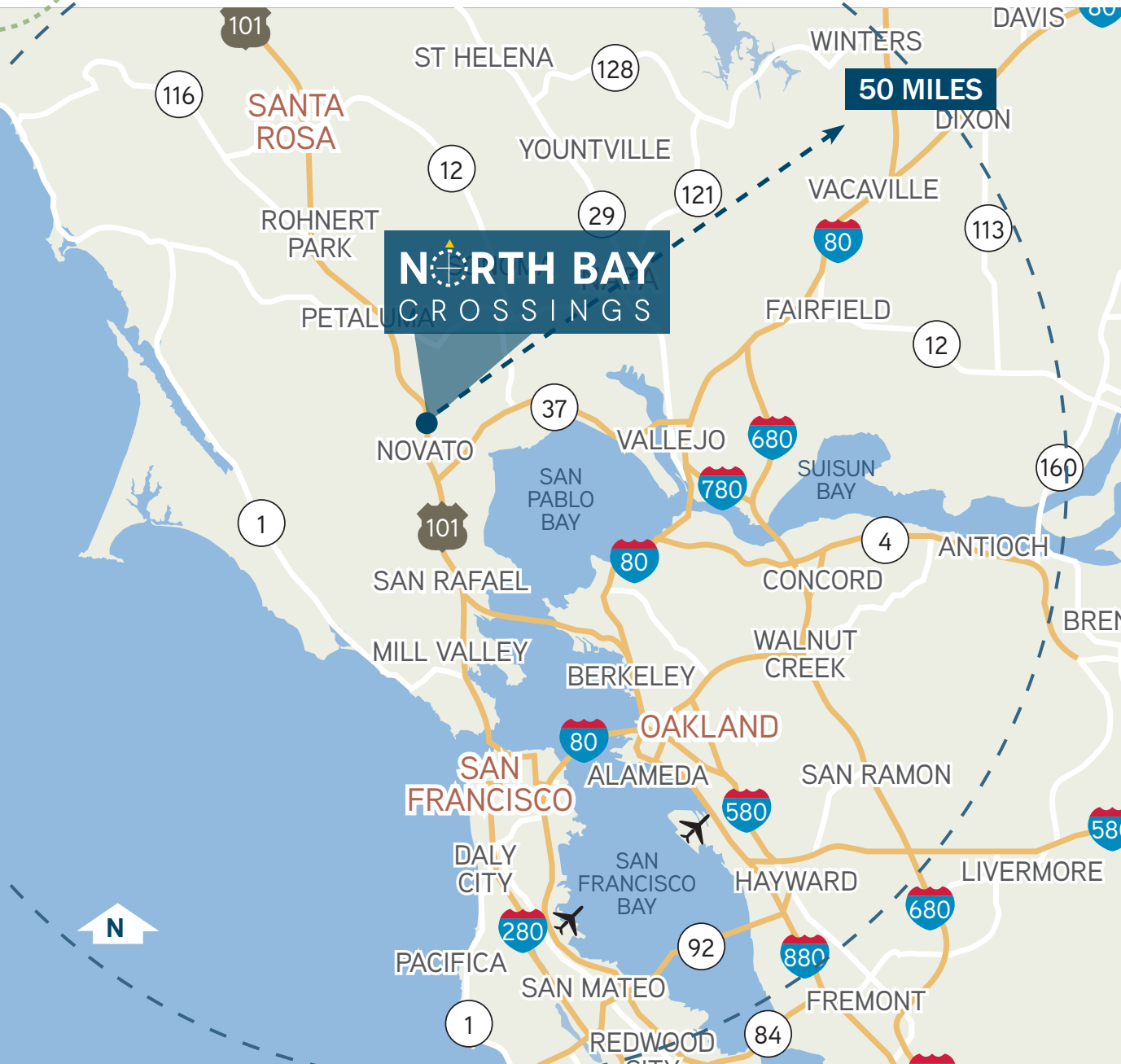
ENERGY 24/7/365



North Bay Crossings offers Bloom SOFCs (Solid Oxide Fuel Cells) – the same used by NASA for every mission - as a source of energy. Fuel cells are clean, reliable, and most importantly, affordable and maintenance-free. The energy cells are equivalent to three football fields of solar panels.

THE WORKFORCE

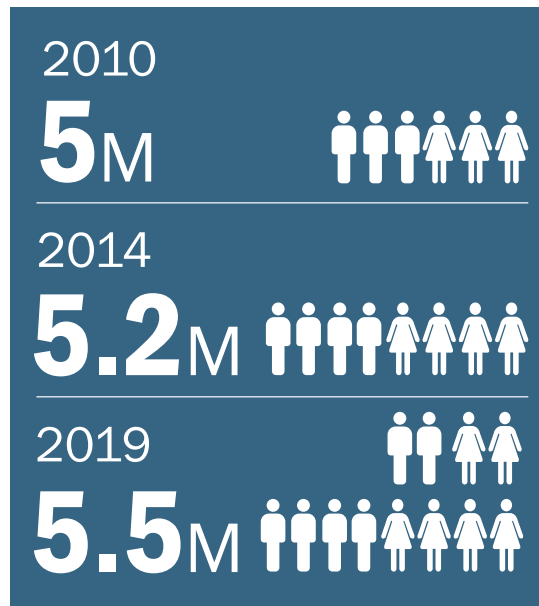
WITHIN 50 MILES RATIO



DEMOGRAPHICS

50 MILES RATIO FROM 773 - 775 - 777 SAN MARIN DRIVE, NOVATO, CA

TOTAL POPULATION



MAJOR INDUSTRIES



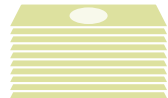
HOUSING AFFORDABILITY AVERAGE COST OF 2 BR APT.

NOVATO



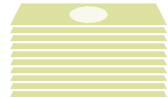
\$2,180

PALO ALTO



\$3,130

SAN FRANCISCO



\$3,250

MEDIAN SALE PRICE OF 3 BR HOMES

NOVATO



\$644K

SAN FRANCISCO



\$1.48M

PALO ALTO



\$2.38M

REVERSE COMMUTE TRAVEL TIMES

SAN FRANCISCO/PALO ALTO COMMUTE

1.1 hrs to Palo Alto, AM



1.3 hrs from Palo Alto, PM



SAN FRANCISCO/NOVATO COMMUTE

35 min to Novato, AM



44 min from Novato, PM



SHORTER
COMMUTE BY

50%

TAX INCENTIVES

**NO CITY
PAYROLL TAX**



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