

FOR LEASE

631-639 BRIDGEWAY

Sausalito, CA 94965



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FOR LEASE

Lease Spaces

631-639 BRIDGEWAY

Sausalito, CA 94965



LEASE INFORMATION

Lease Type:	MG
Total Space:	980 - 1,076 SF

Lease Term:	Negotiable
Lease Rate:	\$2.50 - \$7.14 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3 Princess St	Available	980 SF	Modified Gross	\$7.14 SF/month	Prime Retail
631 Bridgeway	Available	1,076 SF	Modified Gross	\$2.50 SF/month	2nd Floor Office



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Property Summary

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PROPERTY DESCRIPTION

Positioned on the corner of Bridgeway and Princess Street, this prime commercial property offers both office and retail with a versatile layout, abundant natural light, and impressive waterfront views. Whether you're seeking a retail storefront or view office space, this property is perfectly suited to meet your needs. Join the thriving business community in this sought-after location and elevate your brand with a prestigious address.

PROPERTY HIGHLIGHTS

- Ground-floor Retail & Separate Upstairs Office
- Prime location with high visibility
- Proximity to eateries & major transportation hubs
- Ample natural light throughout the space
- Flexible layout for versatile use
- Scenic views of the surrounding area

LOCATION DESCRIPTION

Discover the vibrant surroundings of the Sausalito area, offering a picturesque blend of artistic creativity and natural beauty. Just steps away from the property, indulge in the iconic Sausalito waterfront with its charming boutiques, art galleries, and fine dining establishments. Over 2 million visitors flock to Sausalito annually providing plenty of retail foot traffic, and with its thriving community and proximity to San Francisco, the area provides an ideal setting for professionals seeking a work-life balance in an inspiring coastal location.

OFFERING SUMMARY

Lease Rate:	\$2.50 - 7.14 SF/month (MG)
Available SF:	±980 - 1,076 SF
Building Size:	±8,931 SF
Property Type:	Retail

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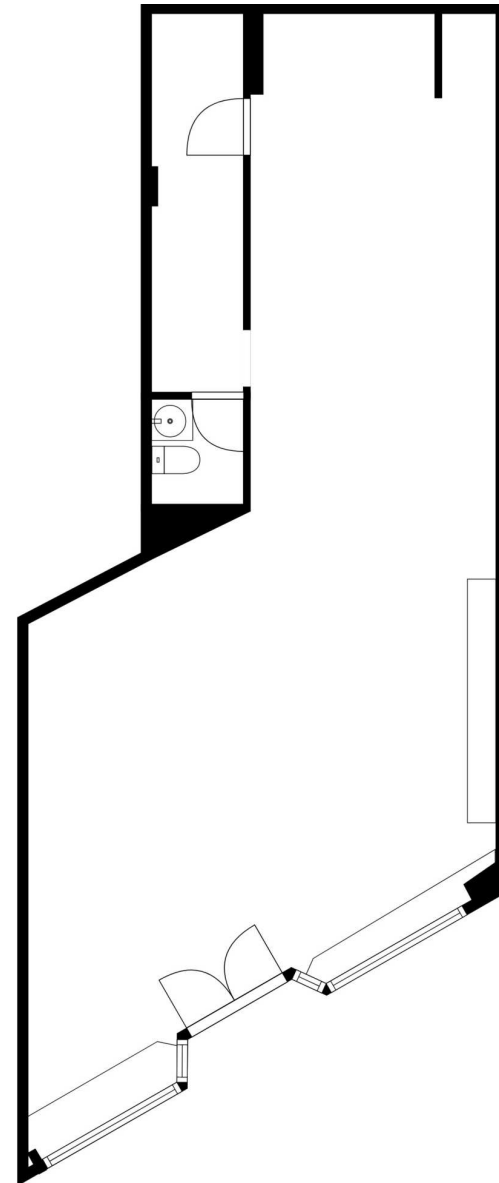


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Retail - 3 Princess St

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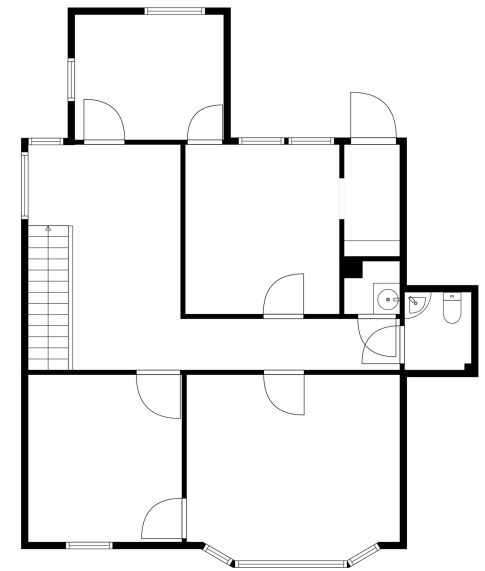
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Office - 631 Bridgeway 2nd Floor

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