

10

LIBERTY SHIP WAY SAUSALITO, CALIFORNIA

10 LIBERTY SHIP WAY

FOR LEASE ±8,420 SF
CREATIVE WAREHOUSE, OFFICE & R&D OPPORTUNITY

Niels von Doepp

Director
+1 415 451 2403
niels.vondoepp@cushwake.com
Lic #: 01447530

Steven Leonard

Managing Director
+1 415 451 2434
steven.leonard@cushwake.com
Lic #: 00909604

Trevor Buck

Executive Managing Director
+1 415 451 2436
trevor.buck@cushwake.com
Lic #: 01255462



SUMMARY

An exceptional leasing opportunity for creative light industrial and/or office tenants in the heart of Sausalito located on the beautiful and iconic waterfront. This unique space offers hard to find warehouse, R&D and creative office functionality. Approximately $\pm 8,420$ SF with a roll-up door, mezzanine collaboration and work areas, abundant natural light, and ample parking.

Designed for companies seeking a distinctive workplace environment, 10 Liberty Ship Way offers a rare blend of creative functionality and industrial flexibility. The lower level features an open floor plan, a grade-level roll-up door, and 20-foot plus clear heights, making the space ideal for light production, design, technology, marine-related or potential creative office users, and collaborative operations.

The mezzanine level provides approximately $\pm 2,920$ SF of open collaboration work spaces overlooking the warehouse floor, creating an inspiring work environment filled with natural light from abundant skylights.

Situated in Sausalito's iconic Marinship waterfront district, tenants benefit from a unique combination of workplace efficiency, scenic surroundings, and convenient access to Highway 101, downtown Sausalito, and regional transportation networks.



$\pm 8,420$ SF
Available



1 Grade-Level
Roll-Up Door



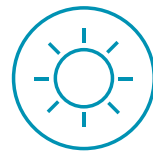
Open
Floor Plan



Waterfront
Location



Ample On-site
Parking



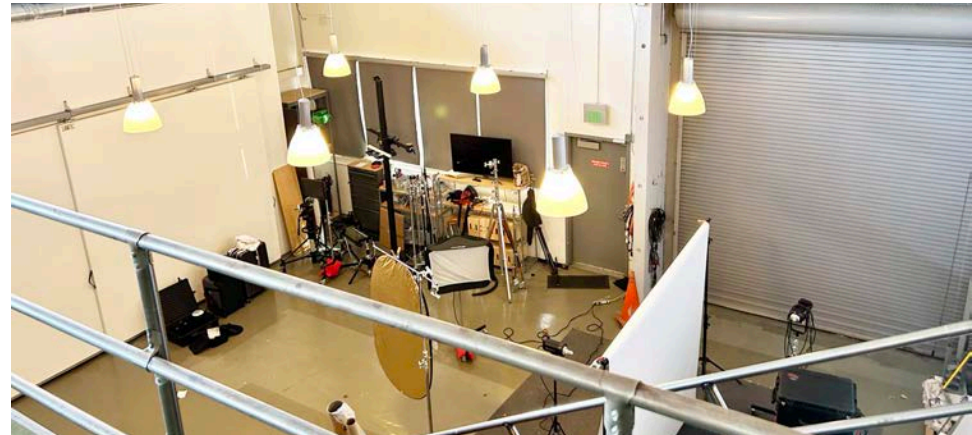
LED & Skylights
Lighting



PROPERTY OVERVIEW

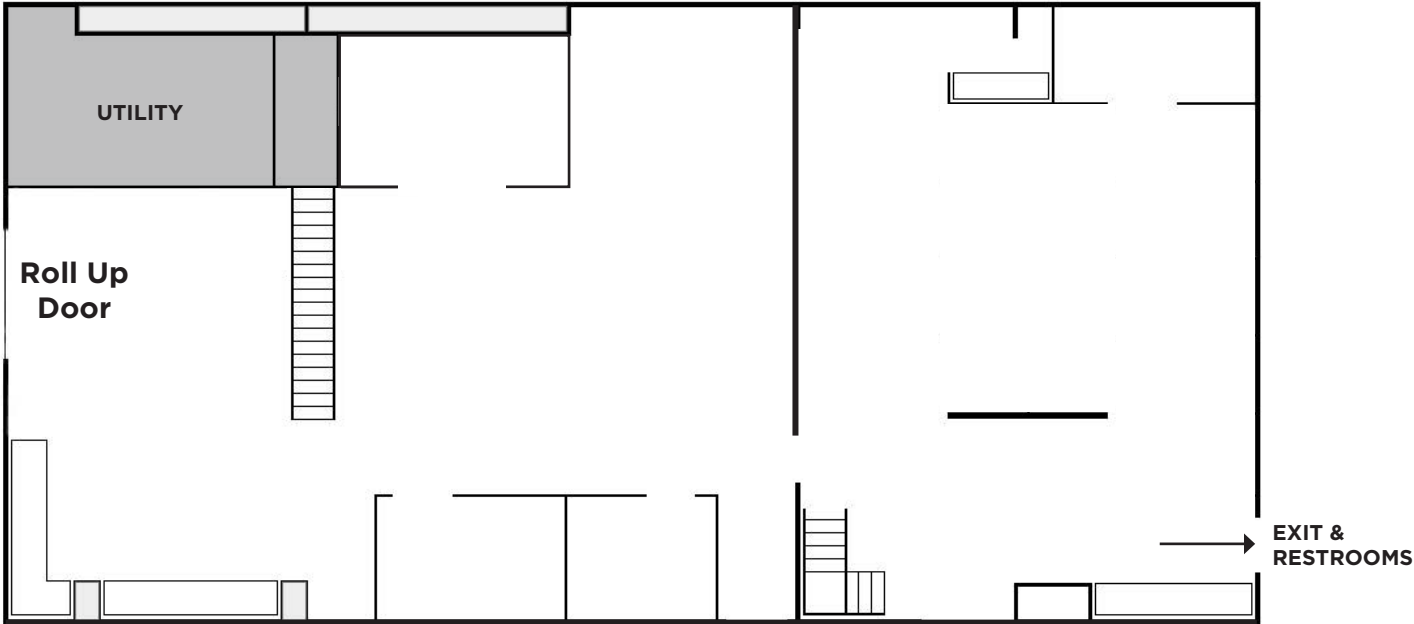
BUILDING INFORMATION

Address	10 Liberty Ship Way, Suite 130 Sausalito, CA
Lease Rate	\$2.50 PSF IG
Total Size	± 8,420 SF Lower Level ± 5,500 SF & Mezzanine ± 2,920 SF
Floor Plan	Warehouse with open mezzanine, conference room and 4 private offices.
Sprinklered	Fully Fire Sprinklered
HVAC	Fully conditioned
Parking	Ample on-site parking
Lighting	LED throughout & abundant skylights
Clear Height	20'
Roll-Up Door	1 ground-level
Upgrades	Recent building improvements & Solar
Access	FOB entry - 24/7
Zoning	Marinship Industrial (I) Zone
General Land Use	Industrial / R&D / Warehouse

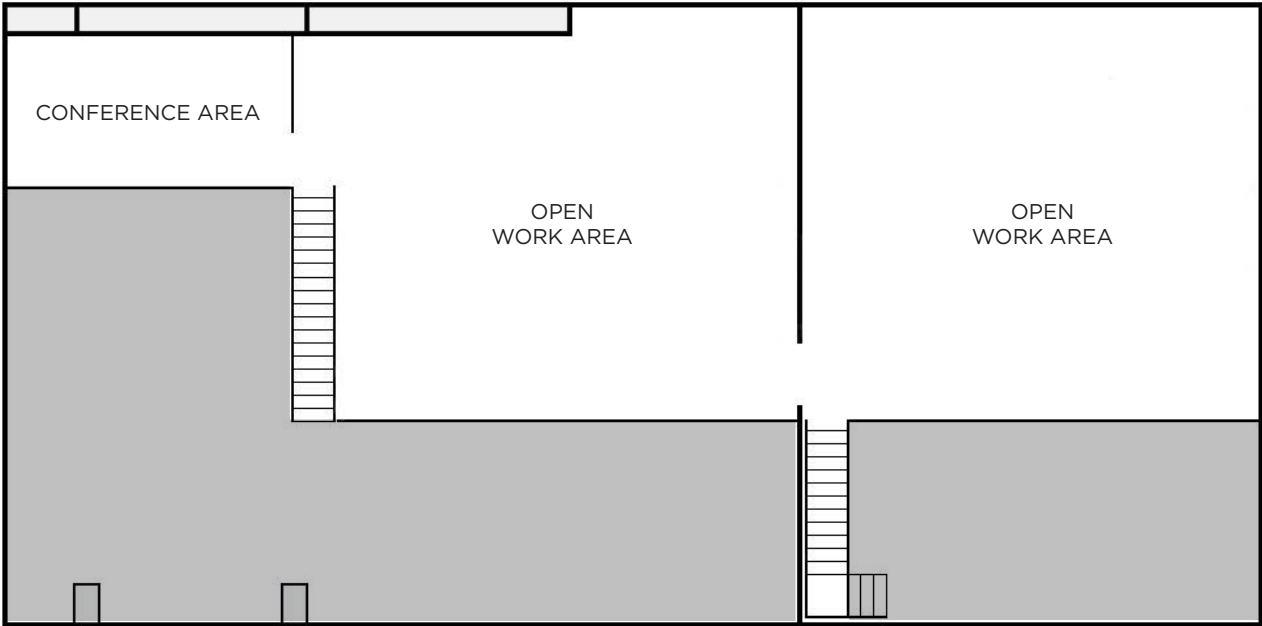


CREATIVE WORKSHOP FLOOR PLANS

LOWER LEVEL ± 5,500 SF



MEZZANINE ± 2,920 SF





SAUSALITO

MARKET OVERVIEW

Sausalito is one of the Bay Area's most desirable waterfront communities, known for its vibrant mix of innovation, creativity, and outdoor lifestyle amenities. The historic Marinship district continues to attract a diverse range of businesses, including technology firms, creative agencies, marine industries, artisans, and professional service companies seeking an inspiring alternative to traditional office environments.

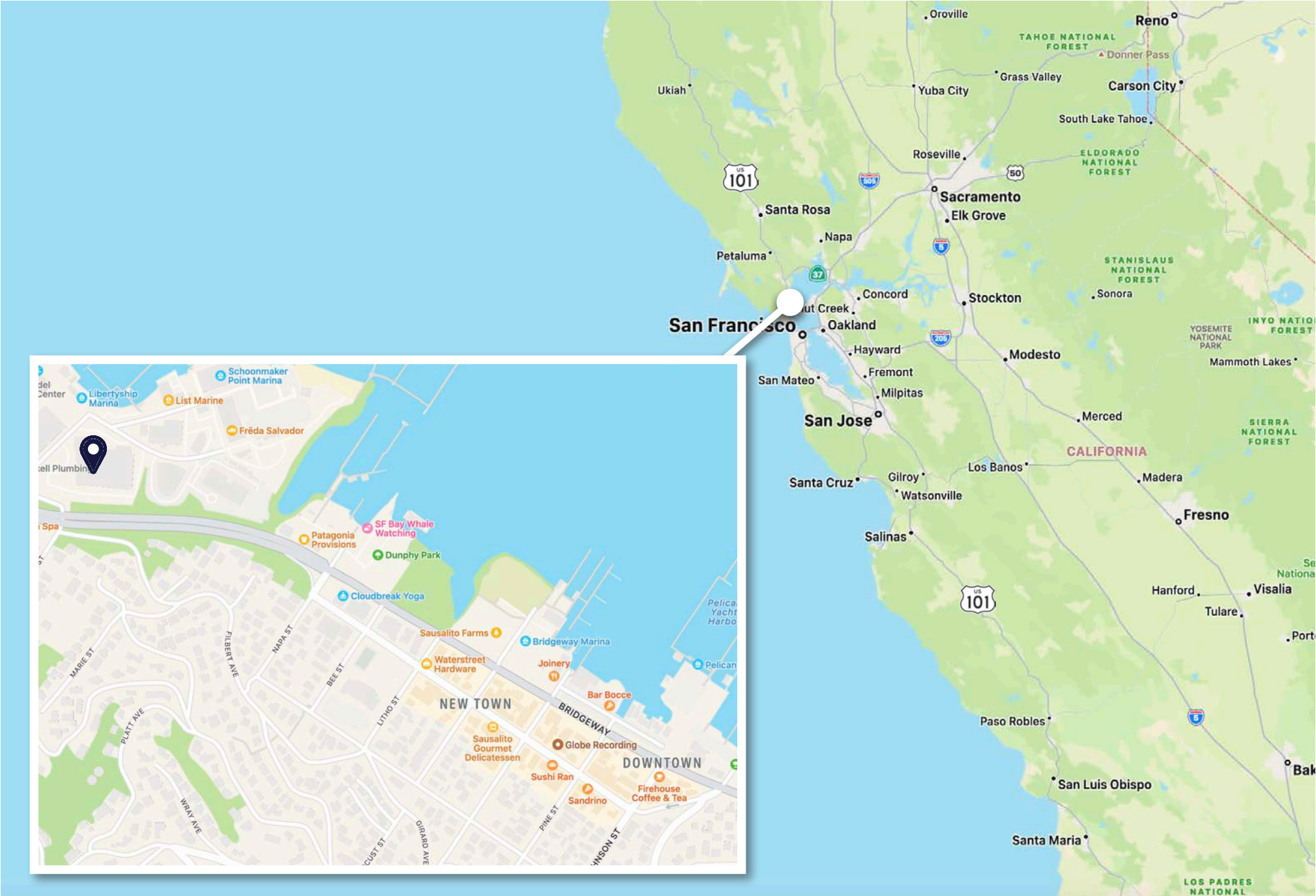
Located just north of San Francisco with convenient access to Highway 101 and ferry service, Sausalito offers outstanding regional connectivity while maintaining a unique coastal character. Employees enjoy immediate access to renowned restaurants, waterfront recreation, hiking and cycling trails, and sweeping views of the San Francisco Bay, creating an exceptional live-work environment that supports both productivity and talent attraction.



Sausalito

- Fish
- Salito's Crab & Prime Rib
- Mollie Stone's Market
- Le Garage
- Sausalito Public Library
- Bar Bocce
- USPS
- FedEx
- Salsalito Taco Shop
- Sausalito Equator
- Smitty's Bar
- Shampoooch
- Westamerica Bank
- Joinery
- Sushi Ran
- Lighthouse Cafe
- Taste of Rome
- Seafood Peddler
- ThaiTanic
- Copita Tequileria
- Kitty's Place
- Buckeye Roadhouse
- Avatar's
- Fred's Place
- Scoma's
- The Spinnaker
- Barrel House Tavern
- The Trident
- Sandrino Pizza & Vino
- Poggio
- Presidio Yacht Club
- Heath Ceramics
- Munchies of Sausalito
- Starbucks
- Sausalito Market
- Circuit Books
- Sausalito Flower Shoppe
- Serena & Lily
- C P Shades
- West Marine

SAUSALITO & REGIONAL MAP





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