

# **BUILDING INFORMATION**

## **NEIGHBORHOOD**

4040 Civic Center is located right off of US Highway 101 with beautiful views of Mt. Tamalpais and the Marin County Civic Center. 4040 Civic Center is also conveniently located across from the newly renovated Northgate Mall with many new retail shops, restaurants, and a movie theater.

## **DESIGN**

4040 Civic Center is a 5 story Class A commercial office building originally built in 1979 with a major renovation in 1995. The building has 3 passenger elevators and 1 freight elevator, as well as 3 common stairwells. The building has a southern 3 story parking garage as well as a 2 story northern parking garage, providing 469 parking spaces for the tenants.

The property's large floor plates and flexible design draws interest from a wide variety of businesses and is home to a strong base of notable and credit-worthy tenants. There is a Café located on the first level to provide tenants with breakfast and lunch options.

4040 Civic Center offers the highest level of building services including an on-site property management team, an engineering staff and full-service janitorial.