FOR LEASE

475 GATE 5 ROAD

Sausalito, CA 94965

The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

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FOR LEASE

Property Summary

475 GATE 5 ROAD

Sausalito, CA 94965

PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 475 Gate 5 Road, Sausalito, CA. New ownership has and is continuing to make large investments in the office building adding the modern amenities that office users desire. Many of the suites have amazing views of Richardson Bay and Mount Tamalpais making this one of the premier locations in the Marinship zone. With many small floorplate office spaces down to 475 square feet, an on-site restaurant, and reserved onsite parking, this building offers the perfect blend of functionality and style. Ease of access to public transit and a range of nearby dining options make this location ideal for businesses looking for convenience and comfort.

PROPERTY HIGHLIGHTS

- Building under new ownership with upgrades underway
- Richardson Bay and Mount Tamalpais views
- Onsite Restaurant
- Customizable spaces
- Onsite parking available
- Easy access to Sausalito Ferry and Marin Airporter
- Walking distance to Mollie Stones and numerous restaurants

LOCATION DESCRIPTION

Discover the vibrant surroundings of the Sausalito Marinship District. Just steps away from the property, enjoy the salt air and sounds of the marina, and a short walk to great restaurants and grocery stores. You will be surrounded by artists, makers and businesses all making their community better. Sausalito has excellent service by public transit, including the Golden Gate Ferry, Golden Gate Transit busses, and the Marin Airporter as well as providing easy access to Highway 101 and San Francisco by car.

OFFERING SUMMARY

Lease Rate:	$2.50 - 2.75 SF/month (Full Service; MG)
Available SF:	±277 - 2,385 SF
Building Size:	±42,873 SF
Property Type:	Office
Zoning:	I

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Lease Spaces

475 GATE 5 ROAD

Sausalito, CA 94965

LEASE INFORMATION

Lease Type:	Full Service; MG	Lease Term:	Negotiable
Total Space:	277 - 2,385 SF	Lease Rate:	$2.50 - $2.75 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 204	Available	475 SF	Full Service	$2.50 SF/month	Two private offices, reception area. Two reserved parking spaces.
Suite 206	Available	600 SF	Full Service	$2.50 SF/month	Two private offices, reception area. Two reserved parking spaces.
Suite 210B	Available	277 SF	Full Service	$2.50 SF/month	Nice small private office with partial water views
Suite 213	Available	645 SF	Full Service	$2.50 SF/month	Two private offices, small, plumbed coffee area, hill views. Two parking spaces - one covered.
Suite 214	Available	475 SF	Full Service	$2.50 SF/month	Two private offices, reception area, storage area. Two reserved parking spaces.
Suite 216	Available	600 SF	Full Service	$2.50 SF/month	2 private offices with a nice reception area. Two reserved parking spaces.
Suite 218	Available	600 SF	Full Service	$2.75 SF/month	Two private offices, reception area, water views. Two reserved parking spaces.
Suite 219	Available	1,550 - 2,385 SF	Full Service	$2.50 SF/month	Two private offices, lunch room. Exclusive HVAC. Five reserved parking spaces.
Suite 225	Available	835 - 2,385 SF	Full Service	$2.50 SF/month	3 private office and Mt. Tam views. Small kitchenette. 2 reserved parking spaces
Suite 304	Available	1,049 SF	Modified Gross	$2.75 SF/month	Large open space ready for tenant improvements, nice views of water.
Suite 310	Available	1,350 SF	Full Service	$2.75 SF/month	Five private offices, conference room, in-suite plumbed lunchroom, storage/HVAC room, great views. Five reserved parking spaces.
Suite 316	Available	600 SF	Full Service	$2.75 SF/month	Gorgeous water and Bay Bridge views. Two private offices with a kitchen. 2 private parking spaces included.

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SUITE 204

475 SF

475 GATE 5 ROAD

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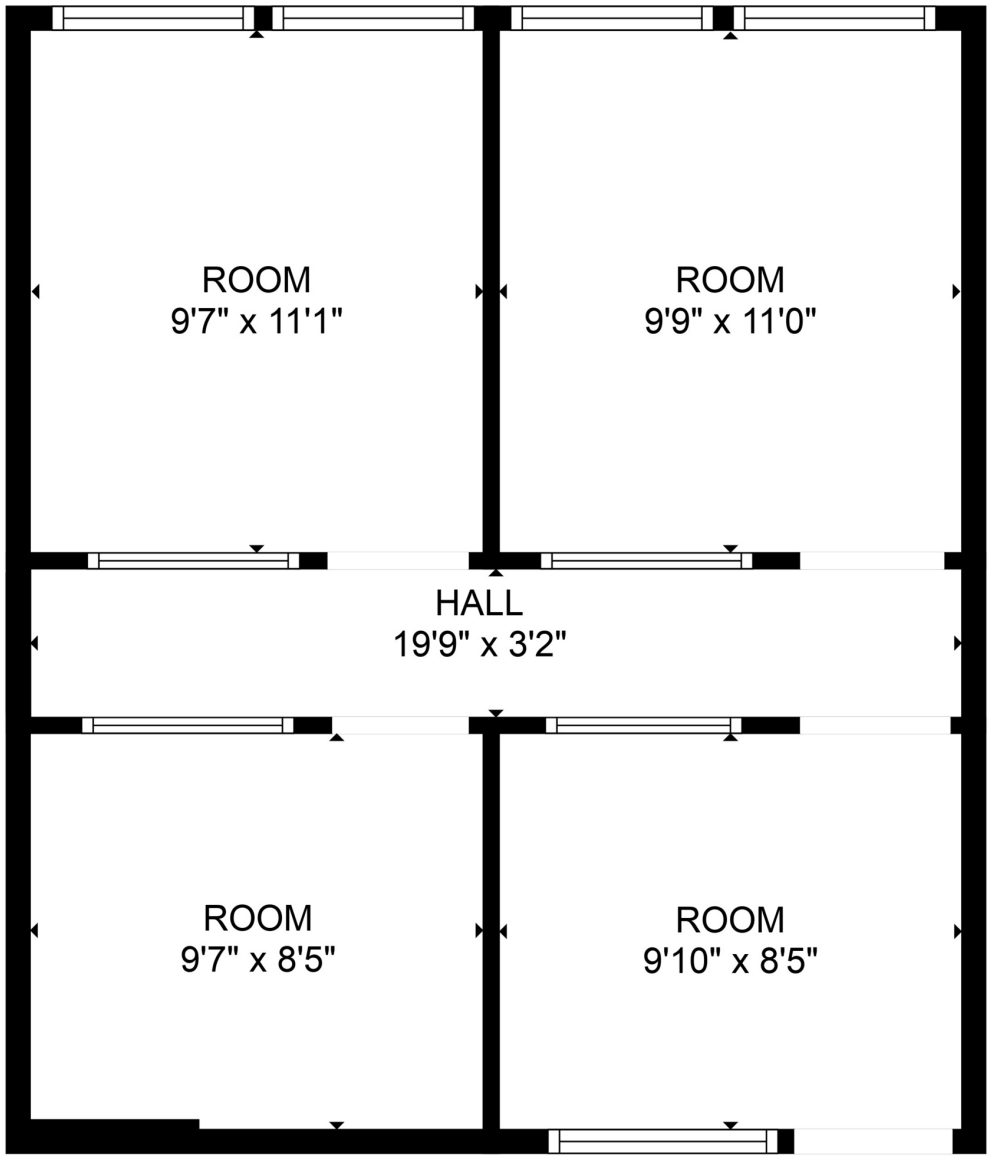

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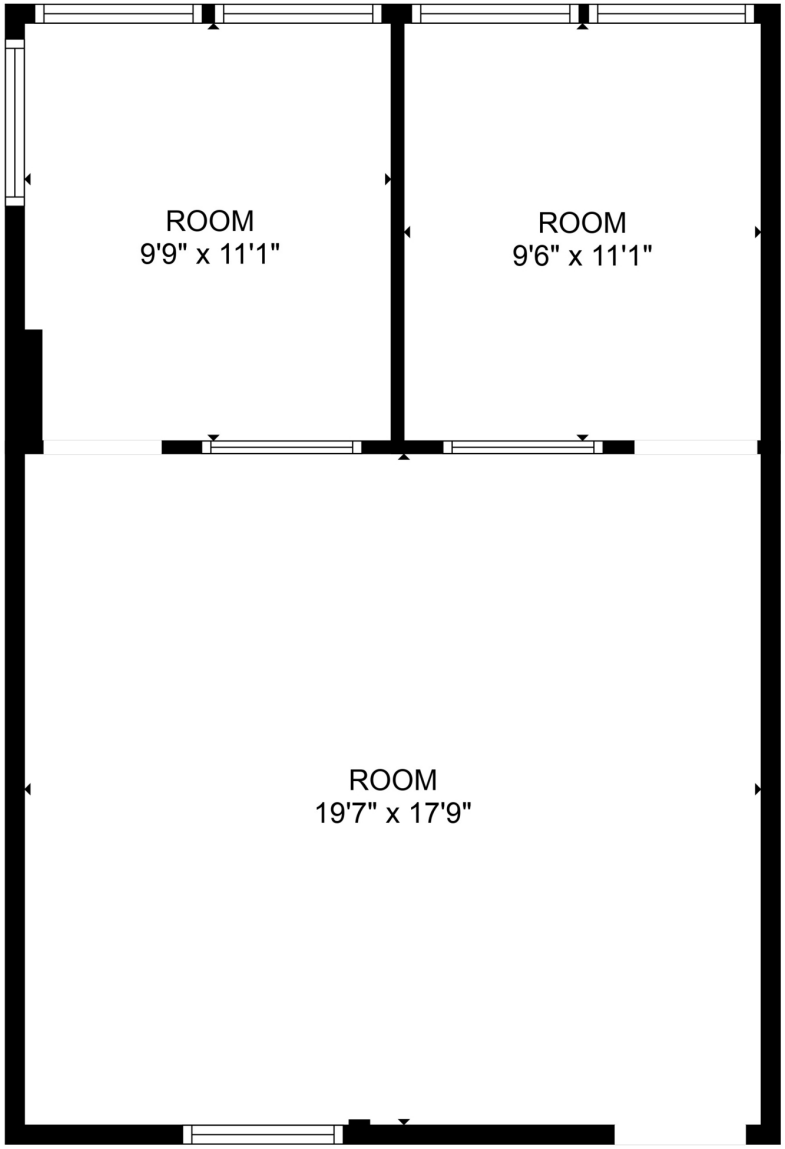
SUITE 206

600 SF

475 GATE 5 ROAD

Sausalito, CA 94965



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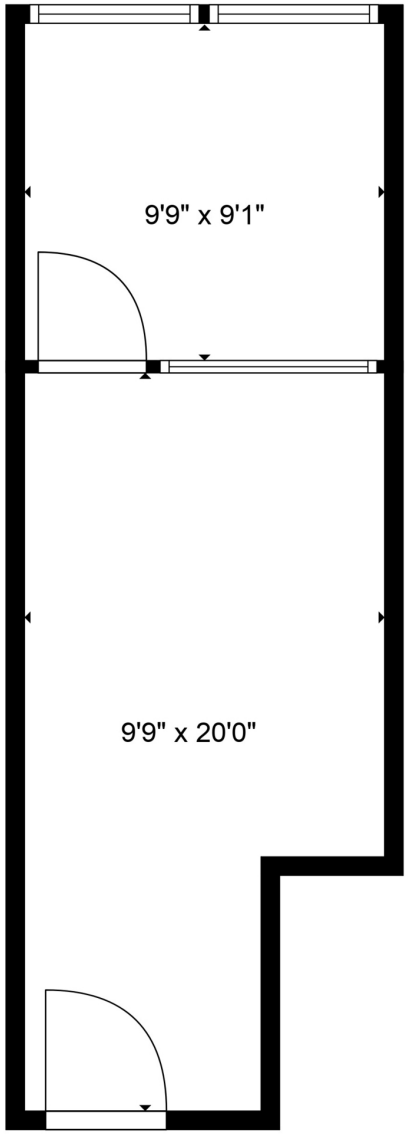
SUITE 210B

277 SF

475 GATE 5 ROAD

Sausalito, CA 94965



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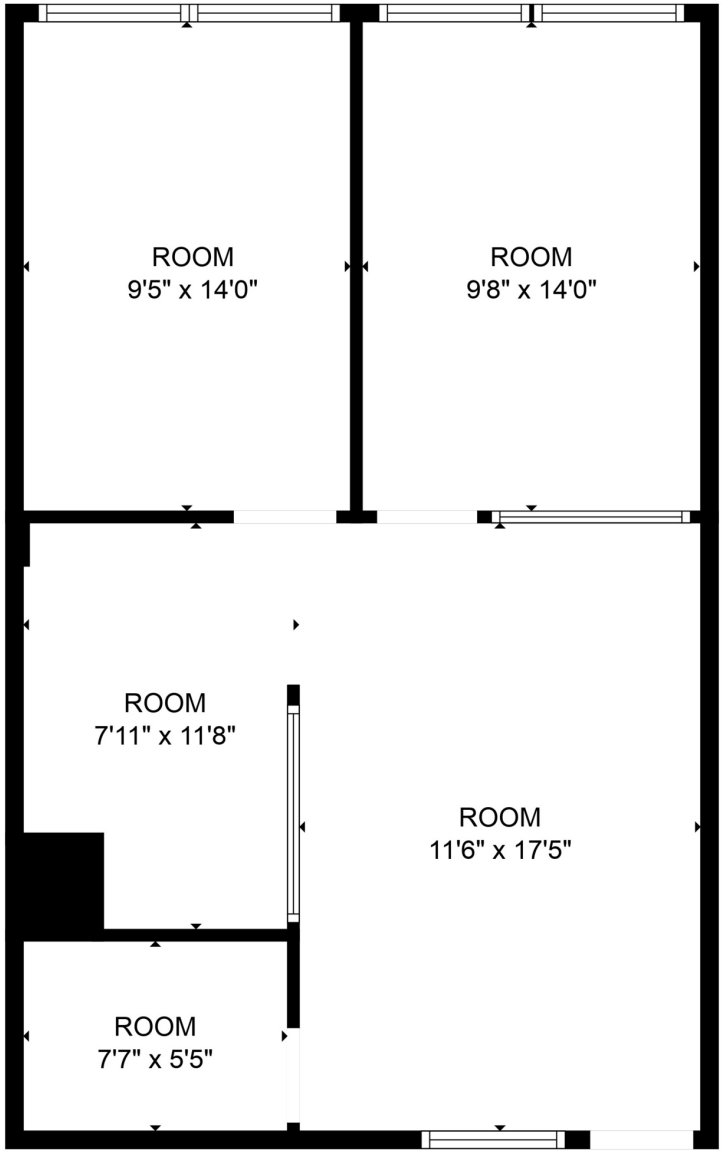
SUITE 213

645 SF

475 GATE 5 ROAD

Sausalito, CA 94965



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SUITE 216

600 SF

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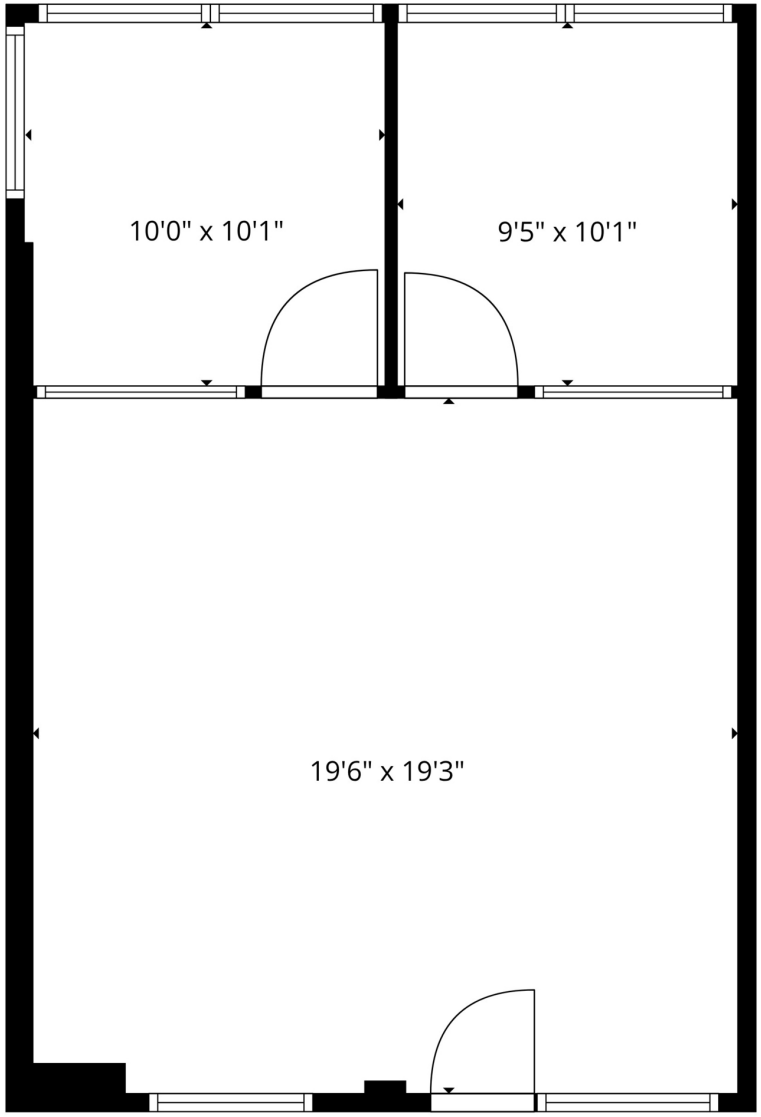

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SUITE 218

600 SF

475 GATE 5 ROAD

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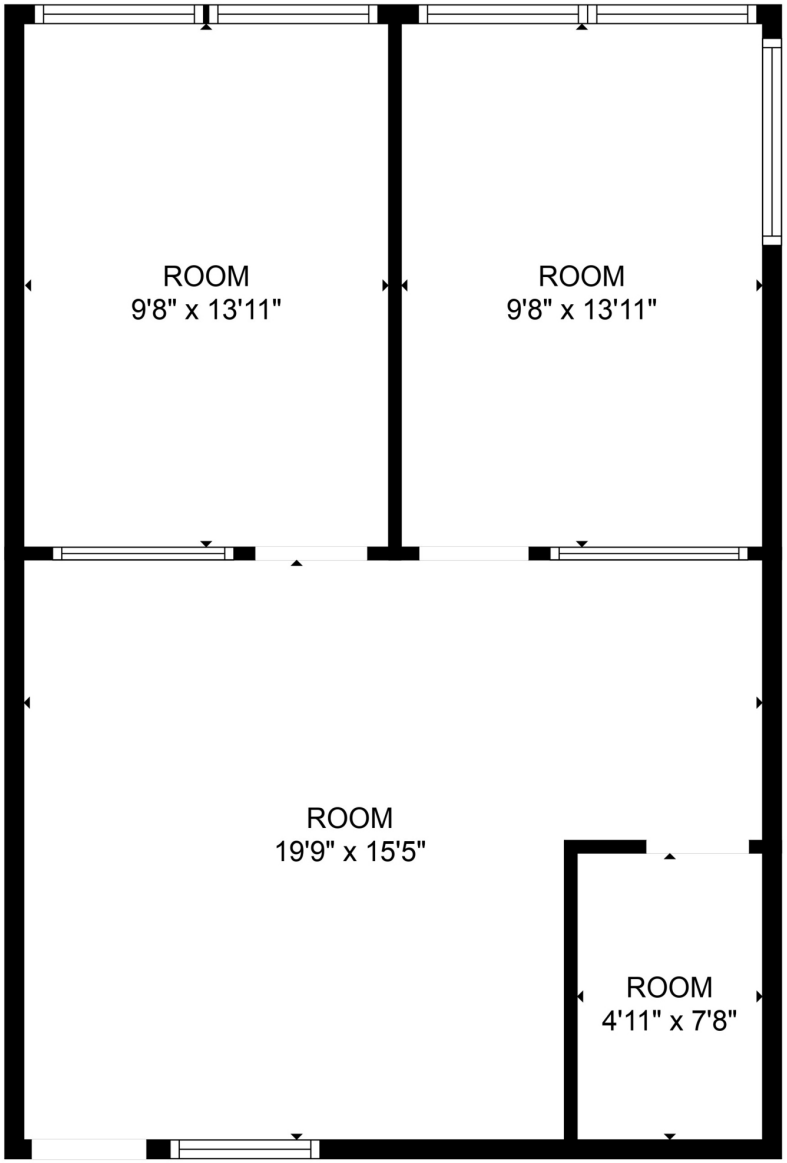

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SUITE 219

1,550 SF

475 GATE 5 ROAD

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SUITE 225

835 SF - Can be combined with suite 219

475 GATE 5 ROAD

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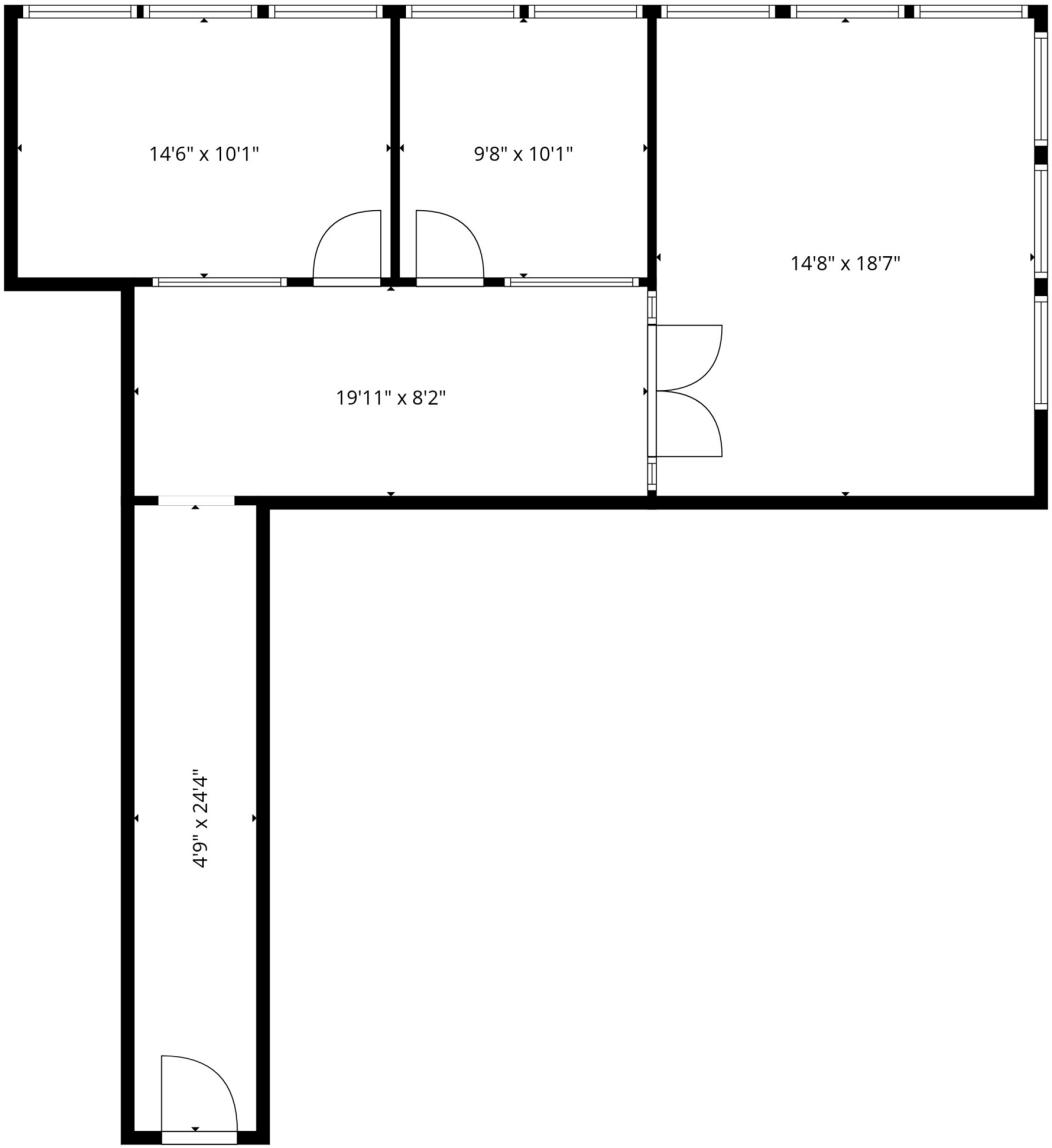

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SUITE 304

1049 SF

475 GATE 5 ROAD

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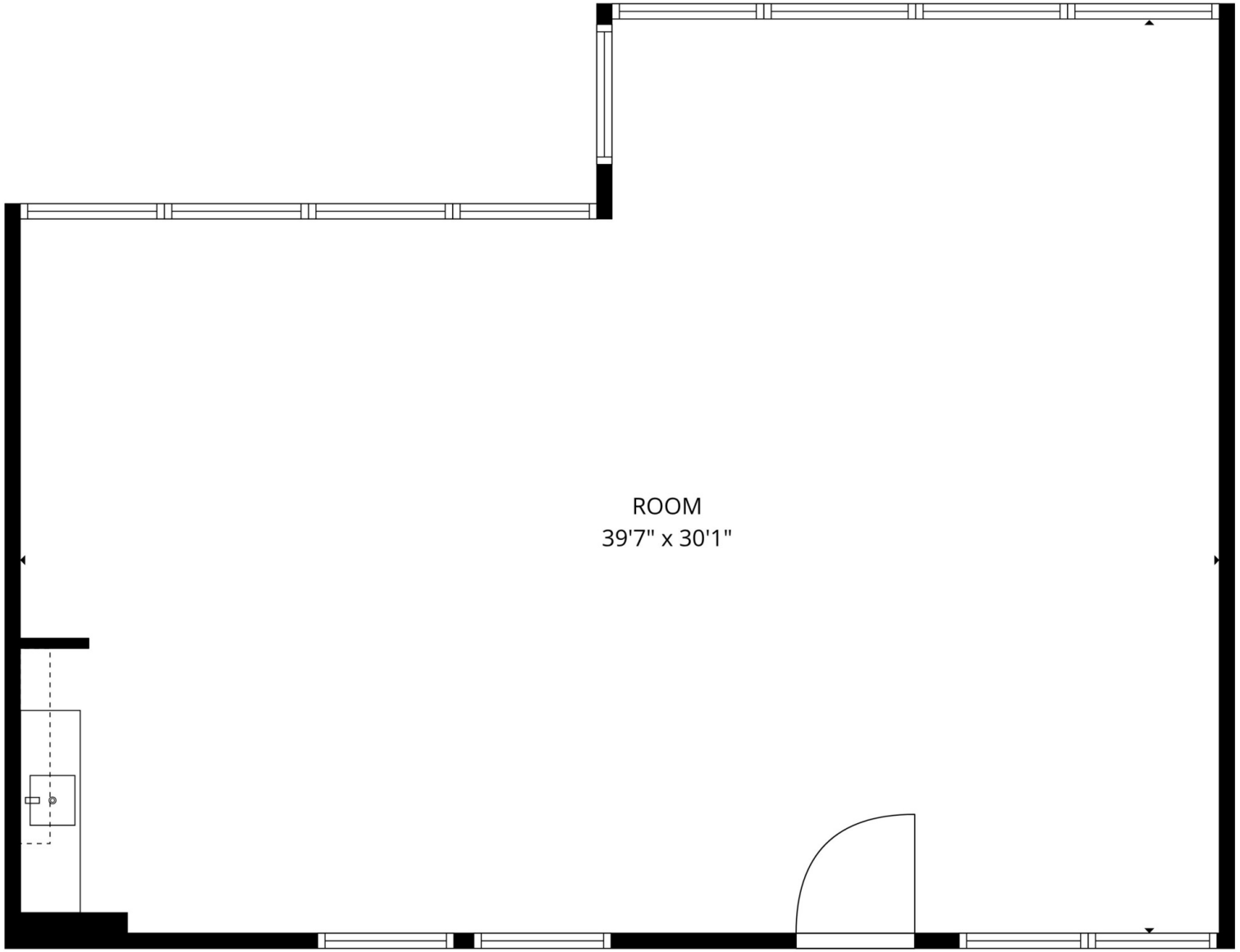

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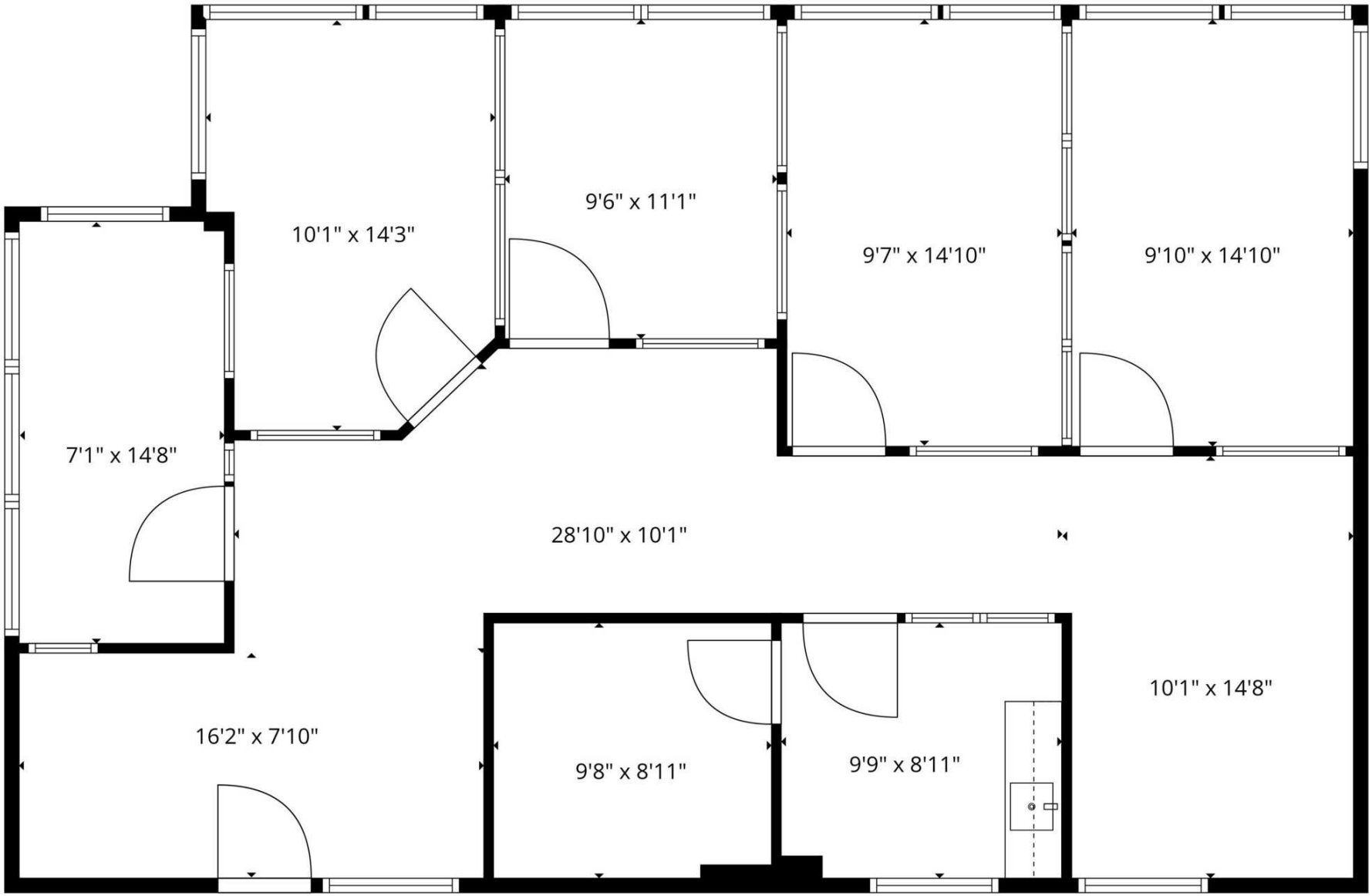
SUITE 310

1350 SF

475 GATE 5 ROAD

Sausalito, CA 94965



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SUITE 316

600 SF

475 GATE 5 ROAD

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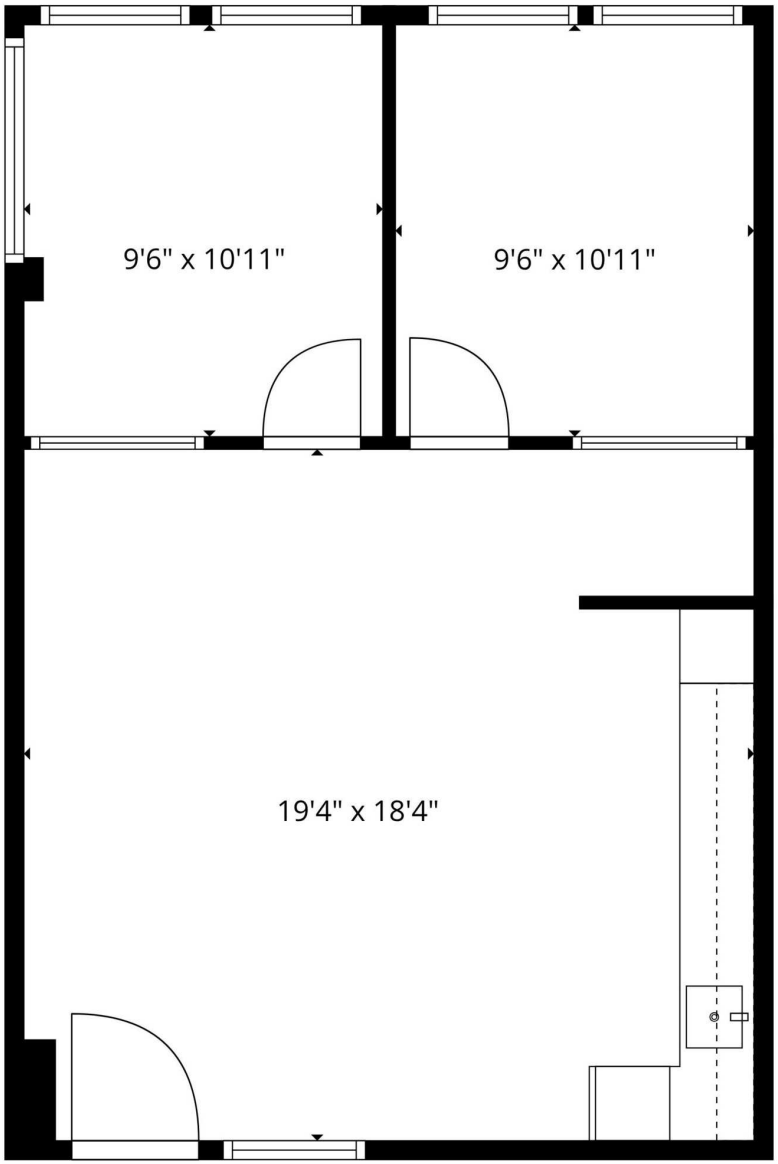

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Retailer Map

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