

CONFIDENTIAL INVESTMENT SUMMARY



THE HARBORS

1 & 3 HARBOR DRIVE | SAUSALITO : CA



SOUTHERN MARIN'S PREMIER OFFICE CAMPUS WITH UNPARALLELED ACCESS TO SAUSALITO'S WATERFRONT

Jones Lang LaSalle Americas, Inc., CA Real Estate License #01223413



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 The Harbors (the “Property” or “1 & 3 Harbor Dr”), a premier office campus located in the picturesque waterfront setting of Sausalito in Marin County.

As one of Southern Marin’s top-performing office assets, The Harbors offers an unparalleled suburban setting with breathtaking views of the surrounding hills and harbor. Renovated in 2022, this institutional-quality Class A asset has been impeccably maintained. The campus capitalizes on Sausalito’s year-round temperate climate, featuring recently upgraded outdoor collaborative spaces and several suites with balconies, enhancing the overall tenant experience.

Strategically located just four miles north of the Golden Gate Bridge, the Property provides seamless access to US-101 and downtown San Francisco, attracting tenants from both the city and Marin. Its proximity to the Sausalito Ferry Terminal and the charming downtown strip offers diverse commuting options and walkable amenities, including an array of shops, restaurants, and services.

The Harbors offers investors a rare opportunity to acquire a high-performing asset with a strong track record of tenant retention, driven by its prime waterfront location, institutional-quality upgrades, and unparalleled tenant experience in the sought-after Sausalito market.

PROPERTY SUMMARY

Address	1 & 3 Harbor Dr, Sausalito, CA 94965
Size	116,458 SF (BOMA 2017B)
Occupancy	69%
Land Size	6.35 AC
Year Built / Renovated	1982 / 2022
Buildings	Two (2)
Stories	Three (3)
Parking	355 Stalls (3.1 / 1,000 SF)
WALT	2.25 Years (As of Oct-25)



INVESTMENT HIGHLIGHTS



ONE OF FEW INSTITUTIONALLY-MAINTAINED OFFICE CAMPUSES IN SOUTHERN MARIN CATERING TO A DIVERSE TENANT MIX



FIRST OFFICE PROJECT JUST FOUR MILES NORTH OF THE GOLDEN GATE BRIDGE OFFERING CONVENIENT ACCESS FOR EMPLOYEES COMMUTING FROM SF AND MARIN ALIKE



HIGHLY ACCESSIBLE LOCATION OFF THE US-101 ON RAMP AND WALKING DISTANCE TO THE SAUSALITO FERRY TERMINAL



DESIRABLE BUILDING AMENITIES WITH PRIVATE BALCONIES, OUTDOOR COLLABORATION SPACE, BIKE STORAGE, AND A TENANT CONFERENCE CENTER



WELL-POSITIONED WITHIN WALKING DISTANCE TO LEADING RESTAURANT AND RETAIL OFFERINGS, ENHANCING THE TENANT EXPERIENCE



SAUSALITO: MARIN'S MOST ICONIC POCKET WITH AN UNPARALLELED WATERFRONT ENVIRONMENT



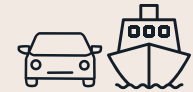
ONE OF MARIN COUNTY'S TOP ATTRACTIONS WITH OVER 1 MILLION VISITORS EVERY YEAR



TOP DINING AND HOTEL OPTIONS ALONG SAUSALITO'S FAMOUS DOWNTOWN BOARDWALK



THREE MILES OF SAN FRANCISCO BAY WATERFRONT



IMMEDIATE ACCESS TO SAN FRANCISCO VIA CAR OR FERRY AS MARIN'S SOUTHERNMOST TOWN



EXTRAORDINARY VIEWS OF DOWNTOWN SF, ANGEL ISLAND AND THE SAN FRANCISCO BAY



JUST A FEW MINUTES FROM THE GOLDEN GATE BRIDGE



EXCEPTIONAL DEMOGRAPHICS WITH HIGH CONCENTRATION OF EXECUTIVES



SUPPLY CONSTRAINED, HIGH BARRIER TO ENTRY OFFICE MARKET



Berkeley

Oakland

San Francisco

Angel Island

Tiburon

Belvedere

Sausalito

Marin City

Loggia
ANGELINO
COPITA BURGERS
SCOMA'S
BRIDGEWAY CAFE
VENICE PIZZERIA

cavallopoint
PRESIDIO YACHT CLUB

FARLEY BAR
MURRAY CIRCLE RESTAURANT

BAR BOCCE
salito's
JOINERY
SWEET GINGER
osteria DIVINO

the Spinnaker

LE GARAGE

FRED'S

Fish.

ICB

MOLLE STONE'S

SAUSALITO ART FESTIVAL

SEA HORSE

HEATH CERAMICS

BRIDGEWAY

avatars



Bayside CAFE

Dario's
TASTE OF THE HIMALAYAS
NEPALESE INDIAN-TIBETAN

Tommy's Wok
ups
CrossFit

MARIN GATEWAY SHOPPING CENTER

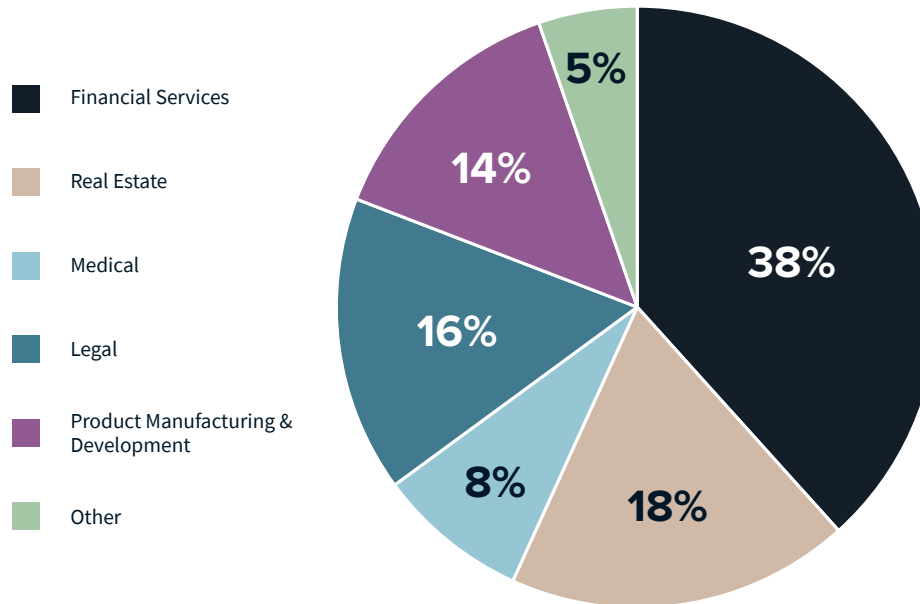
TARGET
STARBUCKS
West Marine
PANDA EXPRESS
CVS pharmacy
ROSS DRESS FOR LESS
SUBWAY
Ono Hawaiian BBQ

DINING & RETAIL
ART, LEISURE & LODGING

TENANCY OVERVIEW

Located just four miles from the Golden Gate Bridge, The Harbors represents Marin's southernmost Class A office project and Sausalito's only institutionally maintained workplace option. The Property's unique atmosphere and Sausalito waterfront location have drawn a diverse tenant mix of reputable companies anchoring the building's rent roll. The Harbors has demonstrated strong tenant retention, with notable firms such as BlackRock, AALRR, and Marin Health repeatedly renewing leases and expanding their footprints within the campus. This pattern of long-term tenancy underscores the Property's appeal and value proposition in the market.

DIVERSE TENANT ROSTER WITH INDUSTRY LEADERS ACROSS MULTIPLE SECTORS



ATTRACTIVE TENANT MIX WITH REPUTABLE ANCHORS

aperio
by BlackRock

Regus

aalrr

marin
health

Tenant	Aperio Group (BlackRock)	Regus (IWG)	AALRR	MarinHealth
Industry	Financial Advisory	Flexible Workspace	Legal	Medical
Size	20,801 SF	13,206 SF	11,637 SF	6,181 SF
Lease Expiration	1/31/2027	4/30/2026	5/31/2032	3/31/2027
Ownership	Public (NASDAQ: BLK)	Public (LON: IWG)	Private	Non-Profit
Extension Options	Two (2)	Two (2)	Recently executed 2nd option	Two (2)
Notes	Extended six times & expanded four times	-	Extended & expanded twice	Extended once

SERENE OFFICE ENVIRONMENT



EASY ACCESS TO US-101

**VIBRANT RETAIL AND RESIDENTIAL
NEIGHBORHOODS NEARBY**

**UNRIVALED LOCATION ADJACENT
TO THE SAUSALITO WATERFRONT**

**ABUNDANT SURFACE
PARKING WITH 355
STALLS (3.1 PER 1,000 SF)**

**FLEXIBLE FLOOR
PLANS CATERING
TO WIDE ARRAY OF
TENANTS**

**DESIRABLE OUTDOOR TENANT
AMENITY AREA**

**HIGH-END BUILD-OUTS WITH PLUG
& PLAY SPEC SUITES**

**EXCELLENT LIGHT THROUGHOUT
BOTH BUILDINGS**



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