



## For Lease: One-Room Offices

3030 Bridgeway, Sausalito, CA

- On-Site Mangement
- Ample Parking
- Flagship Building
- Close to Hwy. 101
- Beautiful Lobby

### Offering Summary

Available Sq Ft:	189 - 797 +/- sf
Initial Base Rent:	\$660 - \$2500/mo
Lease Type:	Modified Full Service
Min. Lease Term:	1 - 5 Years
Available:	NOW

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## Building/Space Description:

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3030 Bridgeway offers a professional and energy-efficient office environment in Sausalito's thriving business district. Designed to accommodate a diverse mix of professionals, the building features executive-style offices with flexible configurations to suit businesses of all sizes. A 76,000-kilowatt solar array enhances sustainability while reducing operational costs. Tenants benefit from on-site parking, a resident manager, and a well-maintained workspace that supports productivity. Modernized interiors, a shared conference room, and common-area amenities create a professional yet inviting atmosphere. With its strategic location and updated facilities, 3030 Bridgeway provides an ideal setting for businesses looking for a well-connected and efficient workspace.

## Location Description:

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Ideally situated in Sausalito's commercial corridor, 3030 Bridgeway offers exceptional accessibility and convenience. Just minutes from Highway 101, the property provides seamless connections to Marin, San Francisco, and the greater Bay Area. Its proximity to the Marin Gateway Shopping Center ensures easy access to a variety of restaurants, retail stores, and essential services, making it an ideal location for professionals seeking a well-served business hub. The surrounding area offers a mix of commercial and recreational amenities, with scenic waterfront views and an inviting atmosphere that enhances the work-life experience.

## Space Information/Features:

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Total Available Square Feet: 189 - 797+/- sq.ft.  
(Agents have not verified square footage.)  
Number of Parking Spaces: 101 Unassigned/Unreserved

Suite No.	Size	Rent/Mo.
113	279 +/- sq. ft.	\$ 975
210	218 +/- sq. ft.	\$ 763
200	189 +/- sq. ft.	\$ 660
217	232 +/- sq. ft.	\$ 815
108	313 +/- sq. ft.	\$ 1,095
127	571 +/- sq. ft.	\$ 1,713
128	344 +/- sq. ft.	\$ 1,032
245	257 +/- sq. ft.	\$ 800
120	797 +/- sq. ft.	\$ 2,500
231	421 +/- sq. ft.	\$ 1,265

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## Building Information/Features:

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Total Building Square Feet:	33,332 +/- sq.ft.
Year Constructed:	1942
Zoning/Permitted Uses:	<u>I (Industrial)</u>
Load Factor:	35%
Fire Sprinklers:	No
Heating & Air Conditioning:	Heat
Flood Zone Designation:	Zone AE (An Area Inundated by 100-year flooding)

This land covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on the NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance for building owners applies. Tenants should strongly consider purchasing flood insurance.

## Lease Information:

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Minimum Lease Term:	1 - 5 Years
Initial Base Rent:	(see chart)
Initial Base Rent Increases:	4% each year
Lease Type:	Modified Full Service
Tenant Expenses:	Phone & Internet



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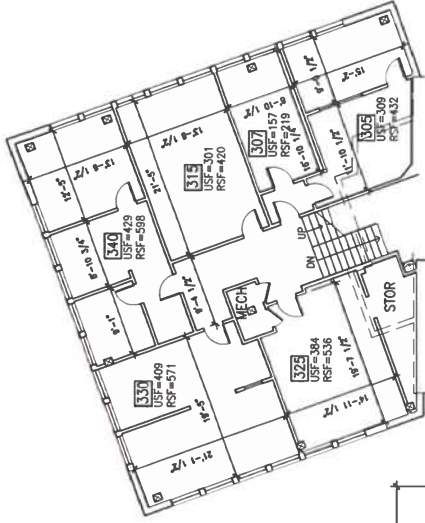
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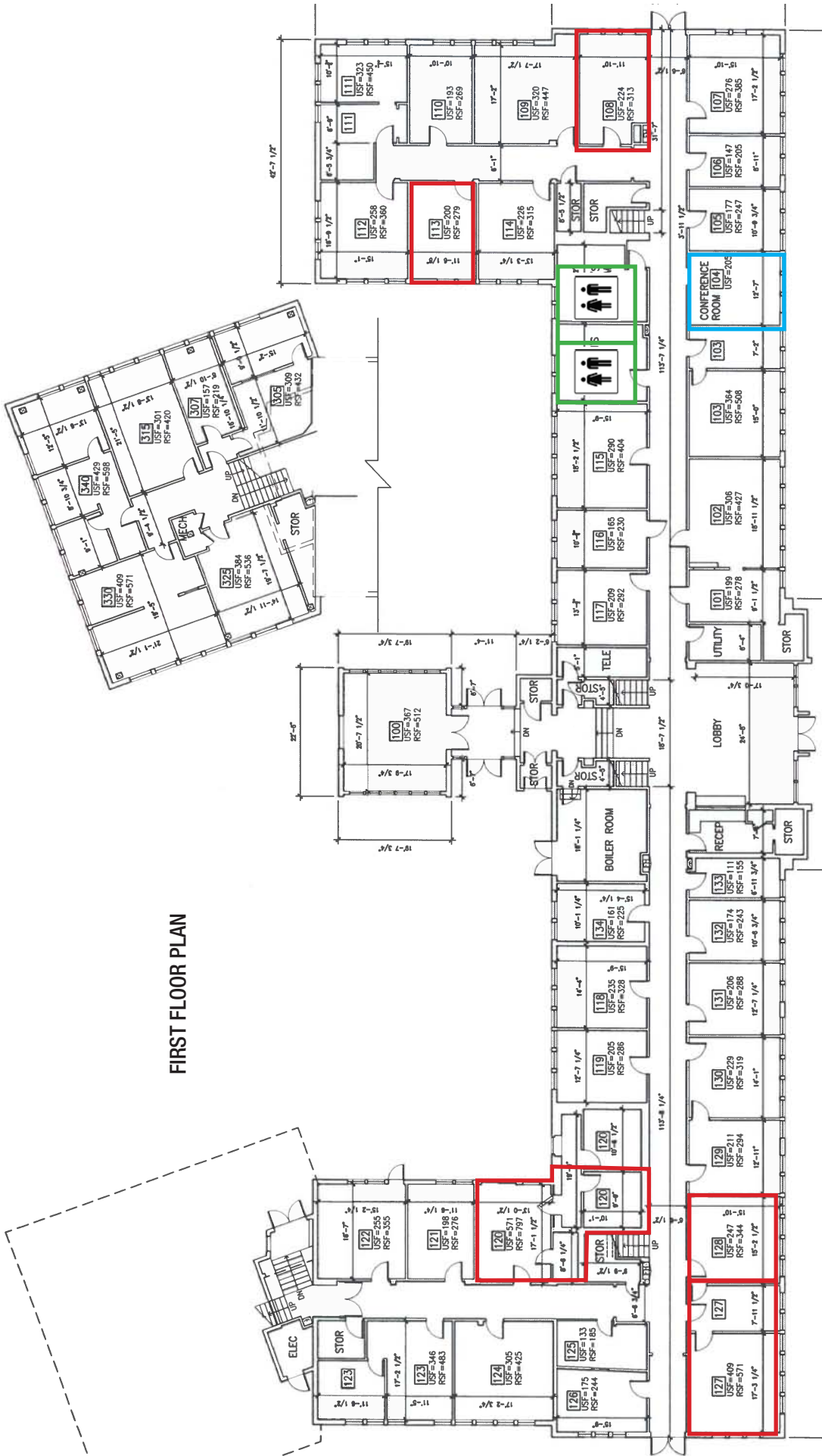


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FIRST FLOOR PLAN



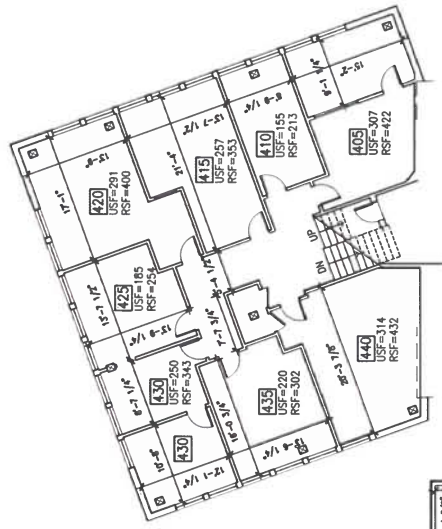
Available Unit

Conference Room

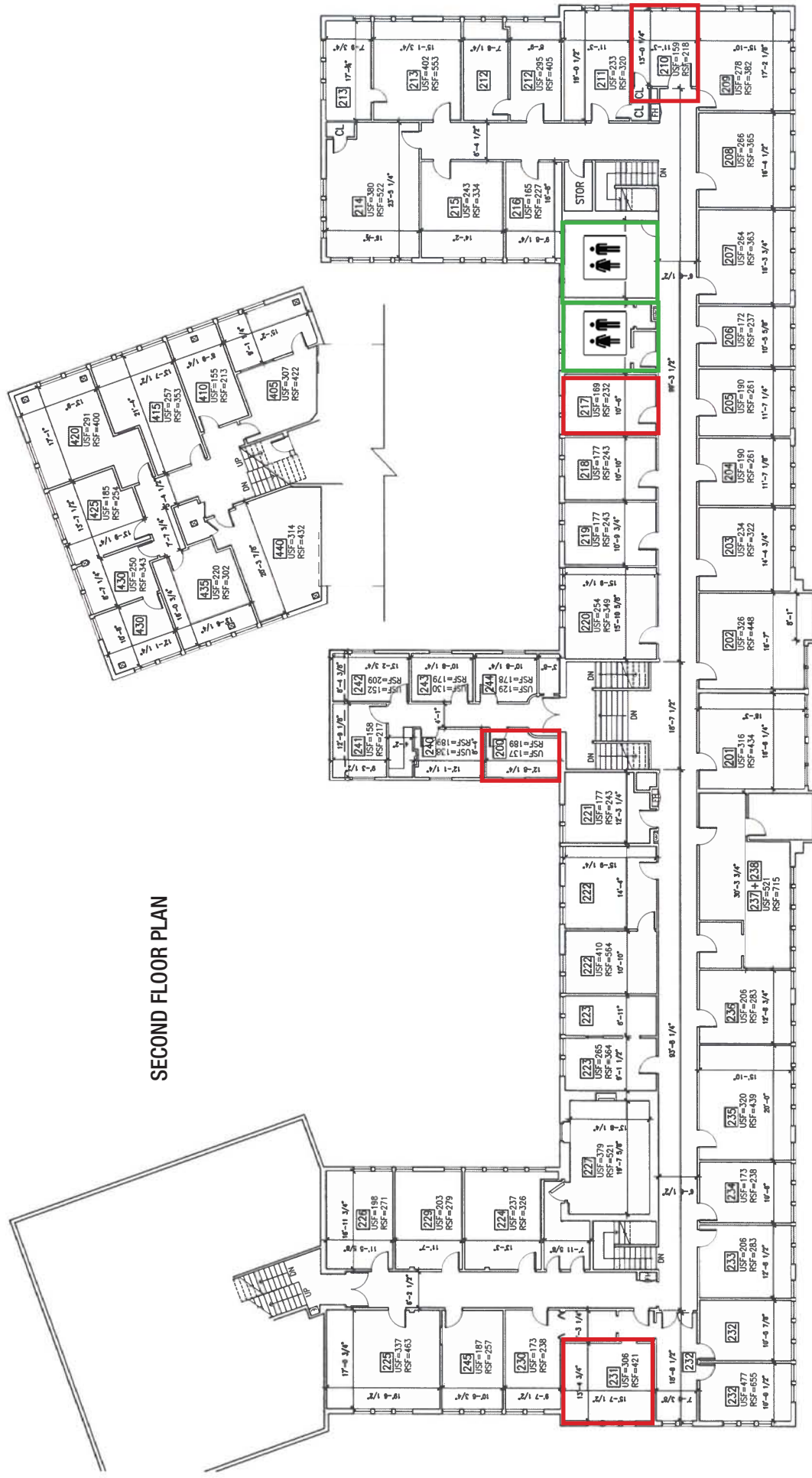
Restroom

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SECOND FLOOR PLAN



Restroom

Available Unit

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