

**FOR LEASE**

**475 GATE 5 ROAD**

Sausalito, CA 94965



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**NICK EGIDE**

CA LIC #01859524  
(415) 762-8067

nick@meridiancommercial.com

**JAMES SCHULTZ**

CA LIC #02232628  
(415) 762-8079

james@meridiancommercial.com



# 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 Airpporter
- 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 Airpporter 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)
Available SF:	±390 - 2,425 SF
Building Size:	±42,873 SF
Property Type:	Office
Zoning:	I

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# FOR LEASE

Lease Spaces

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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	390 - 2,425 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	\$2.75 SF/month	Two private offices, reception area. Two reserved parking spaces.
Suite 206	Available	600 SF	Full Service	\$2.75 SF/month	Two private offices, reception area. Two reserved parking spaces.
Suite 211	Available	900 SF	Full Service	\$2.50 SF/month	Four private offices, reception area.
Suite 212	Available	900 SF	Full Service	\$2.75 SF/month	Four private offices, copy/supply room,/kitchenette. Hardwood floors throughout.
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 215	Available	390 SF	Full Service	\$2.75 SF/month	One private office with open area.
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 SF	Full Service	\$2.50 SF/month	Two private offices, lunch room. Exclusive HVAC. Five reserved parking spaces.
Suite 300	Available	2,425 SF	Full Service	\$2.75 SF/month	Ten private offices, conference room, great views. Eight reserved parking spaces. Can be combined with 308.
Suite 308	Available	750 SF	Full Service	\$2.50 SF/month	Private offices, large open area, reception area, great views. Two reserved parking spaces. Can be combined with 300-306.
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 322	Available	600 SF	Full Service	\$2.75 SF/month	Two private offices, great water views. Two reserved parking spaces.



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North Building

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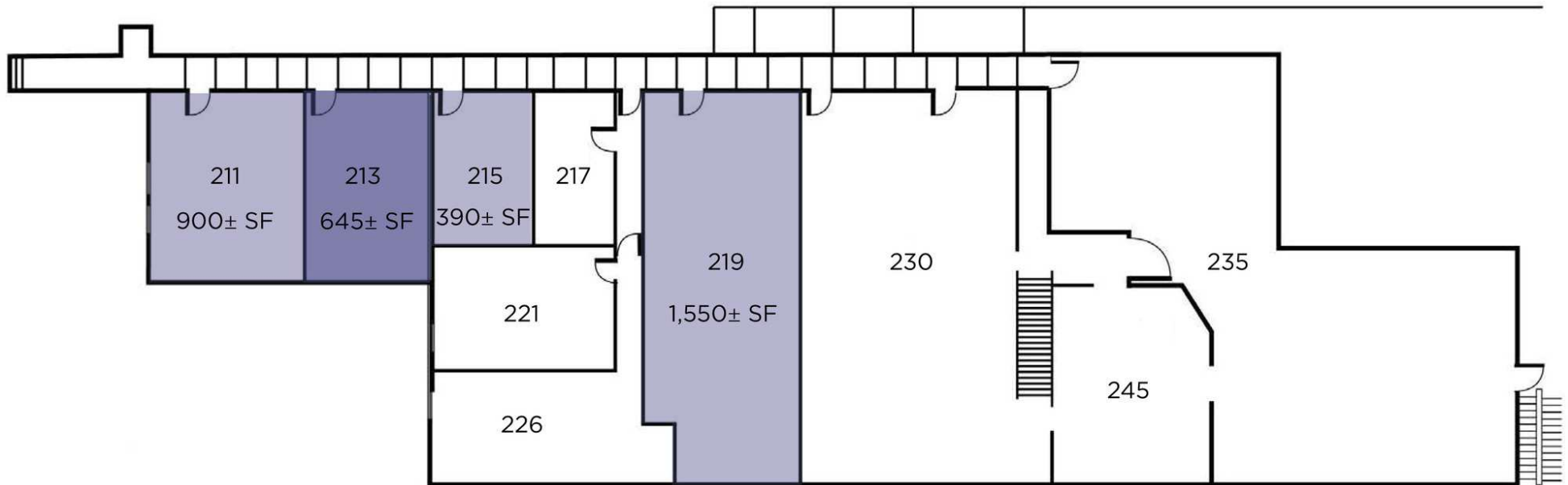
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South Building

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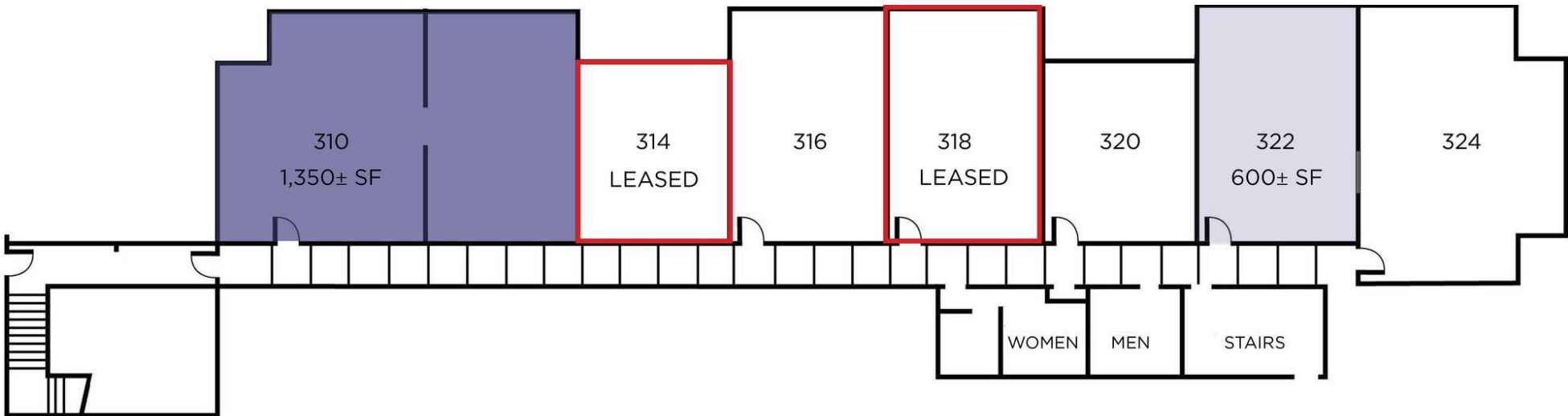


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East Building

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Additional Photos

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Retailer Map

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Google

Map data ©2024 Google Imagery ©2024 Airbus, Data CSUMB SFML, CA OPC, Data USGS, Maxar Technologies

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