



[View Project Video](#)

[www.111mcinnispkwy.com](http://www.111mcinnispkwy.com)



MCINNIS



Jones Lang LaSalle Brokerage Inc.  
RE Lic. #01856260



**Premier Headquarters Campus | ±118,103 SF | Central Marin County Location**

**For Sale or Lease - 1st Time on the Market For Sale**

# EXECUTIVE SUMMARY

## 111 McInnis Parkway | San Rafael, CA

### THE OPPORTUNITY

Jones Lang LaSalle Brokerage, Inc. ("JLL"), as exclusive advisor, is pleased to present the very rare opportunity to purchase an outstanding Class "A" office building located at 111 McInnis Parkway, in San Rafael, California. This premier asset includes a 3-story, high quality office building totaling  $\pm 118,103$  SF of building area, situated on a professionally landscaped campus with approximately 440 surface parking stalls on  $\pm 8.13$  acres (the "Property"). Often referred to as the highest quality office building in Marin county, the building was originally constructed as a corporate headquarters facility for Autodesk. The building is being offered for sale for the first time in its history. The property features a 3-story atrium and lobby area, extensive glass line with abundant natural light, exceptional views of Mt. Tamalpais and surrounding hills, and a comprehensive amenity package including a full-service cafeteria, commercial kitchen, complete fitness facility with yoga studio, showers and lockers, and large exterior patio seating areas. The building has been professionally maintained and features quality construction, efficient floorplates across three levels, and an inviting corporate campus environment surrounded by mature landscaping.

### CENTRAL LOCATION – SMART TRAIN – WALKING DISTANCE

The site is centrally located just off Highway 101 at McInnis Parkway in San Rafael, and just five minutes to downtown San Rafael and all of its amenities. The property benefits from exceptional transportation connectivity, with just a short walk to the SMART train station, only 6 miles from Larkspur Ferry Landing, and walking distance to retail, shopping, and dining. In addition, the site offers convenient access to neighboring communities including Petaluma (20 miles), San Francisco (20 miles downtown), and throughout the greater Bay Area. The property is adjacent to designated bike and walking paths with access to nearby open space, providing an exceptional quality of life environment.

### SUBSTANTIALLY BELOW REPLACEMENT COST

111 McInnis represents an opportunity to purchase arguably the highest quality building and campus style setting in Marin, for well below the cost to construct a comparable office building today. The discerning owner-user can forego the risk and time to secure entitlements, construct a new building, eliminate the risks of ground-up development and escalating construction costs.

### MOVE-IN READY WITH WORLD-CLASS AMENITIES

A tour of the Property will reveal Move-In-Ready condition, high quality building design and finishes, three-story atrium and numerous amenities contained in the building. The previous tenant also performed a substantial remodel of its interior in 2018. The Property is also currently available fully furnished, offering immediate functionality and value.

### CAMPUS STYLE ENVIRONMENT

Situated on over 8 acres, the site features quality landscaping, open outdoor gathering areas, and is immediately adjacent to an outdoor  $\pm 2.5$  mile walking and bike trail for employees to enjoy. The excess land offers the new owner the ability to create outdoor gathering areas for employees, meeting area for company functions and other campus style amenities: bocci ball court, pickle ball, sport court, exercise stations, dog park, etc.



 [View Project Video](http://www.111mcinnispkwy.com)  
[www.111mcinnispkwy.com](http://www.111mcinnispkwy.com)

# THE FUNDAMENTALS

## 111 McInnis Parkway | San Rafael, CA

- 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 with excellent hillside views
- Abundant parking (440 surface stalls) and EV charging stations
- Close proximity to nearby open space, designated bike and walking path behind property
- Short walk to SMART Train station offering additional Bay Area public transportation connectivity
- 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**



**View Project Video**

[www.111mcinnispkwy.com](http://www.111mcinnispkwy.com)



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**



**[View Project Video](#)**



**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



MCINNIS

SMART Train Station



Northgate Mall

McInnis Parkway

Civic Center Drive

Freitas Parkway

Marin Civic Center

Lagoon Park

Downtown San Rafael

Larkspur Ferry

San Francisco

Oakland

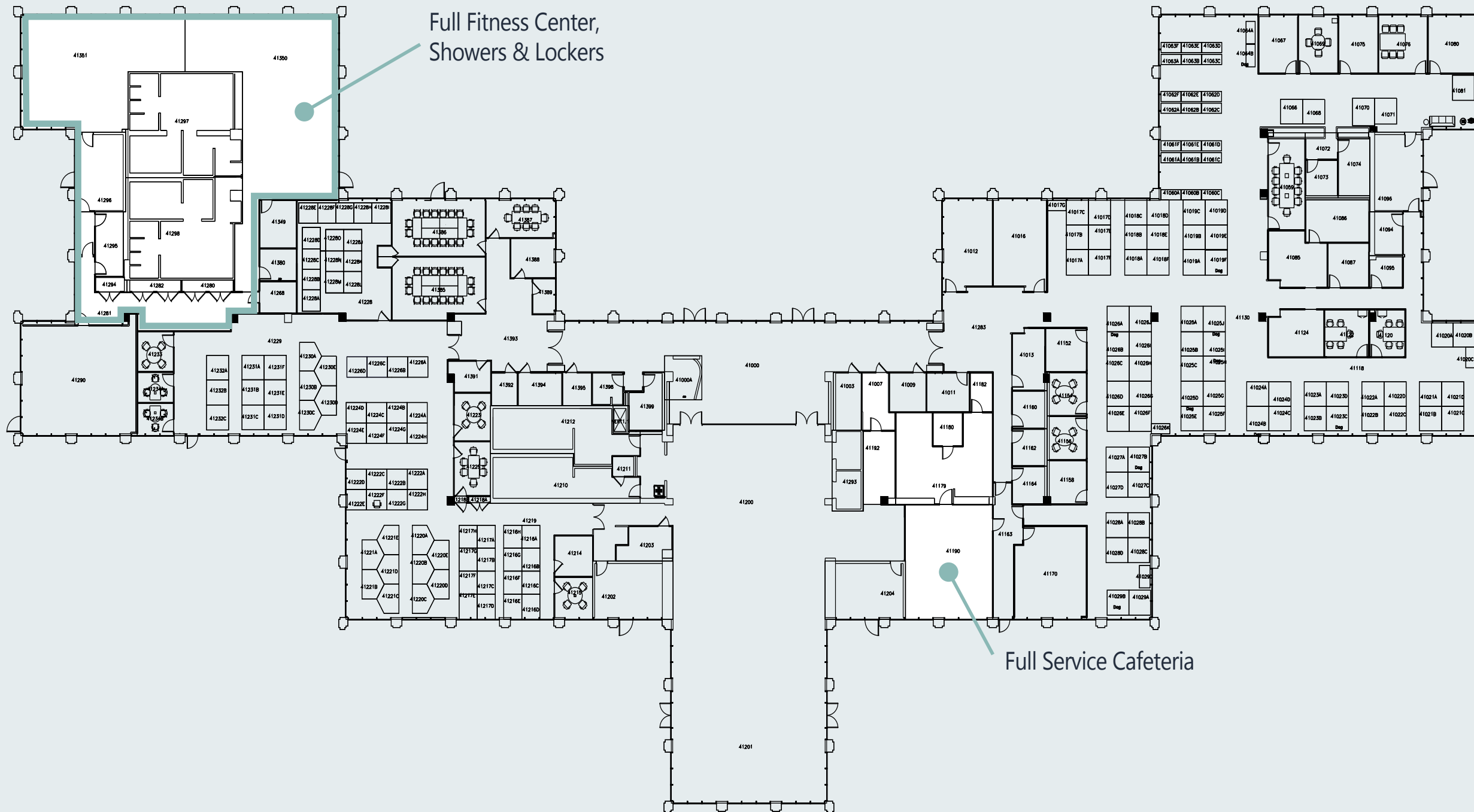
China Camp State Park

Walking Path

# 1<sup>st</sup> Floor



±39,383 SF



Full Fitness Center,  
Showers & Lockers

Full Service Cafeteria

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*



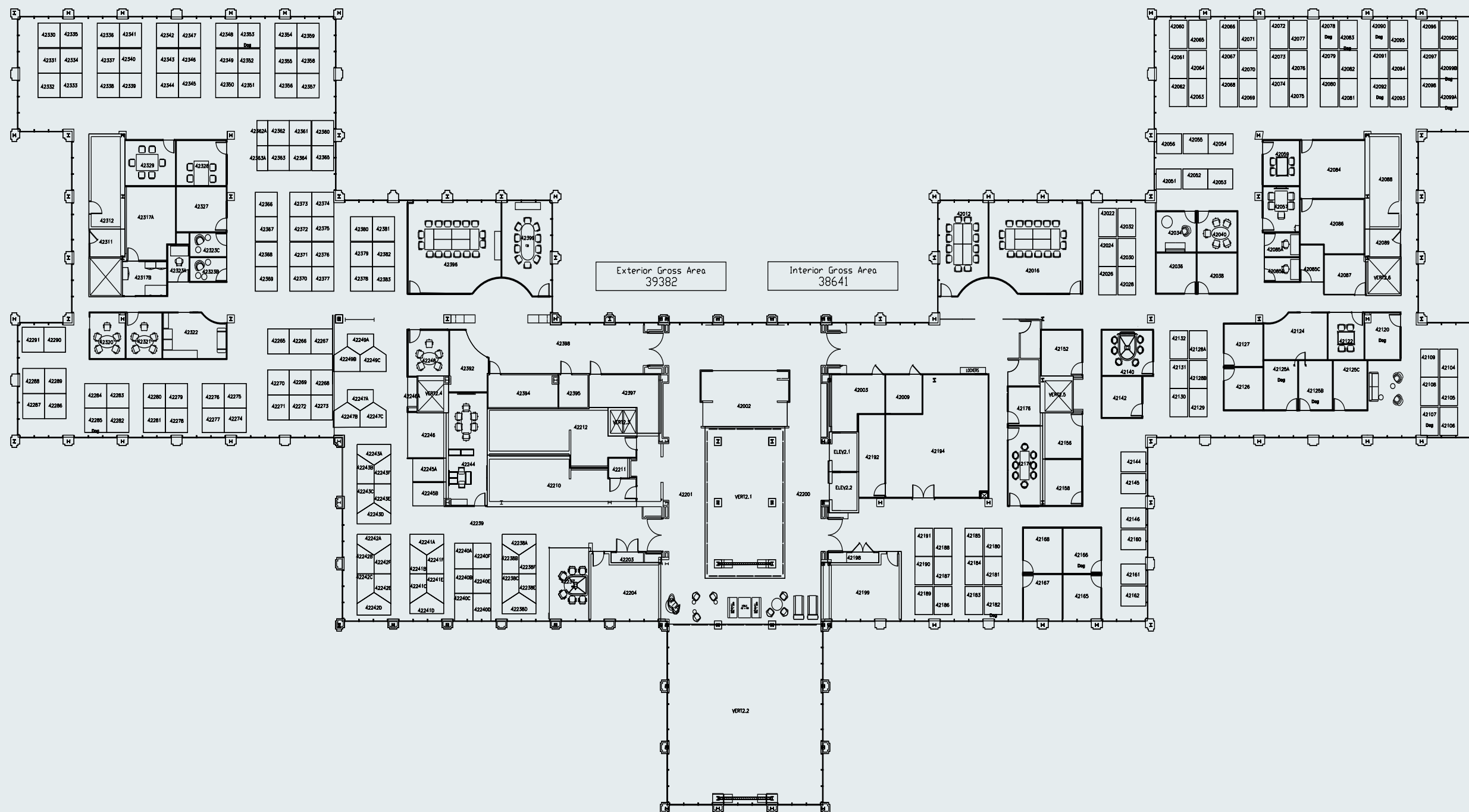
**View Project Video**

[www.111mcinnispkwy.com](http://www.111mcinnispkwy.com)

# 2<sup>nd</sup> 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



**View Project Video**

[www.111mcinnispkwy.com](http://www.111mcinnispkwy.com)

*\*Subject to verification by  
Landlord's architect*





### Distance from 111 McInnis

To Petaluma	20 miles
To San Francisco	20 miles
To Santa Rosa	35 miles
To Napa	33 miles
To Fairfield	40 miles
To Oakland	26 miles
To Walnut Creek	39 miles



### For More Information, Please Contact:

Glen Dowling  
 glen.dowling@jll.com  
 Senior Managing Director  
 +1 415 299 6868  
 License #00890450

Jordan Lazor  
 jordan.lazor@jll.com  
 Senior Vice President  
 +1 415 595 5102  
 License #02011117

Laura Duffy  
 laura.duffy@jll.com  
 Senior Associate  
 +1 415 686 0255  
 License #01922792

Jak Churton  
 jak.churton@jll.com  
 Managing Director  
 +1 415 215 2000  
 License #01277724



**View Project Video**

[www.111mcinnispkwy.com](http://www.111mcinnispkwy.com)

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260 Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2026. Jones Lang LaSalle IP, Inc. All rights reserved.