

FOR LEASE

475 GATE 5 ROAD

Sausalito, CA 94965



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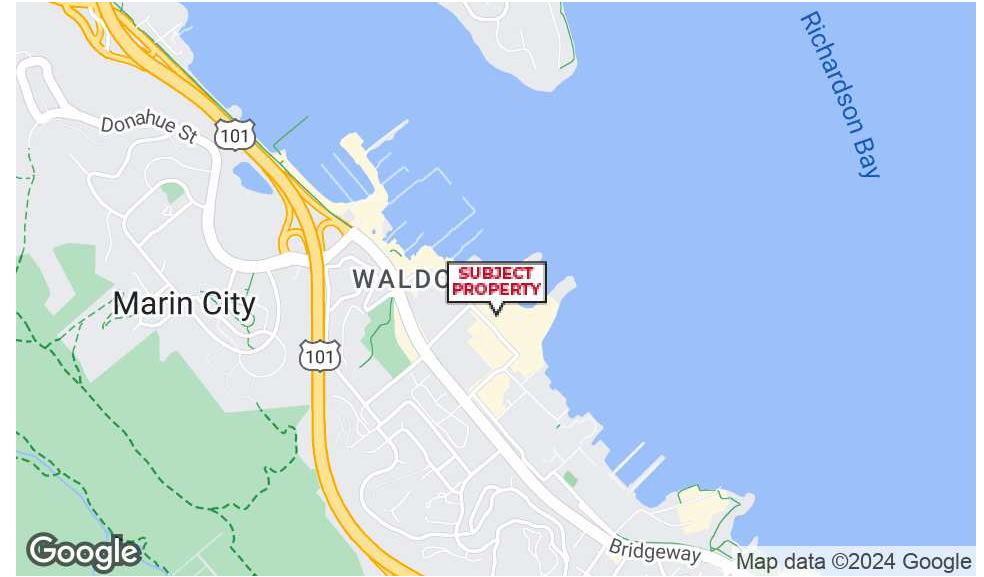


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Property Summary

475 GATE 5 ROAD

Sausalito, CA 94965



PROPERTY DESCRIPTION

Experience the epitome of modern office luxury at this prime Sausalito property. Boasting sleek architectural design and panoramic waterfront views, this exceptional location offers a dynamic work environment for discerning tenants. With customizable office spaces, and a range of amenities including onsite parking and easy access to public transit, this property provides the perfect setting for success. Enjoy the convenience of nearby dining options and recreational opportunities, as well as seamless access to major business hubs. Elevate your corporate image and enhance employee satisfaction in this prestigious office building, where every detail is designed to meet the highest standards of productivity and comfort.

PROPERTY HIGHLIGHTS

- On-site restaurant
- Richardson Bay and Mount Tamalpais views
- Modern architectural design
- Customizable office spaces
- Onsite parking available
- Easy access to public transit
- Nearby dining options

LOCATION DESCRIPTION

Discover the vibrant surroundings of the Sausalito waterfront, where the serene beauty of the Bay Area meets the bustling energy of a thriving community. Just steps away from the property, enjoy the picturesque sights and sounds of the marina, as well as a variety of charming cafes, upscale restaurants, and artisanal shops. Immerse yourself in the local culture by exploring nearby attractions such as the Bay Area Discovery Museum, the Marine Mammal Center, and the renowned floating homes of Sausalito. With convenient access to outdoor recreation, entertainment, and local landmarks, this prime location offers an ideal balance of work and leisure for discerning office tenants.

OFFERING SUMMARY

Lease Rate:	\$2.50 - 3.50 SF/month (Full Service)
Available SF:	±475 - 3,175 SF
Building Size:	±42,873 SF
Property Type:	Office
Zoning:	I

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Lease Spaces

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	475 - 3,175 SF	Lease Rate:	\$2.50 - \$3.50 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
North Building - 204	Available	475 SF	Full Service	\$3.50 SF/month	Two private offices, reception area. Two reserved parking spaces.
North Building - 206	Available	600 SF	Full Service	\$3.50 SF/month	Two private offices, reception area. Two reserved parking spaces.
North Building - 300-306	Available	2,245 - 3,175 SF	Full Service	\$3.50 SF/month	Ten private offices, conference room, great views. Eight reserved parking spaces. Can be combined with 308.
North Building - 308	Available	750 - 3,175 SF	Full Service	\$3.50 SF/month	Private offices, large open area, reception area, great views. Two reserved parking spaces. Can be combined with 300-306.
South Building - 213	Available	645 SF	Full Service	\$2.50 SF/month	Two private offices, small, plumbed coffee area, hill views. Two parking spaces - one covered.
South Building - 219	Available	1,550 SF	Full Service	\$2.50 SF/month	Two private offices, lunch room. Exclusive HVAC. Five reserved parking spaces.
East Building - 214	Available	475 SF	Full Service	\$2.50 SF/month	Two private offices, reception area, storage area. Two reserved parking spaces.
East Building - 218	Available	600 SF	Full Service	\$2.50 SF/month	Two private offices, reception area, water views. Two reserved parking spaces.
East Building - 310-312	Available	1,350 SF	Full Service	\$3.50 SF/month	Five private offices, conference room, in-suite plumbed lunchroom, storage/HVAC room, great views. Five reserved parking spaces.
East Building - 314	Available	475 SF	Full Service	\$3.50 SF/month	Two private offices, closet, great views. Two reserved parking spaces.
East Building - 318	Available	600 SF	Full Service	\$3.50 SF/month	Two private offices, reception area, water views. Two reserved parking spaces.
East Building - 322	Available	600 SF	Full Service	\$3.50 SF/month	Two private offices, great water views. Two reserved parking spaces.

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North Building

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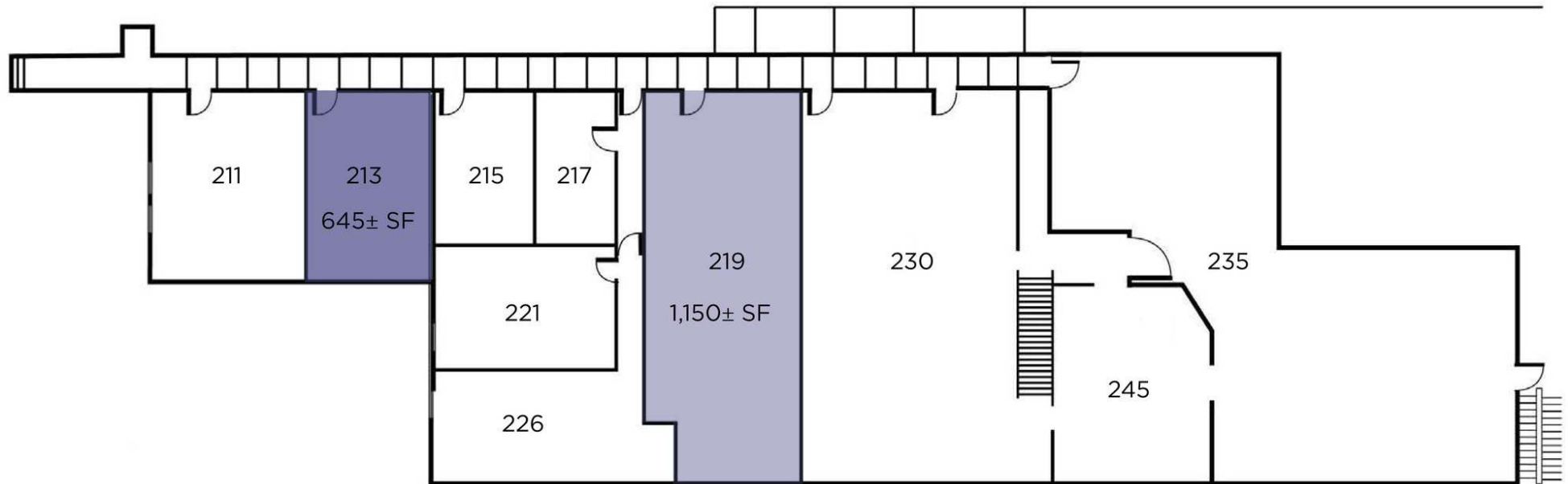


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South Building

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East Building

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Additional Photos

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