



MCINNIS



**Premier Headquarters Location | ±20,000 SF to ±118,103 SF**

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



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

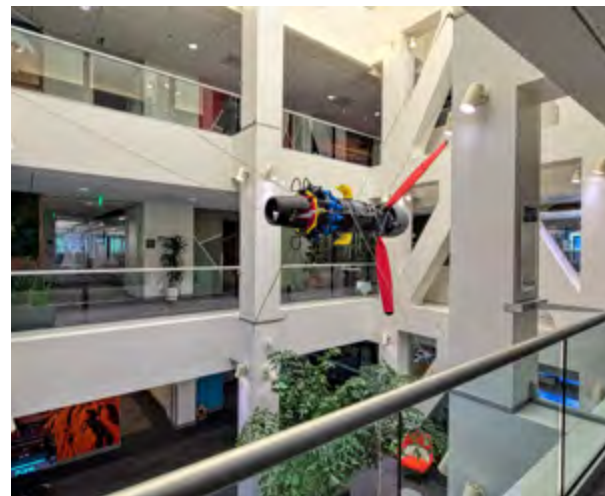


# THE FUNDAMENTALS

**111 McInnis Parkway, San Rafael, CA 94901**

- 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, ideal outdoor environment
- Abundant parking (440 surface stalls); EV charging stations
- Close proximity to nearby open space, designated bike + walking path behind property
- Short walk to SMART station offering additional Bay Area public transportation options and hotel next door
- 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**







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.**

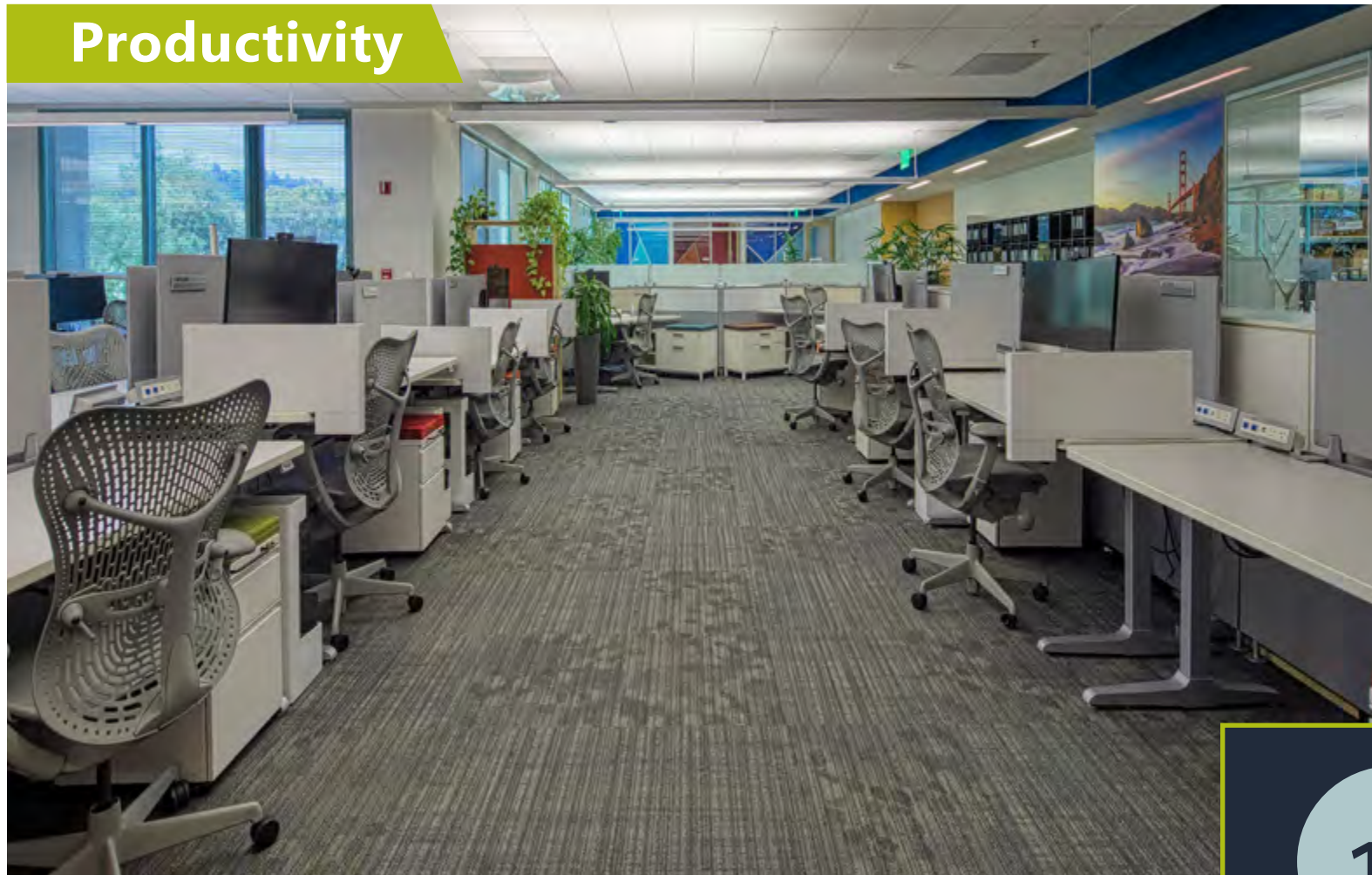
**Walking distance to retail,  
shopping, and dining  
amenities**

**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



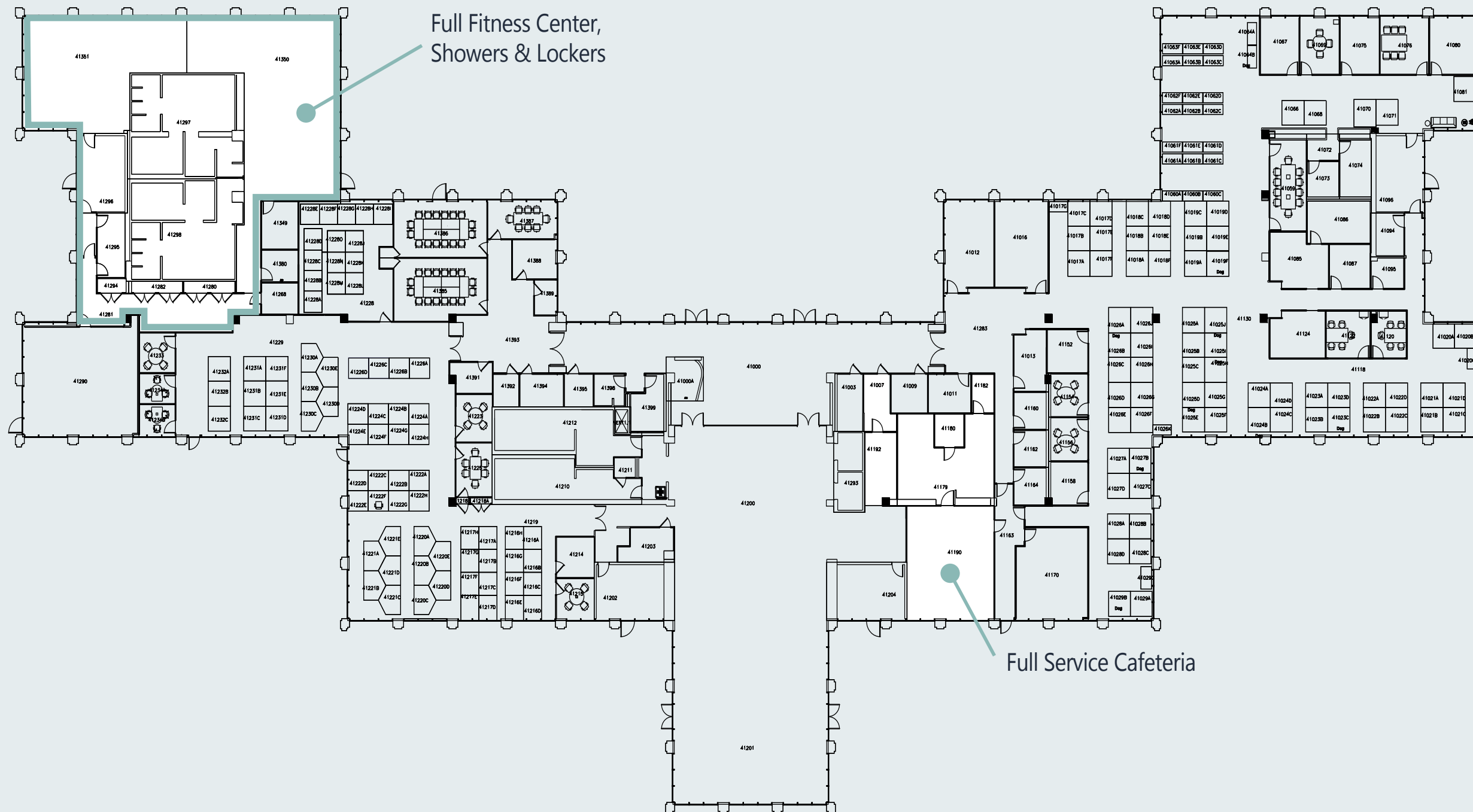
Walking Path



# 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

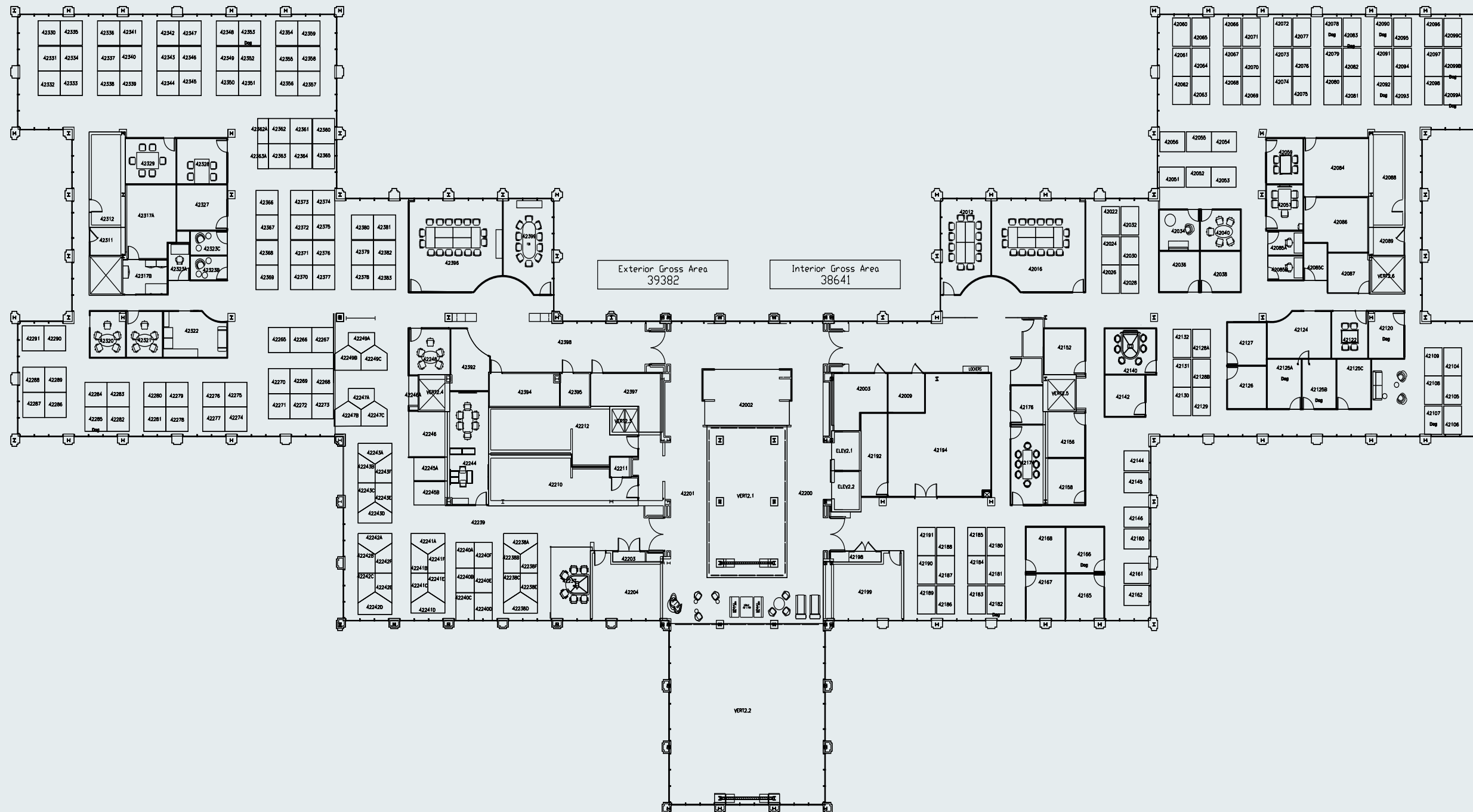
Headcount Ratio – 1: 290 RSF

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

# 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

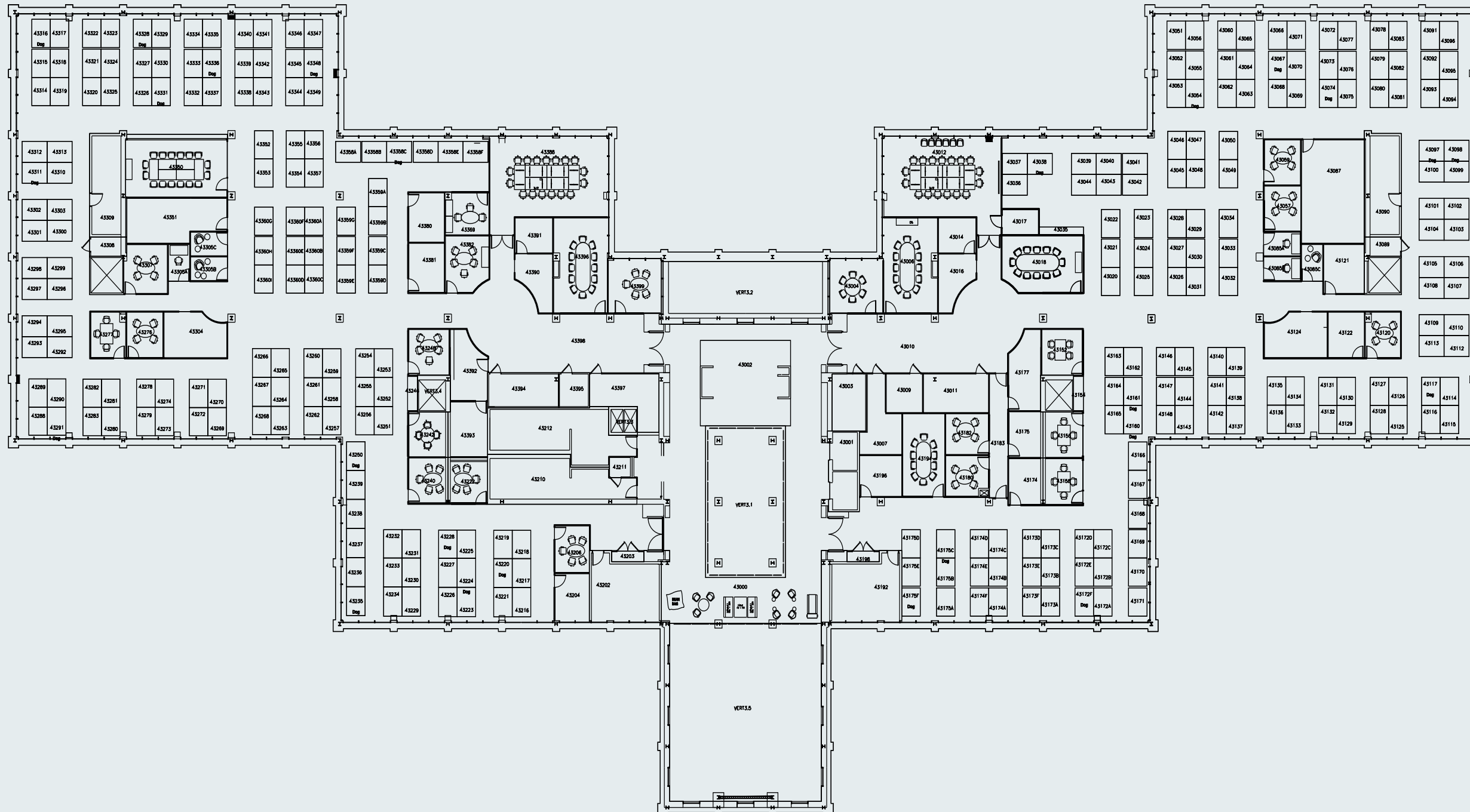
*\*Subject to verification by  
Landlord's architect*



# 3<sup>rd</sup> Floor



±41,951 SF



7 large conference rooms

Multiple small meeting rooms/  
private offices

Open plan with efficient  
workstation layout, maximizing  
natural light and views

Central kitchen area with café  
seating and atrium view

284 Workstations

Headcount Ratio – 1: 140 RSF

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





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