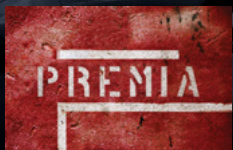




SHORES CENTER

REDWOOD CITY, CA



ROCKPOINT
GROUP



**Newmark
Knight Frank**

JOSH ROWELL | 650.358.5261

CRAIG KALINOWSKI | 650.358.5287



1 Twin Dolphin Drive

PROJECT HIGHLIGHTS

HIGHLIGHTS

- Three premier Class A office buildings totaling ±145,000 SF
- Water views along lagoon
- Central peninsula location – 15 minutes from SFO & Downtown Palo Alto
- Walking distance to Redwood Shores Marketplace, Bay Club, & Pullman San Francisco Bay Hotel
- Convenient freeway access to Highway 101

FEATURES

- Shuttle service to San Carlos Caltrain station
- New landscape & lobbies
- On-site gym with showers
- Ample parking
- On-site property management team

RECENT
PROJECT UPGRADES
NEW LANDSCAPING AND LOBBIES



**RENOVATED
LOBBY**
100 MARINE PARKWAY



SPEC SUITE
3 TWIN DOLPHIN



100 MARINE PARKWAY

SECOND FLOOR

- Suite 215: $\pm 7,324$ SF*
- Suite 215: $\pm 1,225$ SF*
- Suite 250: $\pm 3,115$ SF*

FOURTH FLOOR

- Suite 400: $\pm 18,025$ SF

THIRD FLOOR

- Suite 310: $\pm 4,169$ SF

FIFTH FLOOR

- Suite 500: $\pm 17,778$ SF

**Suites can be combined for $\pm 11,664$ SF*

1 TWIN DOLPHIN DRIVE

LEASED

3 TWIN DOLPHIN DRIVE

FIRST FLOOR

- Suite 100: $\pm 5,297$ SF
- Suite 175: $\pm 2,156$ SF

THIRD FLOOR

- Suite 300: $\pm 2,315$ SF
- Suite 350: $\pm 4,066$ SF

SECOND FLOOR

- Suite 260: $\pm 1,847$ SF
- Suite 295: $\pm 2,404$ SF

AVAILABLE SPACES

MARINE PKWY & TWIN DOLPHIN

FLOOR PLANS

100 MARINE PARKWAY

SECOND FLOOR • Suites can be combined for ±11,664 SF

SUITE 215
1,225 RSF

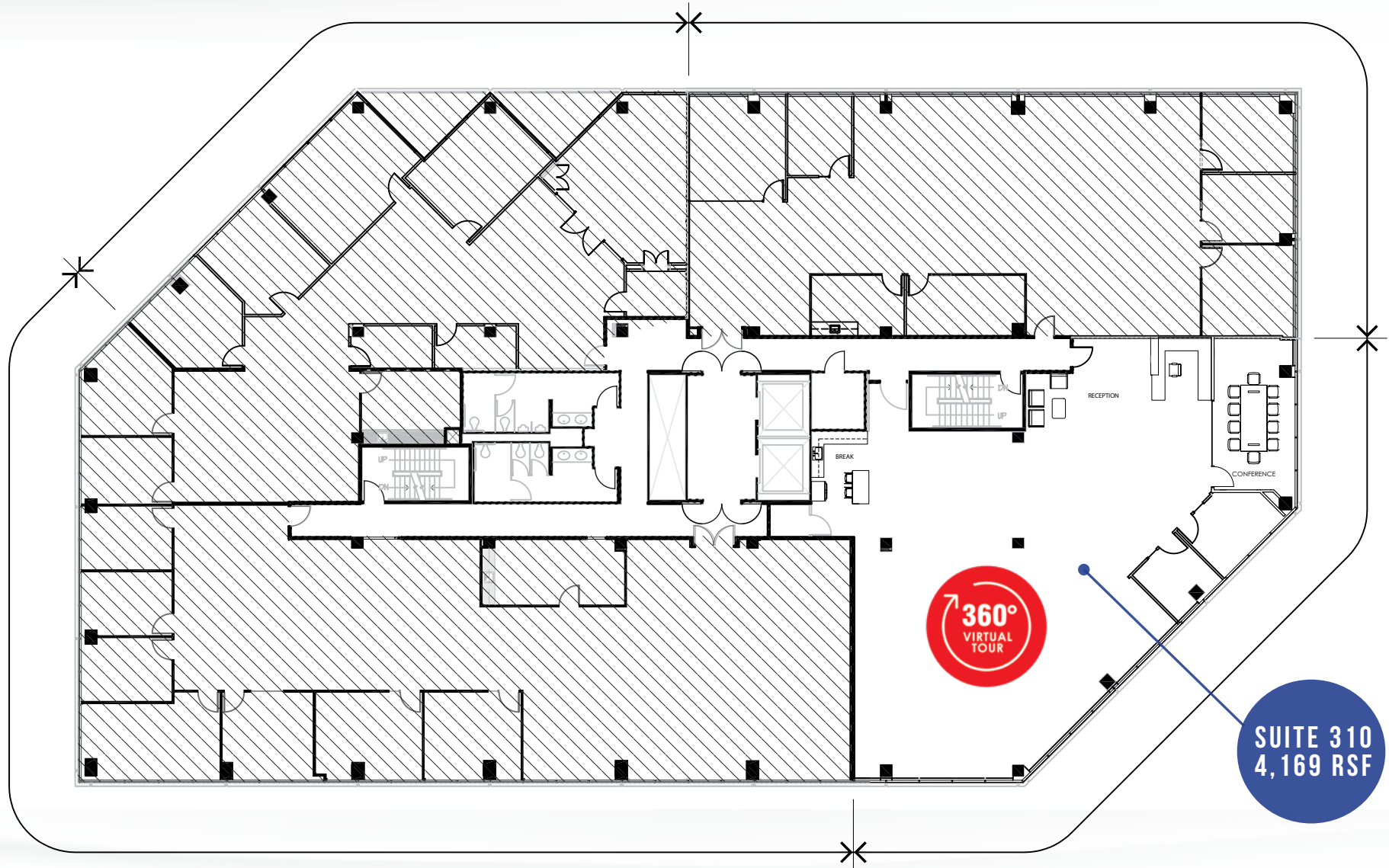
SUITE 200
7,324 RSF

SUITE 250
3,115 RSF

FLOOR PLANS

100 MARINE PARKWAY

THIRD FLOOR

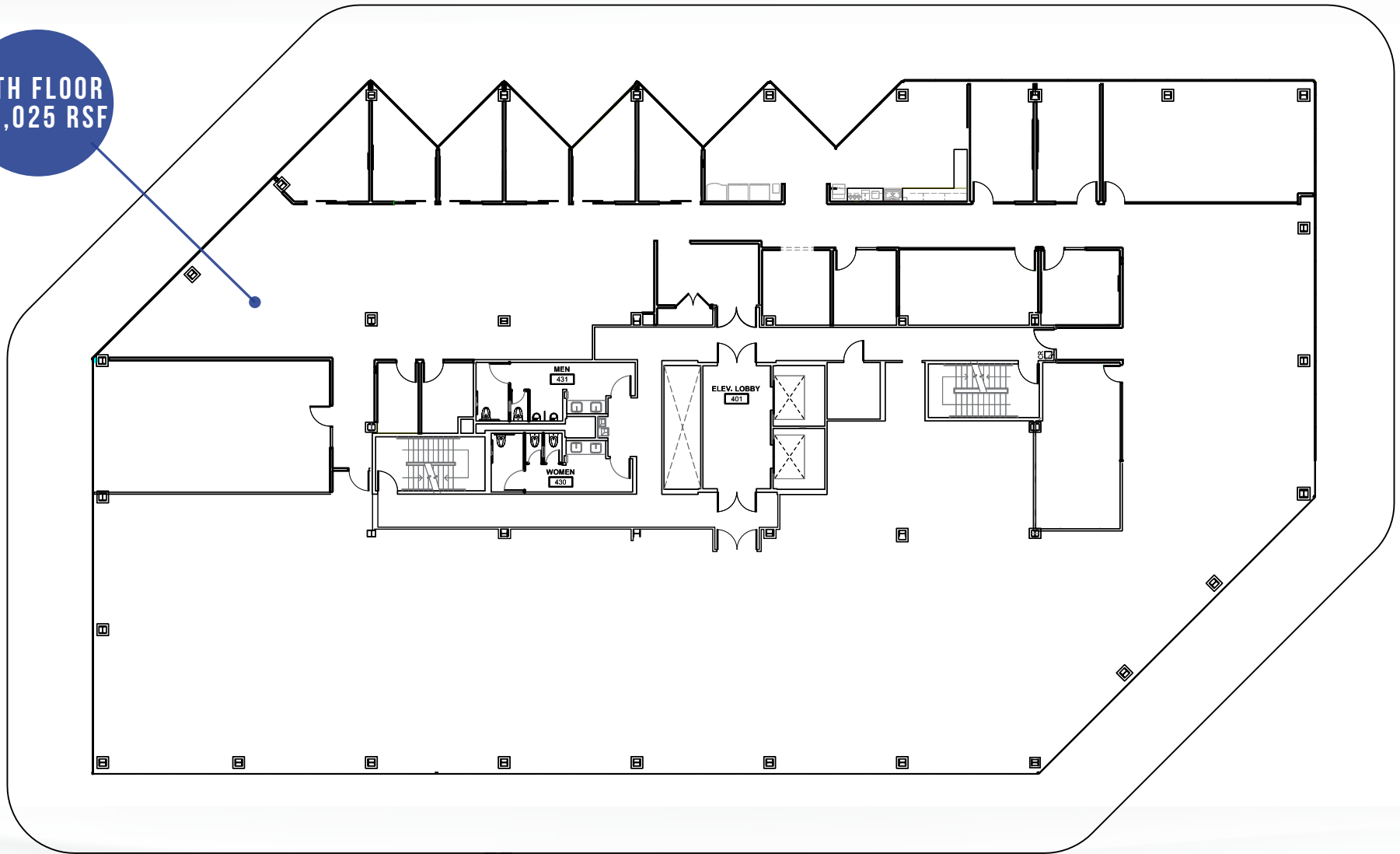


FLOOR PLANS

100 MARINE PARKWAY

FOURTH FLOOR • Available 01/01/2021

4TH FLOOR
18,025 RSF

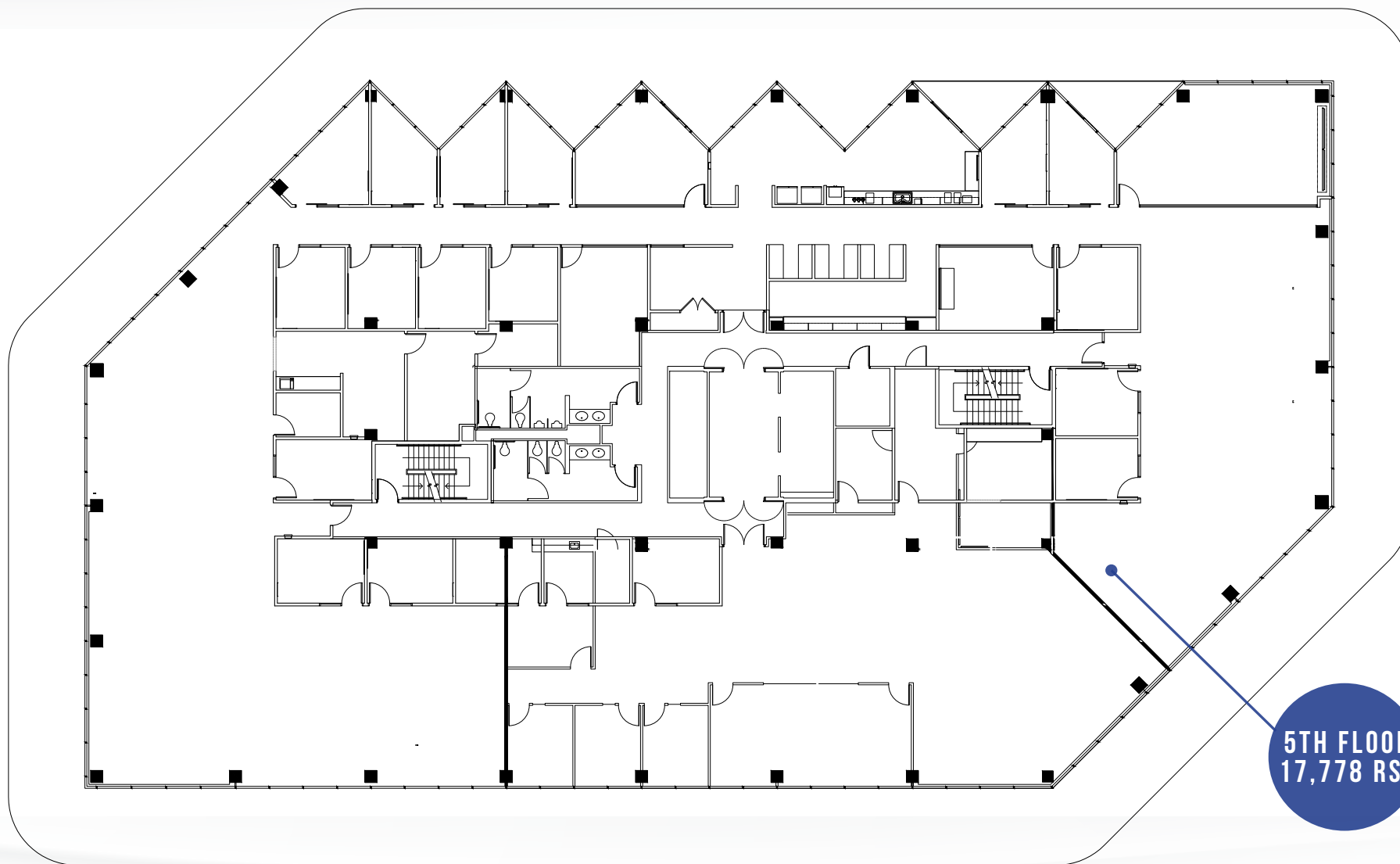


FLOOR PLANS

100 MARINE PARKWAY

FIFTH FLOOR

• Available 01/01/2021



5TH FLOOR
17,778 RSF

FLOOR PLANS

3 TWIN DOLPHIN DRIVE

FIRST FLOOR



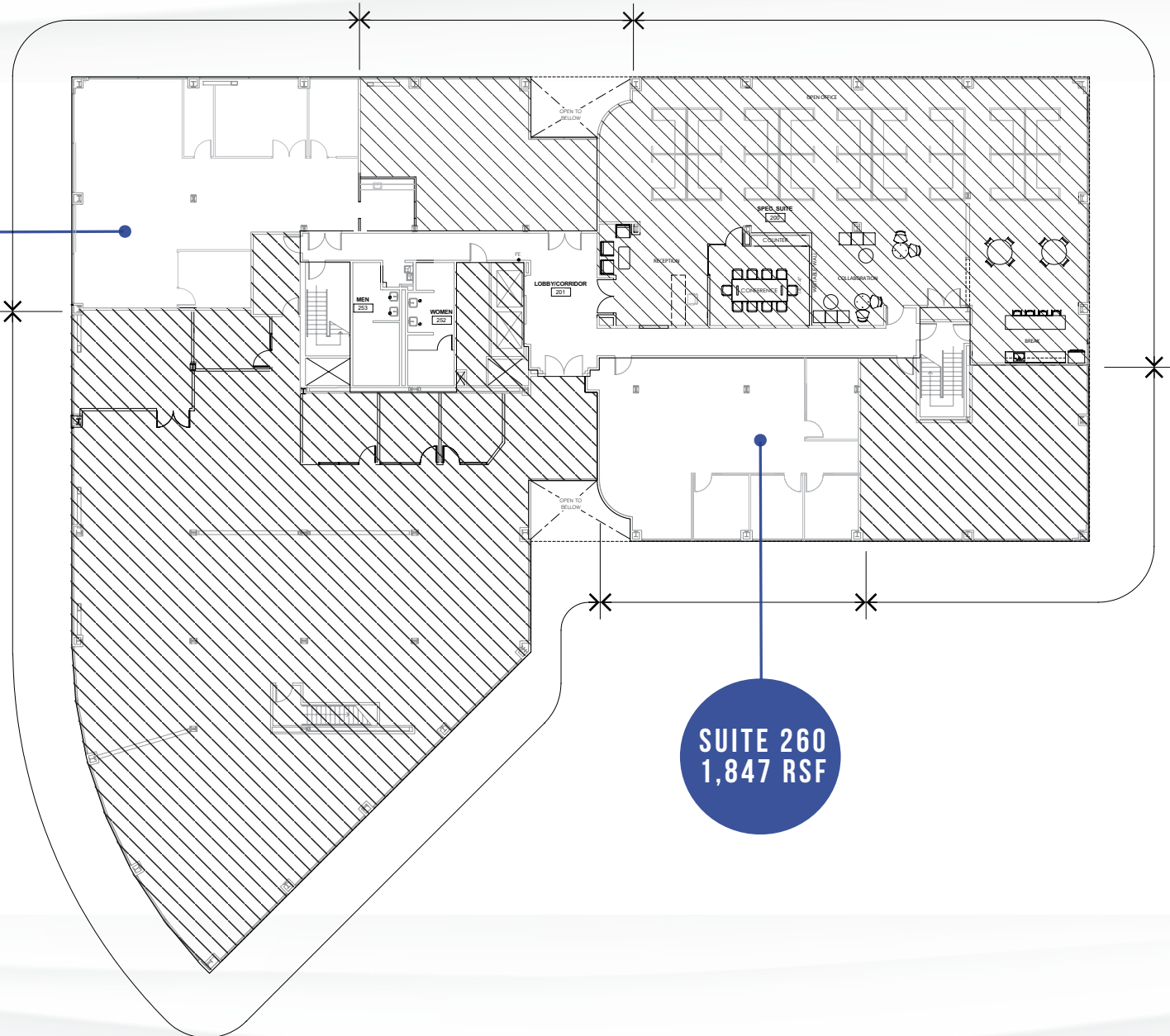
FLOOR PLANS

3 TWIN DOLPHIN DRIVE

SECOND FLOOR

SUITE 295
2,404 RSF

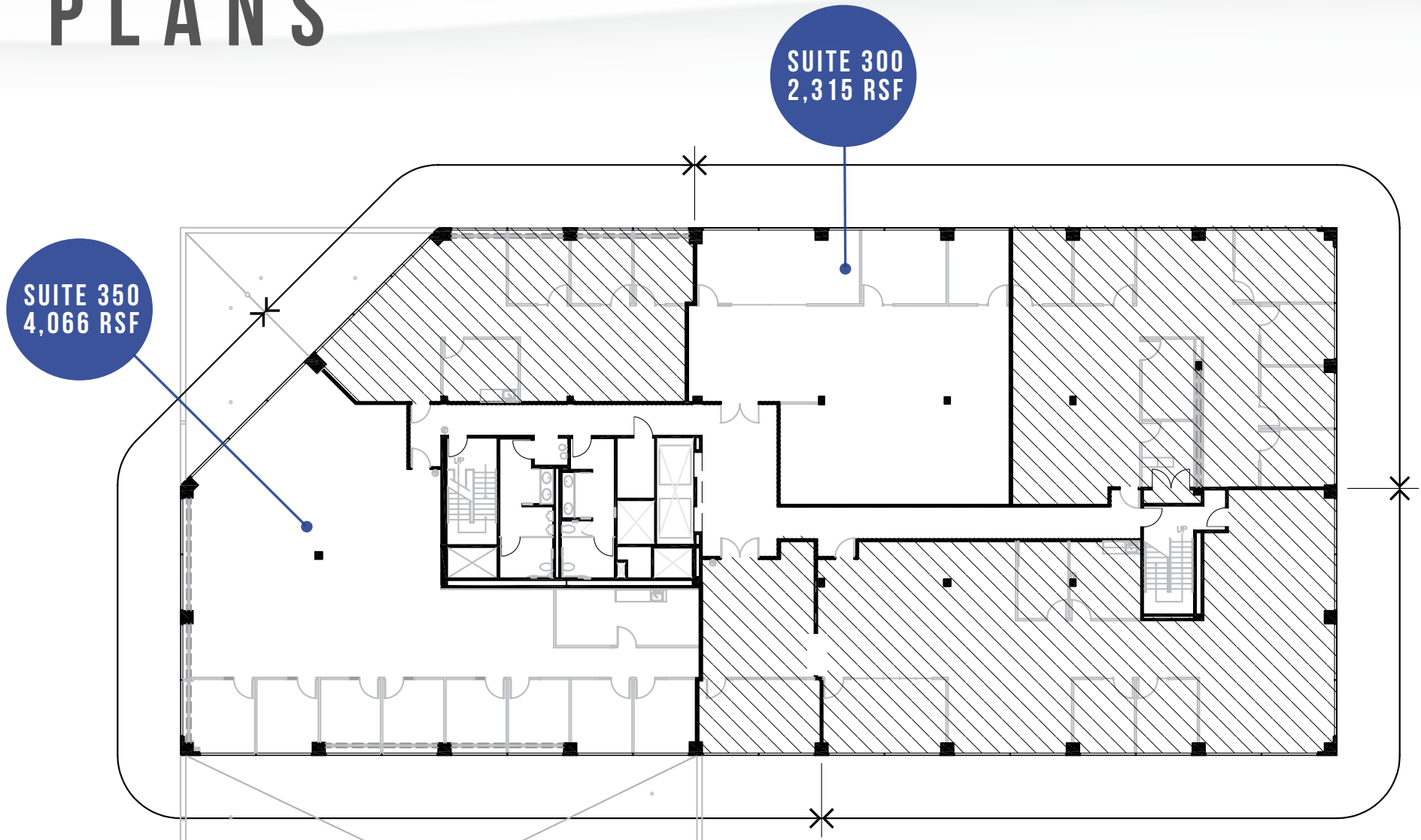
SUITE 260
1,847 RSF



FLOOR PLANS

3 TWIN DOLPHIN DRIVE

THIRD FLOOR



AMENITIES MAP

QUICK SERVICE

- 1 Starbucks
- 2 Jamba Juice
- 3 Una Mas Mexican Grill
- 4 Falafel Tazah
- 5 Nob Hill Foods
- 6 Togo's Sandwiches
- 7 Steve's Cafe & Catering
- 8 Starbucks
- 9 In N Out Burger
- 10 Gherkin's Sandwich Shop
- 11 Burger King

DINING

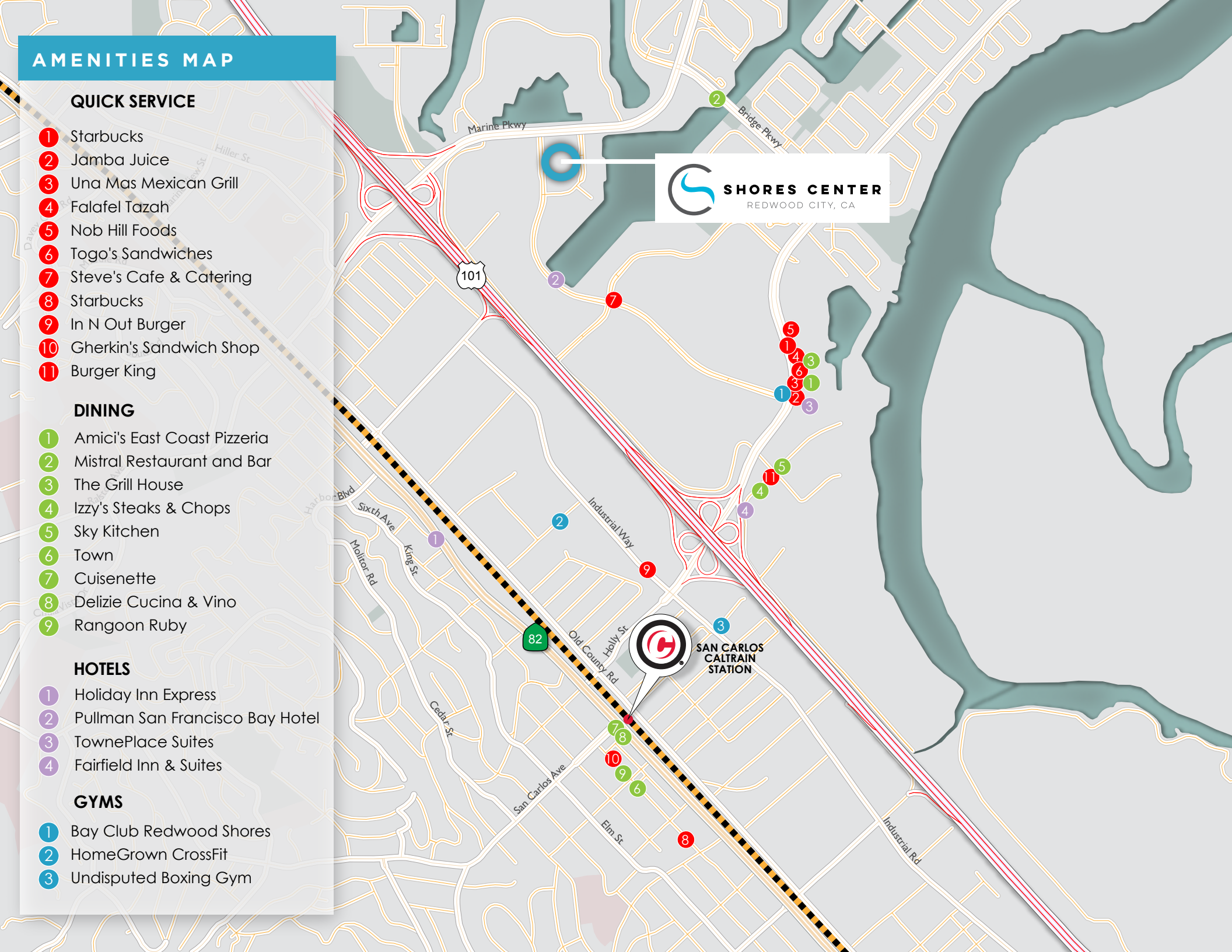
- 1 Amici's East Coast Pizzeria
- 2 Mistral Restaurant and Bar
- 3 The Grill House
- 4 Izzy's Steaks & Chops
- 5 Sky Kitchen
- 6 Town
- 7 Cuisenette
- 8 Delizie Cucina & Vino
- 9 Rangoon Ruby

HOTELS

- 1 Holiday Inn Express
- 2 Pullman San Francisco Bay Hotel
- 3 TownePlace Suites
- 4 Fairfield Inn & Suites

GYMS

- 1 Bay Club Redwood Shores
- 2 HomeGrown CrossFit
- 3 Undisputed Boxing Gym





SHUTTLE SERVICES

REDWOOD SHORES TWIN DOLPHIN AREA CALTRAIN SCHEDULE + MAP

PM TRAINS

Northbound Train No.	211	221	225	231
Arrives San Carlos	6:55	7:55	8:24	8:55
Southbound Train No.	210	216	220	226
Arrives San Carlos	7:15	7:54	8:15	8:54

AM LOOP						
Depart San Carlos Caltrain Station	7:20	8:00	8:32	9:02		
100 Redwood Shores Pkwy (Bus Stop)	7:25	8:05	8:37	9:07		
555 Twin Dolphin	7:27	8:07	8:39	9:09		
333 Twin Dolphin	7:28	8:08	8:40	9:10		
Shorebreeze	7:30	8:10	8:42	9:12		
Sofitel	7:31	8:11	8:43	9:13		
101 Twin Dolphin (Shores Center)	7:33	8:13	8:45	9:15		
100 Oracle Park	7:35	8:15	8:47	9:17		
300 Oracle Park	7:38	8:18	8:50	9:20		
500 Oracle Park	7:39	8:19	8:51	9:21		

AM TRAINS

PM LOOP						
555 Twin Dolphin	2:25	3:02	3:40	4:46	5:30	6:30
333 Twin Dolphin	2:26	3:03	3:41	4:47	5:30	6:31
Shorebreeze	2:28	3:05	3:43	4:49	5:33	6:33
Sofitel (255 & 275 Shoreline Drive)	2:29	3:06	3:44	4:50	5:34	6:34
101 Twin Dolphin (Shores Center)	2:31	3:08	3:46	4:52	5:36	6:36
100 Oracle Park	2:33	3:10	3:48	4:54	5:38	6:38
300 Oracle Park	2:36	3:13	3:51	4:57	5:41	6:41
500 Oracle Park	2:37	3:14	3:52	4:58	5:42	6:42
100 Redwood Shores Pkwy (Bus Stop)	2:44	3:21	3:59	5:05	5:49	6:49
Arrive San Carlos Caltrain Station	2:54	3:31	4:09	5:15	5:59	6:59

Northbound Train No.	257	159	261	269	277	287
Arrives San Carlos	3:23	3:50	4:29	5:29	6:04	7:04
Southbound Train No.	254	156	258	264	274	284
Arrives San Carlos	3:14	3:52	4:14	5:20	6:20	7:20





SHORES CENTER

REDWOOD CITY, CA

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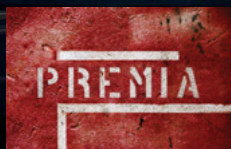
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ROCKPOINT
GROUP



**Newmark
Knight Frank**

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