



. 200 GATE 5 ROAD .

MARINERS

LANDING

...

SAUSALITO, CA

## FLEX SPACE: OFFICE & LIGHT INDUSTRIAL FOR LEASE

**Brian Foster**  
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**Drew Soltis**  
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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 106

±1,520 SF

- Concrete floors
- New glass roll up door

### 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



**Suite 106**  
RSF: ±1,520

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## 2ND FLOOR AVAILABILITIES

### Suite 202

±953 SF

### Suite 204

±474 SF



### Suite 206

±479 SF

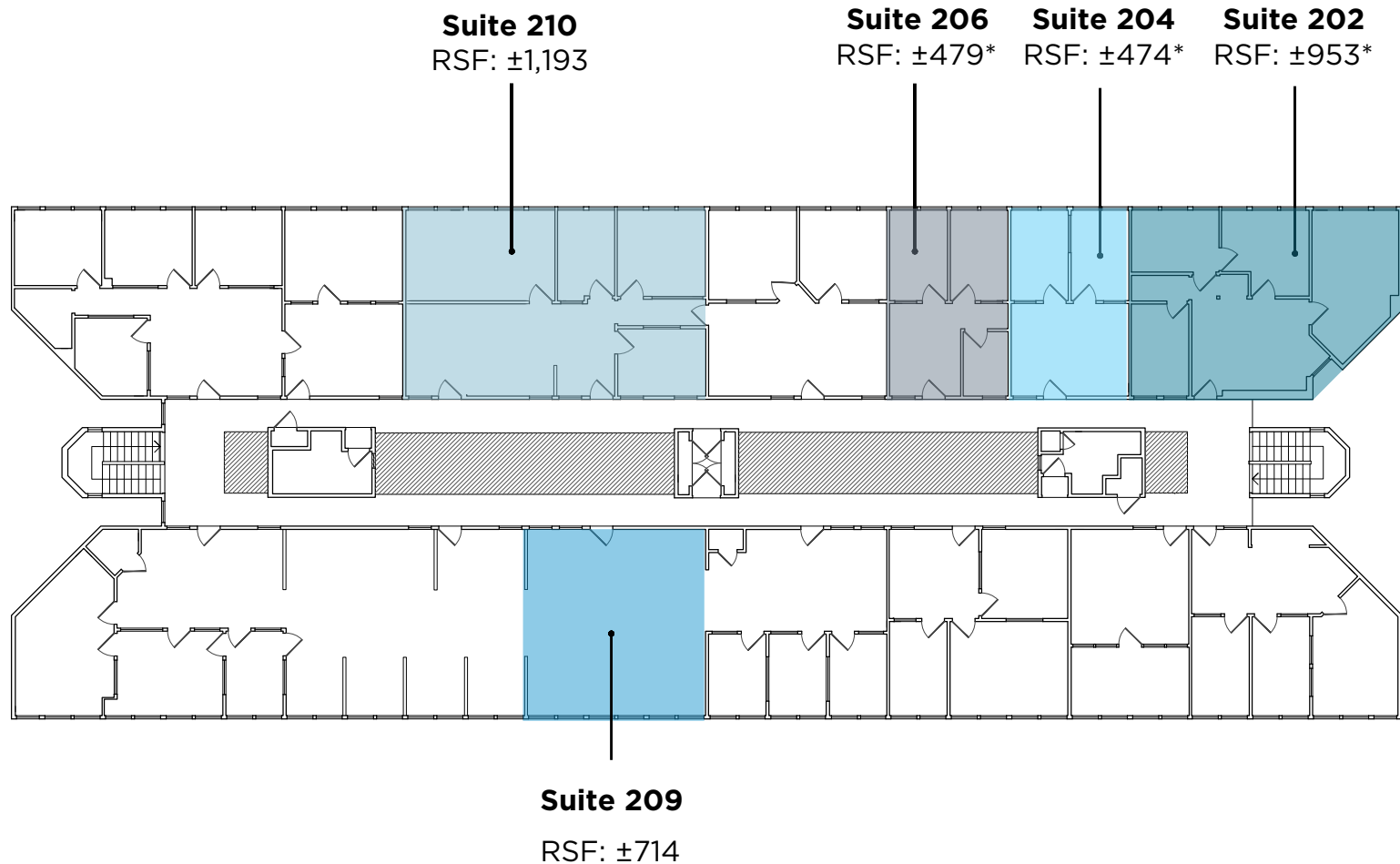
### Suite 209

±714 SF



### Suite 210

±1,193 SF



\* Up to ±1,906 SF of contiguous space can be delivered on the North side of the building

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