

# 480 GATE 5 ROAD

SAUSALITO, CA

FOR LEASE



## INDUSTRIAL CENTER BUILDING

SPEC SUITES READY FOR OCCUPANCY



**Brian Foster**

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### Highlights:

- Open plan creative spaces - spec suites ready for occupancy
- Asking price \$2.85 PSF modified gross
- Submetered PG&E
- Ground floor,  $\pm 10'$  ceilings, great natural light
- Operable windows
- Exposed ceilings
- Marinship district zoning

### Availabilities:

- **Suite 104:  $\pm 3,390$  SF**
  - Open plan
  - Small roll up door to exterior
  - Private office
  - Kitchenette
- **Suite 117:  $\pm 2,734$  SF**
  - Ground floor corner
  - Glass on two sides
  - Exposed wood ceilings
- **Suite 124:  $\pm 2,256$  SF**
  - Direct access from exterior
  - Kitchen
  - 2 private offices

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117  
±2,734 SF



124  
±2,256 SF

104  
±3,390 SF



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SUITE 104:  $\pm$  3,390 SF



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