

ONE THORNDALE

PROJECT OVERVIEW

<i>Project</i>	Marin's most prominent Class A suburban office building features three levels including covered parking, panoramic views, an interior atrium, exercise facilities and storage areas.	<i>Location</i>	One Thorndale's hilltop location is adjacent to Highway 101 in San Rafael, approximately 20 miles north of San Francisco and 25 miles northeast of Berkeley and Oakland.
<i>Year Built</i>	1999 – Major renovation of building common areas, systems and atrium expanding square footage by 61%. 1970 – Original construction.	<i>Access</i>	Visible from the building, Highways 101 and 580 are the primary arteries connecting One Thorndale to all parts of the Bay Area. A local shuttle bus system provides direct access to and from the building during commute hours. Golden Gate Transit also serves the area and connects to other forms of the Bay Area's world class mass transit system.
<i>Total SF</i>	63,000± SF		
<i>Site</i>	18 Acres		
<i>Construction</i>	Poured-in-place, reinforced concrete construction with a fluted, hand-chiseled texture finish.		

DESIGN FEATURES

<i>HVAC</i>	200 ton Centrevac gas fired boiler, central chilled water cooling. Central heating and cooling system controlled with an automated temperature control via a state-of-the-art energy management system.	<i>Elevators</i>	Two Dover hydraulic lift passenger elevators provide direct access to tenant suites from all parking levels.
<i>Life Safety</i>	The building is fully sprinklered with a modern life safety panel monitored remotely on a 24-hour, 7 day/week basis. After-hours access is provided via a card reader system.	<i>Floorplates</i>	Floor 1 – Atrium and Parking Floor 2 – 30,000± SF Floor 3 – 33,000± SF
		<i>Load Factor</i>	Approximately 15%

AMENITIES

<i>Parking</i>	A total of 191 parking stalls provide a ratio of 3.4 spaces per 1,000 usable SF. 136 stalls are covered.	<i>Building Features</i>	A spectacular interior atrium features a uniquely designed retractable roof which provides natural light and viewing of a large indoor fountain surrounded by Himalayan Birch trees and crescent shaped benches. Exterior perimeter balconies are fully accessible.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 6:00 p.m., Monday through Friday.		
<i>Retail Services</i>	The building overlooks the Northgate Regional Shopping Center, an indoor shopping mall anchored by Macys, Sears, Mervyns, and Payless Drugs. Various restaurants, banks, hotels and other services are also nearby.	<i>View</i>	Located atop picturesque Quail Hill, the building offers stunning panoramic views of the surrounding hills, valleys and developments.

ONE THORNDALE DRIVE, SAN RAFAEL, CALIFORNIA

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