



.200 GATE 5 ROAD.

**MARINERS**

**LANDING**

...

SAUSALITO, CA

## FLEX SPACE: OFFICE & LIGHT INDUSTRIAL FOR LEASE

**Brian Foster**

Executive Director

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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

### Suite 109

±942 SF

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

### Suite 113

±933 SF

- Concrete floors
- New glass roll up door
- Two roll up doors

**Suite 113**  
RSF: ±933

**Suite 109**  
RSF: ±942



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## 2ND FLOOR AVAILABILITIES

### Suite 202

±953 SF

### Suite 204

±474 SF



### Suite 206

±479 SF

### Suite 208

±713 SF



### Suite 210

±1,193 SF



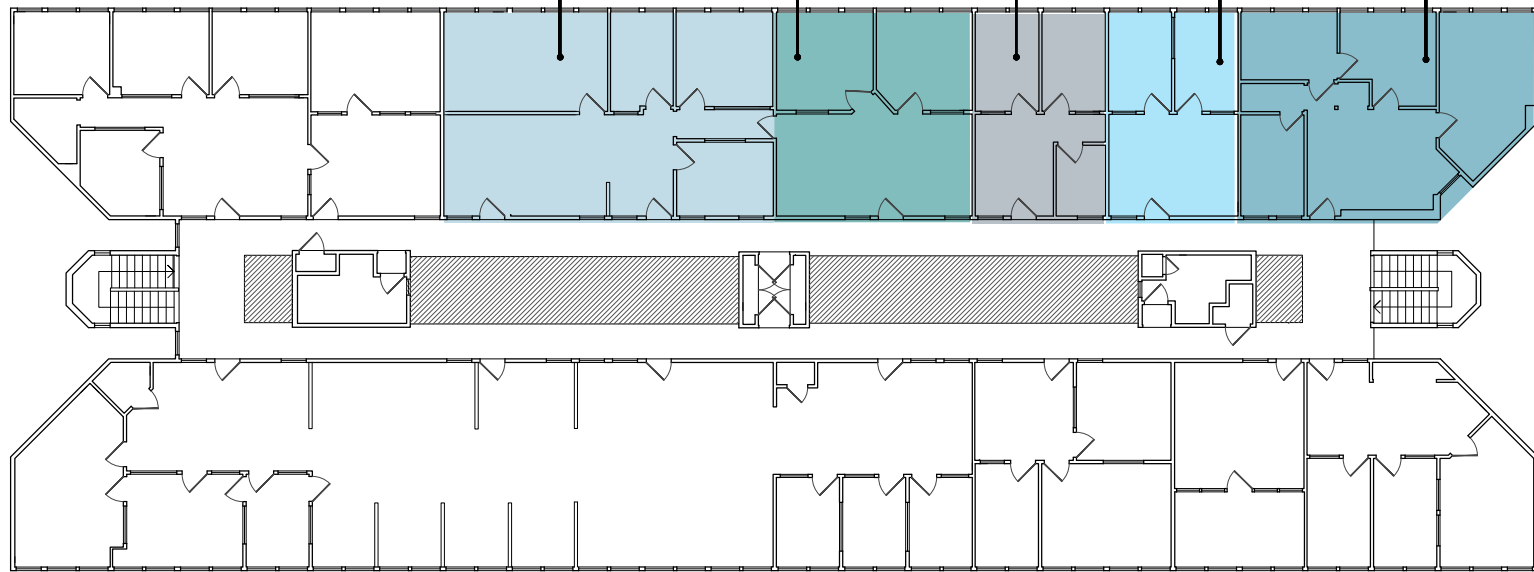
**Suite 210**  
RSF: ±1,193

**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

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