



. 200 GATE 5 ROAD .

MARINERS

LANDING

...

SAUSALITO, CA

FLEX SPACE: OFFICE & LIGHT INDUSTRIAL FOR LEASE

Brian Foster

Executive Director

+1 415 451 2437

brian.foster@cushwake.com

Lic #: 01393059

Drew Soltis

Associate

+1 415 451 2415

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PROPERTY HIGHLIGHTS

- 2 story creative office and warehouse building
- Exterior grade level roll up doors
- Exposed ceilings and operable windows
- Concrete floors
- Vaulted ceilings
- Rate: \$3.50 PSF gross
- Walking distance to Fish, Mollie Stones, Avatars, Katie's Kitchen and more
- Conveniently located in "Mariners Landing," Sausalito's creative and design district
- Creative office, flex, warehouse uses





AVAILABILITIES

- Ground Floor: options for creative office/flex or warehouse spaces available.
- Second Floor: Creative office space with vaulted ceilings and operable windows with bay views.
- Power: Each unit has separate subpanels with three-phase, four-wire, 120/208-volt rated as 60 or 100 Amps.

1ST FLOOR AVAILABILITIES

* Can be combined for a total of ±2,903 SF

Suite 111*
RSF: ±1,151

Suite 109*
RSF: ±942

Suite 109

±942 SF

- Concrete floors
- New glass roll up door
- Built out office space

Suite 111

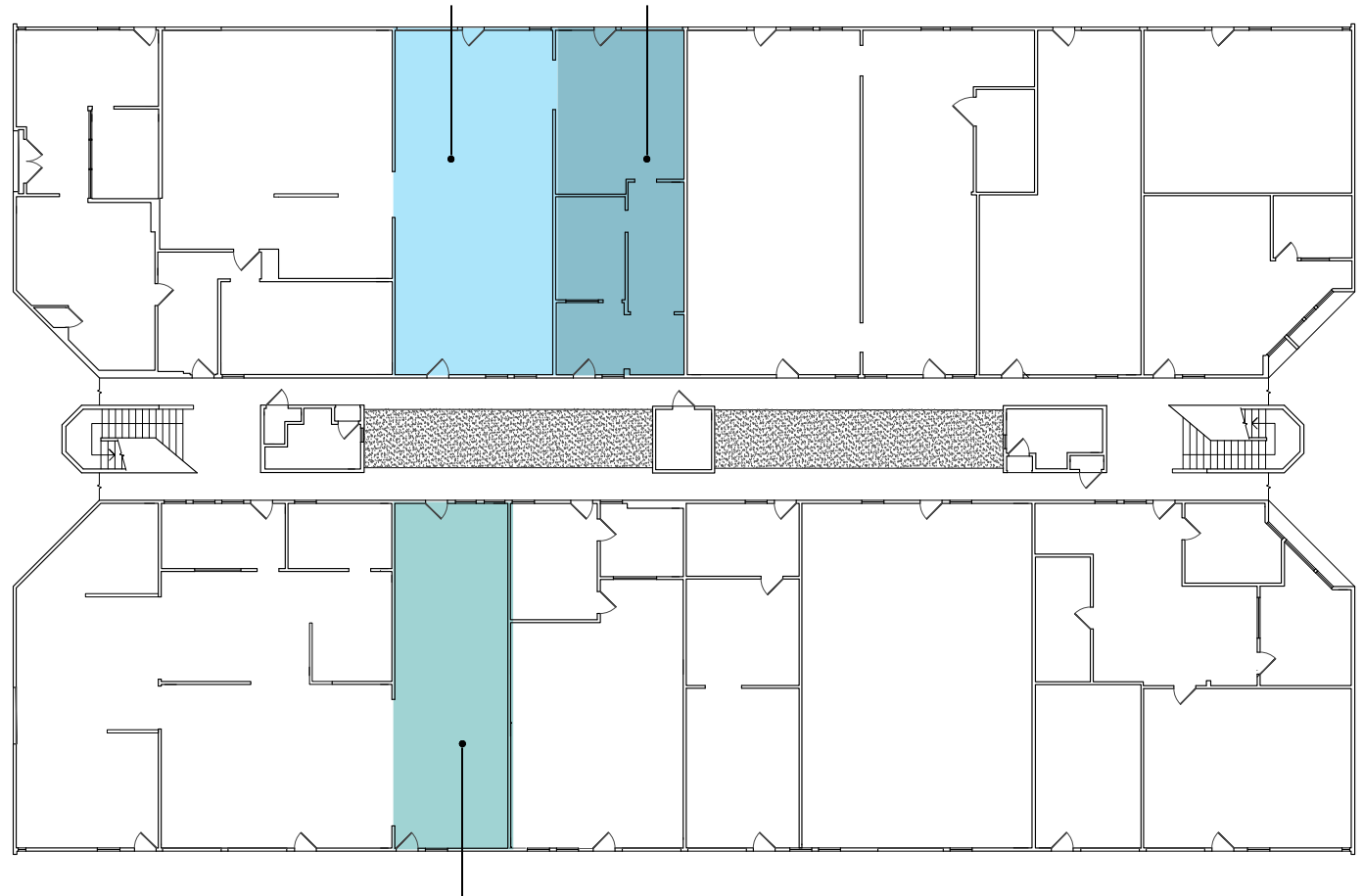
±1,151 SF

- Concrete floors
- New glass roll up door

Suite 114

±828 SF

- Concrete floors
- New glass roll up door



Suite 114
RSF: ±828

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2ND FLOOR AVAILABILITIES

Suite 202

±953 SF

Suite 203

±477 SF

Suite 204

±474 SF

Suite 205

±716 SF

Suite 206

±479 SF

Suite 208

±713 SF

Suite 209

±714 SF



Suite 210

±1,193 SF



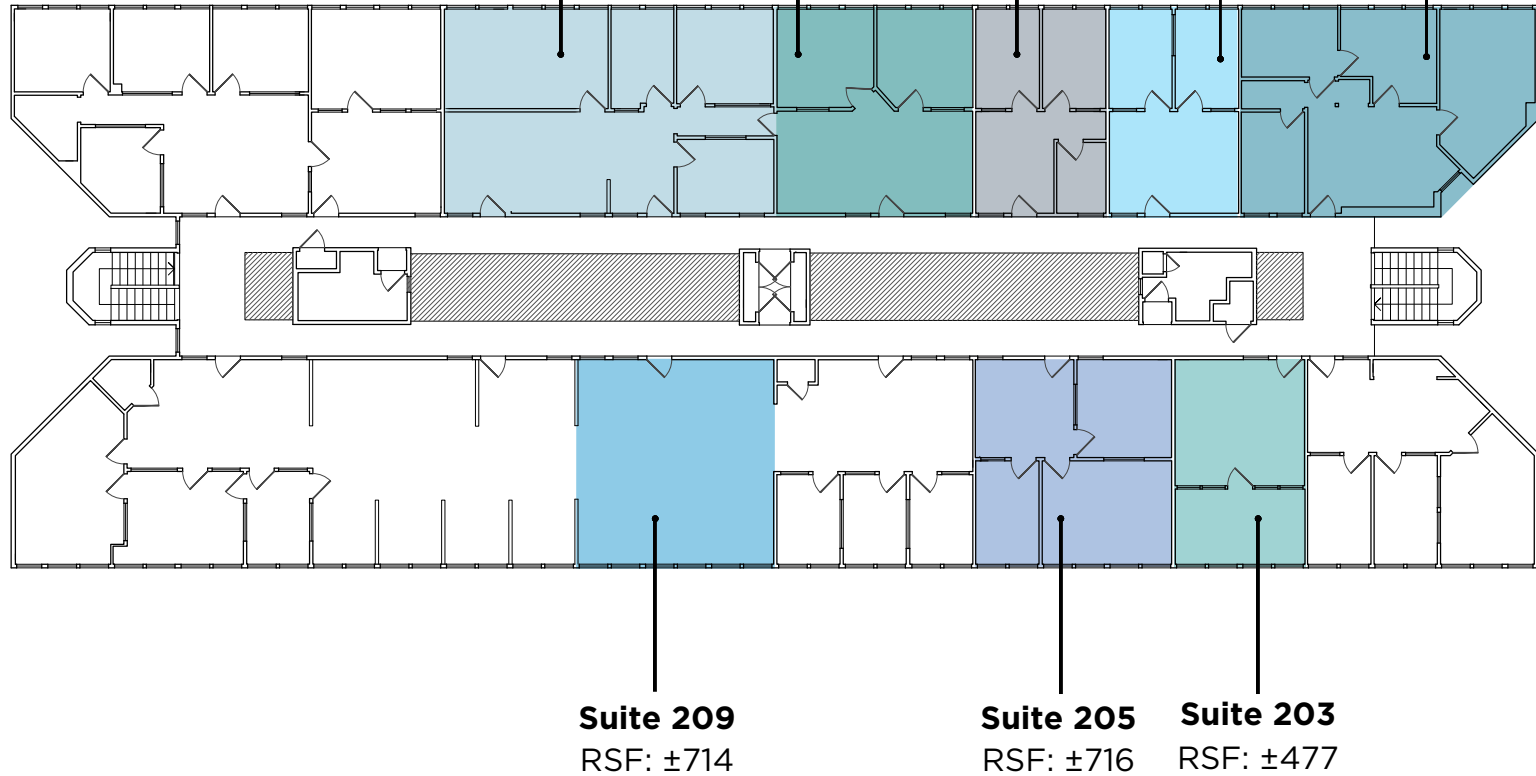
Suite 210
RSF: ±1,193

Suite 208
RSF: ±713

Suite 206
RSF: ±479

Suite 204
RSF: ±474

Suite 202
RSF: ±953



* Up to ±5,265 SF of contiguous space can be delivered on the North side of the building
 ** Up to ±3,357 SF of contiguous space can be delivered on the South side of the building

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