

SAUSALITO SMALL OFFICE SUITES

FOR LEASE

475 GATE FIVE ROAD | SAUSALITO | CA

±475 UP TO ±1,920 RSF

\$2.25/SF - \$3.50/ SF

JERRY SUYDERHOUD

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NEWMARK



SMALL OFFICE SUITES FOR LEASE

- 1 MONTH FREE FOR A 13 MONTH LEASE
- 2 MONTHS FREE FOR A 26 MONTH LEASE
- 3 MONTHS FREE FOR A 39 MONTH LEASE

Suites: 102,115, 308, 318, and 320-322

are “Bubble” work spaces wherein there are operable windows and exclusive HVAC service to the space.



SMALL OFFICE SUITES FOR LEASE

Suite 102: ±1,220 RSF Ground floor

- \$3,050/Month = \$2.50/SF/Month, Gross plus utilities
- Three private work rooms
- sink with hot water
- Three car parking
- Good power
- Operable windows, exclusive HVAC service to the space

Suite 214: ±475 RSF

- \$1,496/Month = \$3.15/SF/Month, Gross
- Two private offices
- Small reception
- Water view
- Two reserved parking spaces
- Includes utilities

Suite 318: ±600 RSF

- \$2,100/month = \$3.50/SF/Month, Gross
- Two private offices plus reception
- Walk up
- Great view over Clipper Yacht Harbor with water views to Bay Bridge
- Two parking spaces
- Tenant pays PG&E
- Operable windows, exclusive HVAC service to the space
- Can combine with Suite 320-322 for ±1,675 SF

Suite 115: ±1,920 RSF Ground floor

- \$4,320/Month = \$2.25/SF/Month, Gross plus \$.15/SF for utilities. Best rate in building
- Four private offices
- Coffee station
- Private bathroom
- Four reserved parking spaces
- Operable windows, exclusive HVAC service to the space

Suite 218: ±600 RSF

- \$2,010/Month = \$3.35/SF/Month, Gross
- Two private offices
- Reception
- Great view over Clipper Yacht Harbor
- Two reserved parking spaces
- Plus PG&E

Suite 320-322: ±1,075 RSF

- \$3,762/month = \$3.50/SF/Month, Gross
- Two private offices
- Conference room
- Fantastic water and harbor views
- Three parking spaces
- Tenant pays PG&E
- Operable windows, exclusive HVAC service to the space
- Can combine with Suite 318 for ±1,675 SF

Suite 212: ±600 RSF

- \$1,890/Month = \$3.15/SF/Month, Gross
- Two private offices
- Reception
- Water view
- Two reserved parking spaces
- Includes utilities

Suite 308: ±750 RSF

- \$2,063/Month = \$2.75/SF/Month, Gross Tenant pays PG&E
- Two large rooms plus reception
- Two reserved parking spaces
- Operable windows, exclusive HVAC service to the space

- No Load Factor
- Co-listed with Greene Real Estate

SMALL OFFICE SUITES FOR LEASE



475
Gate Five
Road



Bridgeway

101



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