



HAMILTON LANDING

Marin County, California

 **JLL**
INVESTMENT
SUMMARY



Jones Lang LaSalle Americas, Inc. ("JLL"), California Real Estate License #01223413

**FULLY RENOVATED LANDMARK CREATIVE OFFICE CAMPUS
INVESTMENT OPPORTUNITY IN MARIN COUNTY**

THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") has been engaged as the exclusive advisor to extend to qualified investors the rare opportunity to acquire the fee simple interest in Hamilton Landing (the "Property"), a 19.6 acre site consisting of a seven (7) building, fully-renovated Class A creative office campus with 90+ years of history encompassing this Bay Area landmark.

Located in the affluent San Francisco Bay Area region of Marin County, the 411,128 square foot office campus is northern Marin's premier office asset offering best-in-class space, soaring ceiling heights and an inspiring, innovative work environment. Hamilton Landing has been institutionally owned & maintained since the project's redevelopment in 2000 with over \$4.1M invested into base building & amenity upgrades since 2020 including the development of the new outdoor tenant amenity space "The Landing." Originally constructed and commissioned in 1936 as the Hamilton Air Force Base, the site has a rich history as a pivotal air force training facility throughout WWII.

Hamilton Landing presents an exceptional opportunity to acquire a reimagined Bay Area landmark, offering investors a prestigious asset with a diverse tenant mix, significant capital invested by prior ownership, and a prime Marin County location.

PROPERTY OVERVIEW

ADDRESS	Hamilton Landing, Novato, CA 94949
SITE AREA	19.6 Acres
SIZE (BOMA 2017)	407,775 (In-Place) / 411,128 (BOMA 2017)
OCCUPANCY	55%
WALT (AS OF SEP-2025)	4.8 Years
YEAR CONSTRUCTED/RENOVATED	1936 / 2000-2008 / 2022
BUILDINGS	Seven (7)
STORIES	Two (2)
PARKING RATIO	~1,400 Stalls (3.4 / 1,000 SF)
AVG. BUILDING SIZE/FLOOR PLATE	58,000 SF / 29,000 SF





INVESTMENT HIGHLIGHTS



**EXCEPTIONAL CLASS A
CREATIVE OFFICE WITH OPEN,
COLLABORATIVE CAMPUS
SETTING**



**DIVERSE TENANT COMPOSITION
WITH GLOBALLY-RECOGNIZED
COMPANIES**



**SUBSTANTIAL CAPITAL
INVESTMENT IN THE LAST 5
YEARS WITH OVER \$4.1M
FUNDED INTO BASE BUILDING &
AMENITY UPGRADES**



**BUSINESS PLAN OPTIONALITY
WITH OPPORTUNITY TO DEMISE
FLOOR PLATES TO CAPTURE
TENANT DEMAND**



**STATE-OF-THE-ART ENERGY
EFFICIENT BUILD-OUT**



**BEAUTIFUL WATERFRONT
LOCATION WITH STRATEGIC
ACCESS TO MARIN COUNTY'S
TOP TRANSIT OPTIONS**



**SIGNIFICANT BAY AREA
LANDMARK WITH 90+ YEARS OF
HISTORY**

THEN: MONUMENTAL U.S. AIRFORCE BASE & TRAINING FACILITY FOR OVER 50 YEARS

NOW: PREMIER BAY AREA CLASS A OFFICE CAMPUS PROVING TO BE ONE OF THE MOST SUCCESSFUL ADAPTIVE REUSE PROJECTS ON THE WEST COAST



**BEST-IN-CLASS CREATIVE
OFFICE BUILD-OUTS**

EVOLUTION OF HAMILTON LANDING

1931-1935

Construction begins and Hamilton Army Airfield is officially commissioned

1935-1945

Serves as a crucial West Coast Air Defense base during World War II

1947-1974

Becomes Hamilton Air Force Base, serving as the Western Regional Defense Command hub

1974-1976

Targeted for closure as part of post-Vietnam War military drawdown



1985
The GSA sale of the Property occurs

2000
Conversion of 7 of the hangars into office buildings commences

2009
The Property reached 100% occupancy for the first time

TODAY
Viewed as one of the premier office assets in Marin County and one of the most unique office campuses on the West Coast

CREATIVE TENANCY & GLOBALLY RECOGNIZED BRANDS

Industry-leading companies in video gaming, medical technology, and client-centric services are attracted to Hamilton Landing for its:

- State-of-the-art creative office facilities
- Ability to lease and control a full building
- Proximity to well-educated workforce
- Soaring ceilings and unique work environment
- View of Hamilton Wetlands

HEADQUARTERED AT HAMILTON LANDING

Tenant	Take Two Interactive Software Inc.
Industry	Video Gaming & Software
Size	89,542 SF
Lease Expiration	10/31/2033
Ownership	Public (NASDAQ: TTWO)
Website	take2games.com



- Founded in 1993; +12,300 employees worldwide
- 2K operations are headquartered at Hamilton Landing
- **Has renewed four times and expanded twice**
- Current Market Cap of \$36.9 billion; \$5.5 billion in annual revenue (2024)
- Popular Games include: Grand Theft Auto, Max Payne, Red Dead, NBA 2K, and WWE 2K
- Designs games for Sony's PlayStation, Microsoft's Xbox, Nintendo Wii, computers, smartphones, and tablets



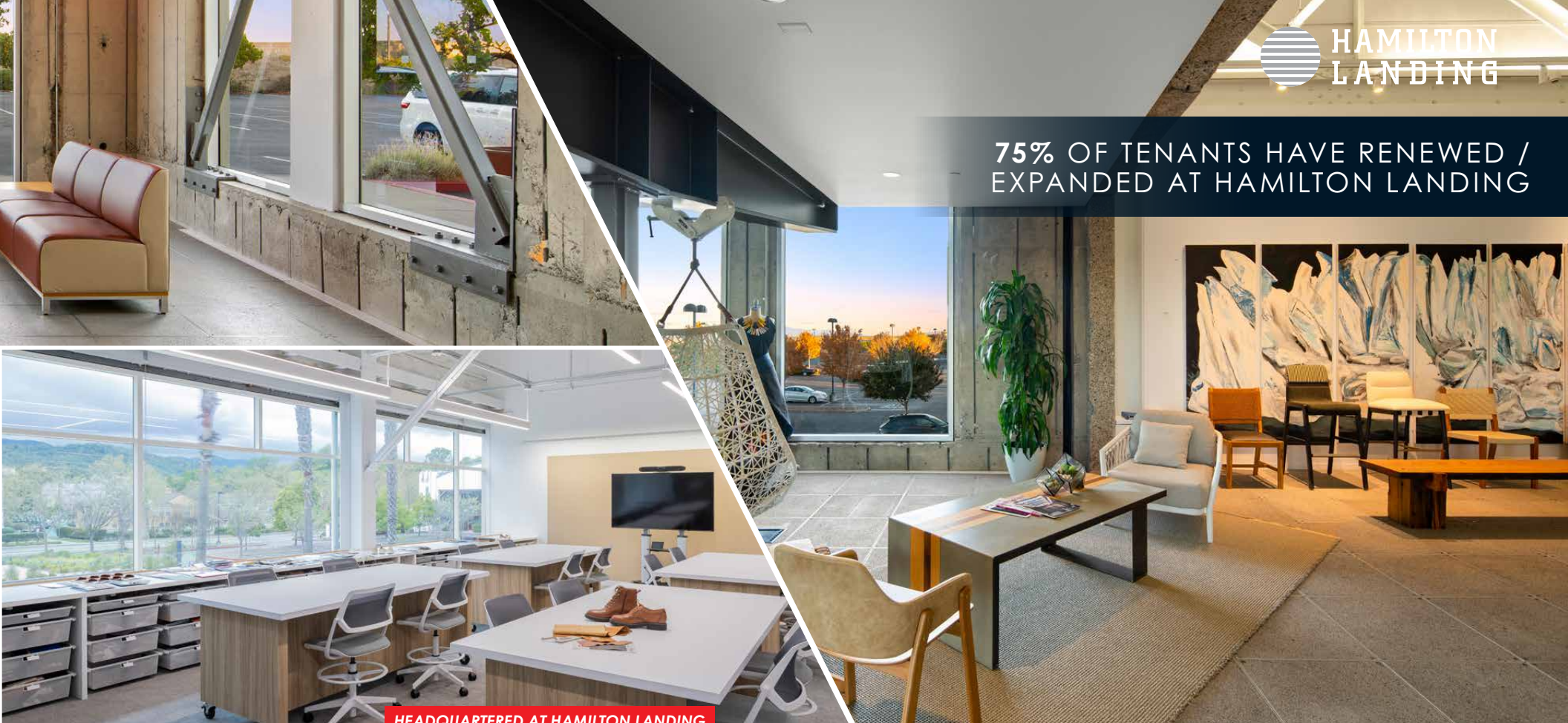
HEADQUARTERED AT HAMILTON LANDING

Tenant	Marin Community Foundation
Industry	Philanthropy
Size	36,252 SF
Lease Expiration	12/31/2026
Ownership	Private
Website	marincf.org



- Founded in 1986
- Headquartered in Hamilton Landing
- **Has renewed and expanded four times**
- Currently has over \$3.5 billion in total assets
- Issued grants totaling over \$125 million in 2024

75% OF TENANTS HAVE RENEWED /
EXPANDED AT HAMILTON LANDING



HEADQUARTERED AT HAMILTON LANDING

Tenant	VIONIC
Industry	Footwear
Size	19,448 SF
Lease Expiration	7/31/2029
Ownership	Public (NASDAQ: CAL)
Website	https://www.vionicshoes.com/

- Founded in 1979
- Vionic recently moved their global headquarters to Hamilton Landing, signing a five and a half year lease in 2024
- The firm was bought by Caleres in 2018 for \$360M - they did \$25M in consolidated net sales in 2024
- Designs trendy shoes & orthopedic footwear known for providing comfort through built-in arch support and innovative technology

VIONIC
SHOES

Tenant	Fair Isaac Corporation (FICO)
Industry	Analytics Software
Size	10,855 SF
Lease Expiration	6/30/2030
Ownership	Public (NASDAQ: FICO)
Website	https://www.fico.com/en

- Founded in 1956
- FICO's primary focus is providing analytics solutions to help businesses make informed decisions
- Headquartered in San Jose, the firm operates in nearly 120 countries and recently expanded within the Bay Area to Hamilton Landing, signing a five year lease commencing in April 2025
- The company has seen strong recent performance with a 58% increase in stock price in the last year

FICO

EXCEPTIONAL NORTHERN MARIN LOCATION SURROUNDED BY A SCENIC LANDSCAPE, STRONG DEMOGRAPHICS & RETAIL OPTIONS



DRIVE TIME FROM HAMILTON LANDING

Downtown Novato	9 Minutes
San Rafael	11 Minutes
Petaluma	19 Minutes
Sausalito	20 Minutes
San Francisco	28 Minutes
Oakland	30 Minutes
Sonoma	36 Minutes
Santa Rosa	40 Minutes
Napa	48 Minutes



HAMILTON
LANDING



SMART Train connects Hamilton Landing with Marin County and the broader Bay Area. The Hamilton station is less than half a mile from Hamilton Landing.

STRATEGICALLY LOCATED FOR TRANSIT

Hamilton Landing is situated near the intersection of U.S. Highway 101 and State Highway 37 in Marin County, California. This provides excellent access to executive housing and well-educated labor pools located in Marin and Sonoma Counties, as well as easy commutes from the East Bay. Marin Airporter service to local airports is close and a shuttle service provides convenient access to county bus services.

The SMART Train extension to the Larkspur Ferry opened in December of 2019. This convenient public transportation option from San Francisco to Novato makes Hamilton Landing an attractive alternative for tenants seeking large blocks of space at more competitive rates relative to San Francisco. Notably, the State of California recently awarded \$81 million in funding to extend passenger rail service further north into Healdsburg. This project is expected to deliver in 2028 and will enable employees from northern Sonoma to more easily commute to Marin County and Hamilton Landing.





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