

# FOR LEASE

## 2400 BRIDGEWAY

2400 Bridgeway, Sausalito, CA 94965



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## Property Summary

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## LOCATION DESCRIPTION

Embrace the vibrant community surrounding 2400 Bridgeway, located in the heart of the picturesque Sausalito, CA. Enjoy proximity to iconic attractions such as the renowned Bay Area Discovery Museum, offering educational and inspirational experiences for all ages. Nearby, the historic Sausalito waterfront beckons with enticing dining options and captivating views of the San Francisco Bay. Immerse yourself in the artistic ambiance of the area, with the celebrated Studio 333 and other prominent galleries just moments away. A variety of charming boutiques and local retailers await exploration, while the sophisticated yet relaxed atmosphere creates an ideal setting to inspire creativity and productivity for Office and Office Building tenants.

| SPACES    | LEASE RATE      | SPACE SIZE |
|-----------|-----------------|------------|
| Suite 200 | \$2.75 SF/month | 1,500 SF   |
| Suite 220 | \$2.75 SF/month | 1,460 SF   |

## PROPERTY HIGHLIGHTS

- Covered parking available
- HVAC
- Separately metered PG&E
- Operable Windows

## OFFERING SUMMARY

|                |                         |
|----------------|-------------------------|
| Lease Rate:    | \$2.75 SF/month (Gross) |
| Available SF:  | ±1,460 - 1,500 SF       |
| Building Size: | ±16,400 SF              |
| Property Type: | Office                  |
| Zoning:        | I                       |



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## Property Details & Highlights

|                  |                 |
|------------------|-----------------|
| Building Name    | 2400 Bridgeway  |
| Property Type    | Office          |
| Property Subtype | Office Building |
| APN              | 63-130-01       |
| Building Size    | 16,400 SF       |
| Lot Size         | 0.68 Acres      |
| Building Class   | B               |
| Year Built       | 1979            |
| Number of Floors | 3               |

Experience the exceptional features of this premier property in Sausalito, CA. Boasting covered parking availability, the property provides convenience and protection from the elements. With HVAC in place, a comfortable and climate-controlled environment is assured, while separately metered PG&E offers flexibility and transparency in utility usage. Operable windows enhance natural ventilation and add a touch of versatility to the workspace. This property offers a thoughtful combination of practical amenities designed to elevate the tenant experience and fulfill diverse business needs. Discover an ideal leasing opportunity that prioritizes comfort, functionality, and efficiency to support your business operations.

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# FOR LEASE

Second Floor

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