

4000 BRIDGEWAY
SAUSALITO | CALIFORNIA

BRIDGEWAY OFFICE SPACE FOR LEASE
±791 up to ±2,473 square feet



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PROPERTY HIGHLIGHTS



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○ Suite 303: ±2,473 SF \$3.50/SF, Gross - Separately metered utilities

\$3.65/SF, Full Service - Less janitorial

○ Suite 305: ±1,204 SF (Can be combined with Suite 307 for a total of ±2,390 SF)

○ Suite 307: ±1,186 SF (Can be combined with Suite 305)

○ Suite 313: ±791 SF

☒ Ground floor creative spaces with private entrances

☒ Easy access to and from US Hwy-101

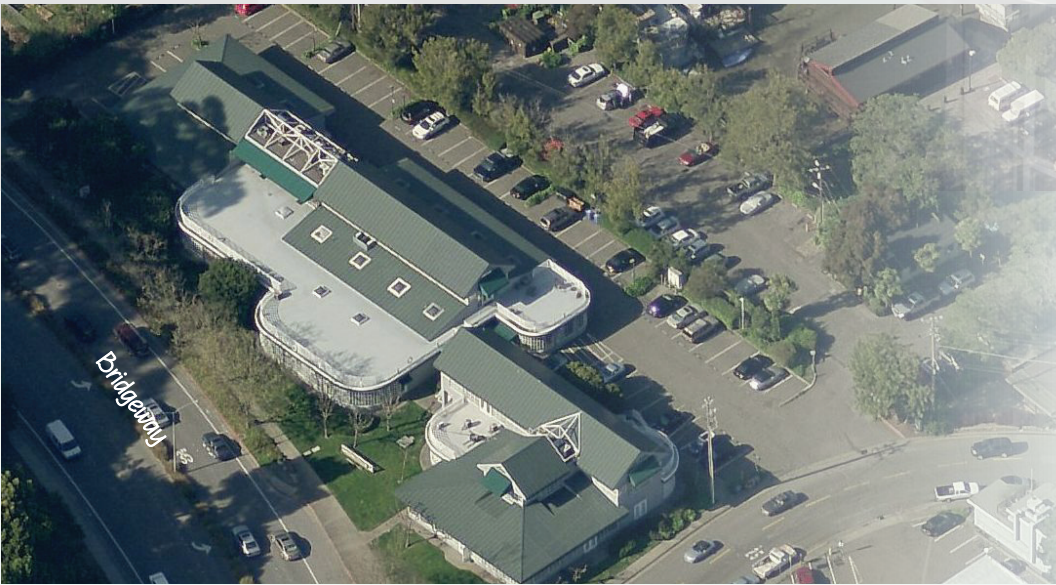
☒ High exposed ceilings

☒ Major glass-lines

☒ Excellent natural light

☒ Reserved parking free of charge

☒ On-site property management



SUITE HIGHLIGHTS

\$3.50/SF, Gross - Separately metered utilities



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Suite 303: ±2,473 SF

- Beautiful open space
- Pergo flooring throughout
- 5 partial offices all with excellent glass-lines
- Conference room
- Private kitchenette
- Private restroom



SUITE HIGHLIGHTS

\$3.65/SF, Full Service - Less Janitorial



○ Suite 305 ±1,204 SF

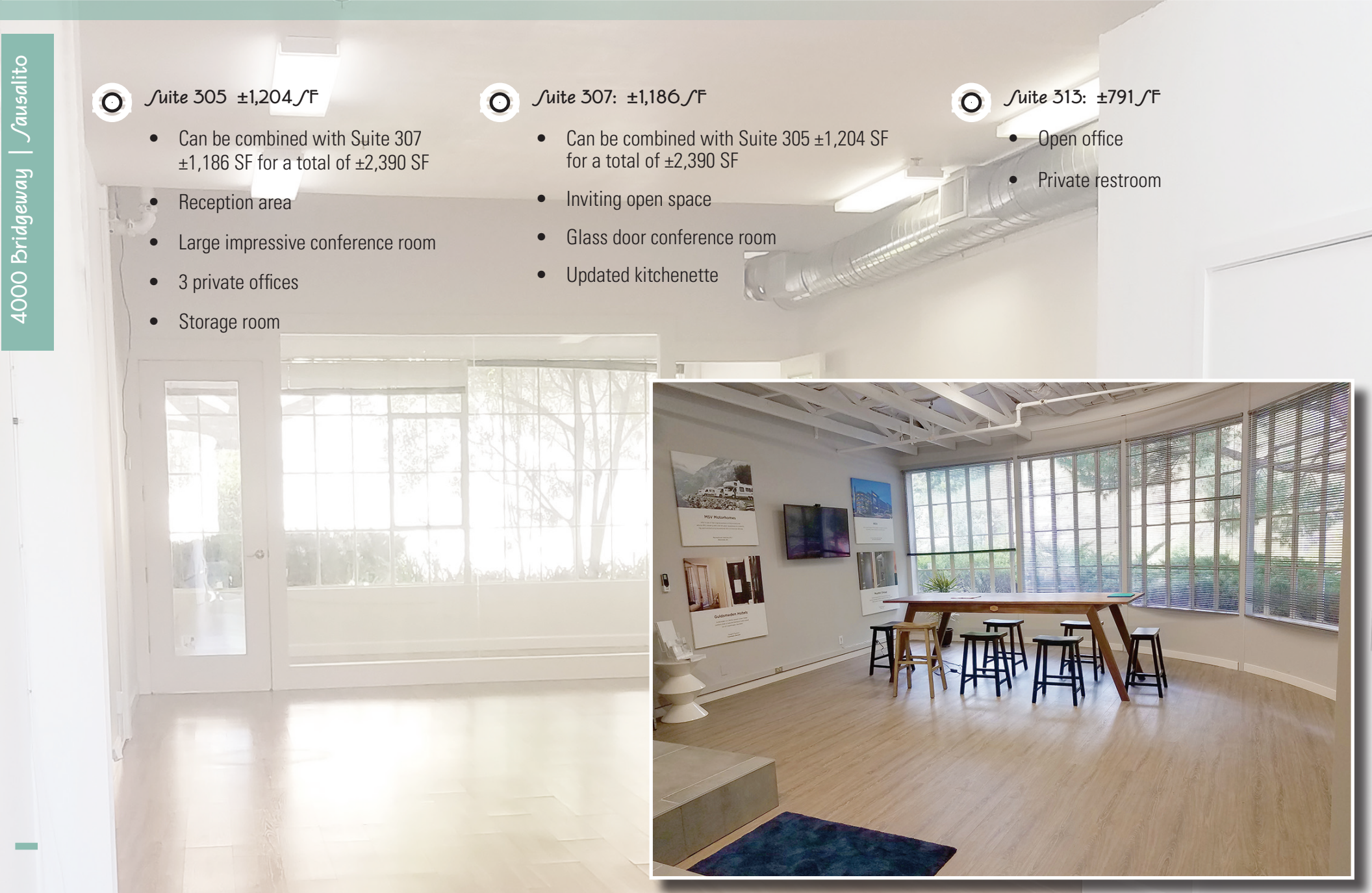
- Can be combined with Suite 307 ±1,186 SF for a total of ±2,390 SF
- Reception area
- Large impressive conference room
- 3 private offices
- Storage room

○ Suite 307: ±1,186 SF

- Can be combined with Suite 305 ±1,204 SF for a total of ±2,390 SF
- Inviting open space
- Glass door conference room
- Updated kitchenette

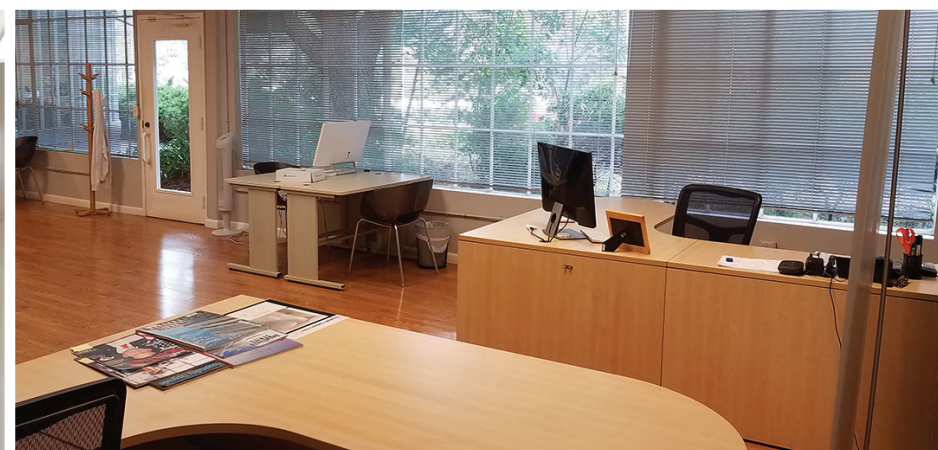
○ Suite 313: ±791 SF

- Open office
- Private restroom



SUITE
GALLERY

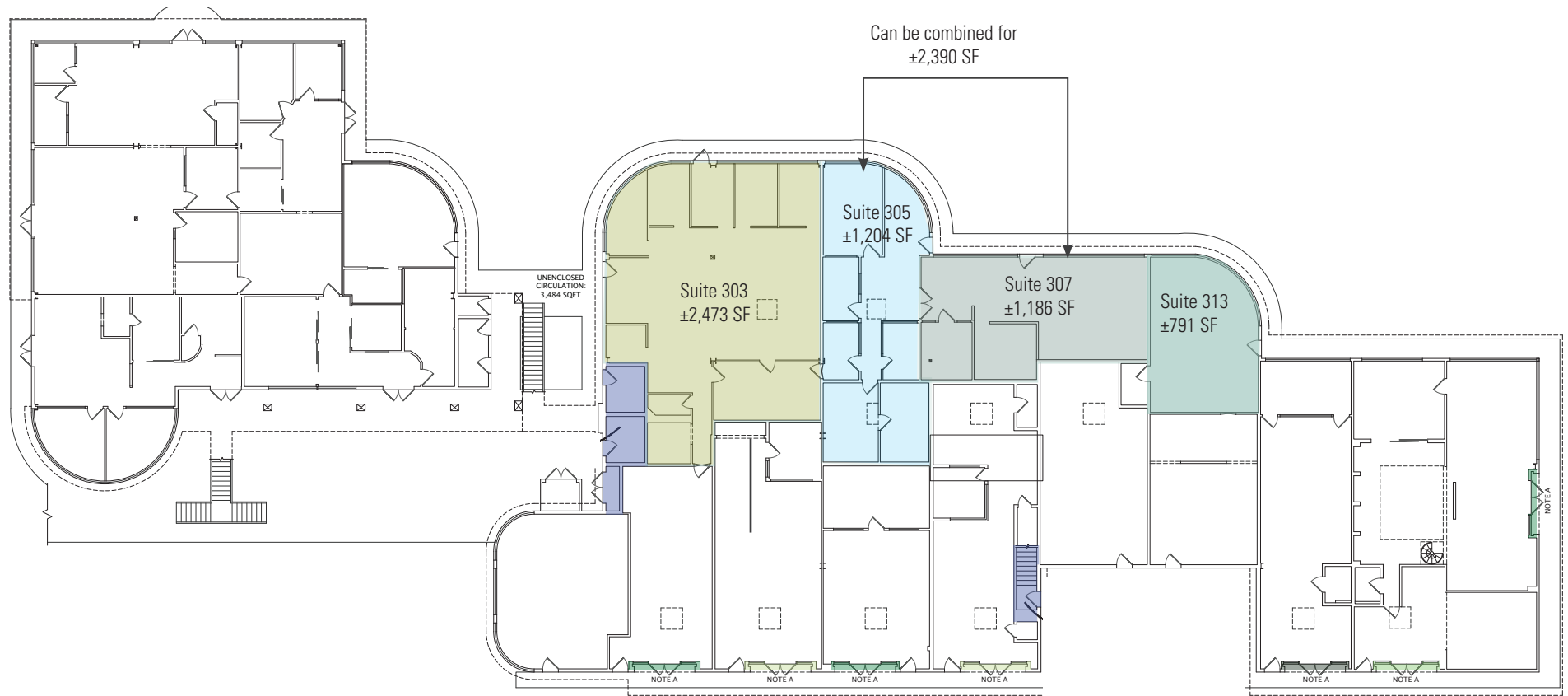
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PROPERTY SITE PLAN



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Measurements are approximate.

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AMENITIES
MAP



4000
BRIDGEWAY

Bayside CAFE BAIT SHOP MARKET

ANCHORAGE 5

SEA HORSE
restaurant ocean view

Fish.

LE GARAGE
BISTRO FRANCAIS

UNITED STATES POSTAL SERVICE

WALKING PATH
BRIDGEWAY BLVD

BAR BOCCE

The Spinnaker

SEAFOOD PEDDLER
Authentic Seafood



Tommy's WOH
BRIDGEWAY BAGEL
Kitti's Place

avatars
SINCE 1989

MOLLIE STONE'S MARKETS
Peets Coffee & Tea

FedEx

SAYLOR'S
A TASTE OF CABO IN MARIN

SUSHI RAN

poggio

101

101



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