



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

221 CALEDONIA STREET  
SAUSALITO, CA

Efficient Second Floor Office



**RENT REDUCTION**

REPRESENTED BY:

**NATHAN BALLARD, PARTNER**  
LIC # 01743417 (415) 461-1010, EXT 116  
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# OFFICE SPACE FOR LEASE



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**EFFICIENT SECOND  
FLOOR OFFICE**

## PROPERTY INFORMATION

### HIGHLIGHTS

- Highly sought-after location
- High-end finishes
- Walk to Downtown Sausalito
- Unique charm

### OFFICE SPACE

**Suite 221:** 1,100+/- sq ft

### DESCRIPTION

Nicely improved second floor space with 3 private offices, reception, conference room and private restroom. Lots of natural sunlight.

### DESCRIPTION OF PREMISES

221 Caledonia Street is an outstanding mixed-use retail/office building with high-quality finishes, situated on Caledonia Street, a main commercial area of Sausalito. The building boasts an extensive glass line and direct access to all neighborhood amenities and services.

### LEASE TERMS

#### Asking Rent

\$3,900 per month

#### Terms

3 - 5 year lease term

Gross unserviced

Annual increases, CPI with a 3% minimum and 6% maximum

#### Total Building Size

3,420+/- sq ft

#### Available

February 1, 2024

Keegan & Coppin Co., Inc.  
101 Larkspur Landing Circle, Ste. 112  
Larkspur, CA 94939  
www.keegancoppin.com  
(415) 461-1010

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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## DESCRIPTION OF AREA

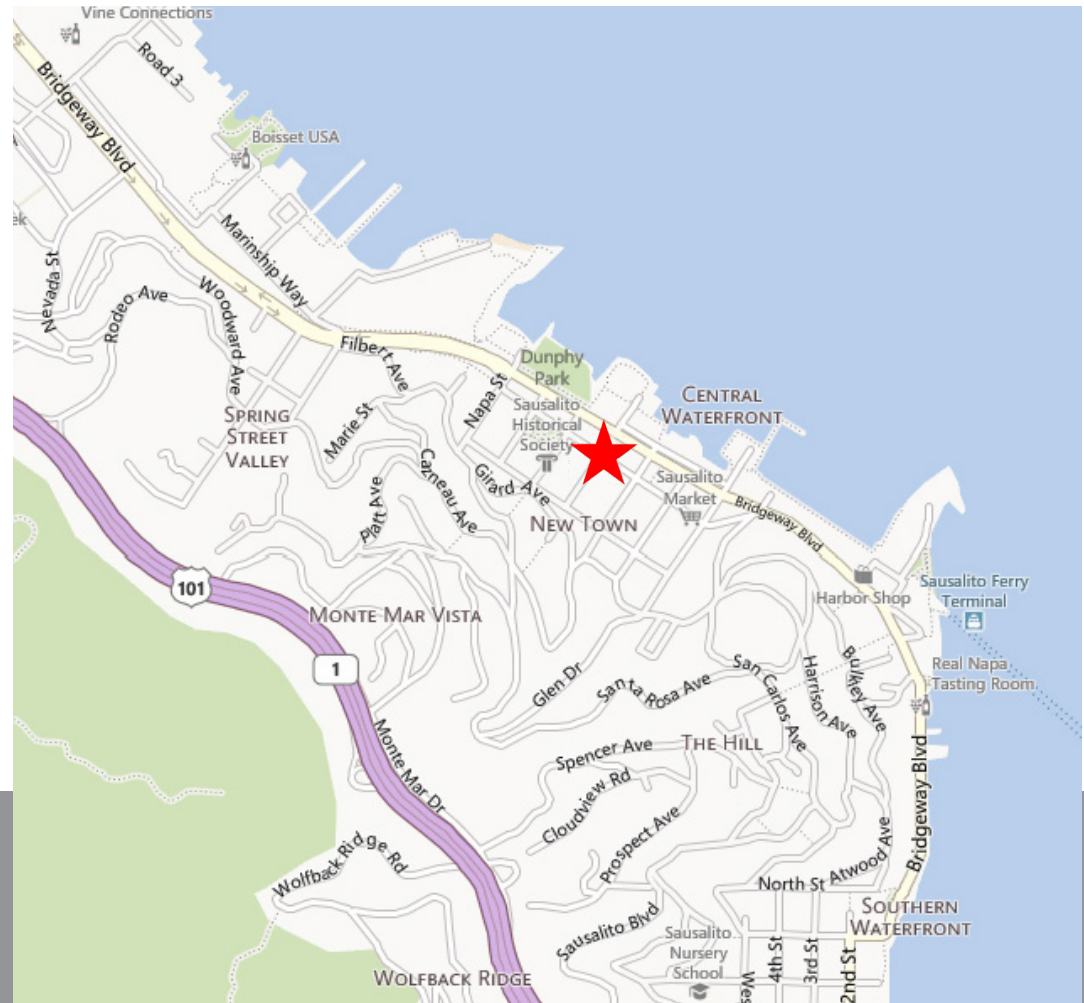
221 Caledonia Street is a few blocks from downtown Sausalito, and is adjacent to many shops and restaurants.

## NEARBY AMENITIES

- Driver's Market & Deli
- Sausalito Gourmet Delicatessen
- Sushi Ran
- Smitty's Bar
- Salsalito Taco Shop
- Bar Bocce
- Salito's Crab House & Prime Rib

## TRANSPORTATION ACCESS

- 2 blocks from bus stops on Bridgeway
- 1.2 miles from Hwy 101
- .5 miles from the Sausalito Ferry



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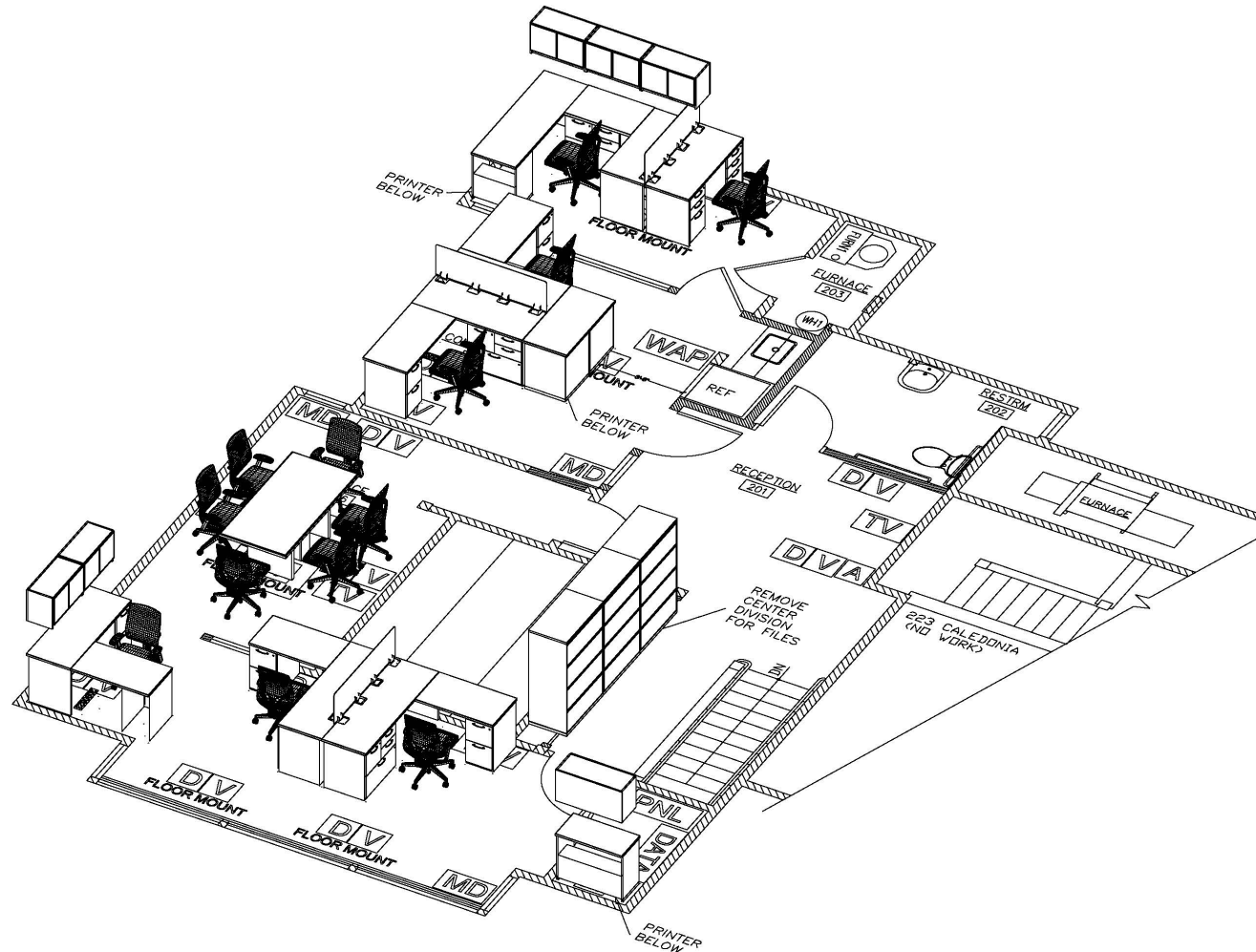
# FLOOR PLAN



221 CALEDONIA ST  
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SUITE 221: 1,100 +/- SF



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