

For Lease: Penthouse Office Suite

767 Bridgeway, Suite 3B, Sausalito, CA

- Water Views
- Elevator Served
- 2 Conference Rooms
- In-Suite Kitchen
- Private Balcony
- Downtown Sausalito Location

Offering Summary

Total Available sq. ft.:	**1,872 +/- sf**
Initial Base Rent:	**$3.00 psf**
Lease Type:	**Mod Gross**
Lease Term:	**3 - 5 Years**
Available:	**Now**

Contact:

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

9/18/26

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Building/Space Description:

Suite 3B at 767 Bridgeway is located in the heart of downtown Sausalito within an elevator-serviced mixed-use building featuring ground-floor retail amenities and strong walkability to restaurants, waterfront attractions, and public parking. The suite consists of a third-floor office layout featuring an open work area, private office, kitchen/break room, and a private exterior entrance, creating an ideal environment for a variety of professional or creative users. Included with the suite is a fourth-floor penthouse office component featuring two private conference/offices and a private balcony with water views in one of Marin County's most desirable waterfront cities.

Location Description:

Located along the highly desirable Bridgeway corridor in downtown Sausalito, 767 Bridgeway benefits from a premier waterfront location surrounded by restaurants, boutique retailers, galleries, hotels, and local amenities. The property offers exceptional walkability and convenient access to two large public parking lots and Sausalito Ferry Terminal located directly across the street. Downtown Sausalito is one of Marin County's most recognized waterfront destinations, attracting consistent pedestrian traffic from both residents and visitors. Positioned just north of San Francisco with convenient access to Highway 101 and regional transportation options, the location provides an attractive setting for professional, creative, and service-oriented businesses seeking a vibrant and amenity-rich environment.

Space Information/Features:

Total Available Square Feet:	1,872 +/- sq. ft. ($5,616/mo)
Divisible:	No
Parking:	No onsite parking (Large public parking lots across the street)

Building Information/Features:

Total Building Square Feet:	8,727 +/- sq. ft.
Year Constructed:	1957 +/-
Zoning/Permitted Uses:	CC (Central Commercial)
Elevator:	Yes
Fire Sprinklers:	Yes
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)

An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.

Lease Information:

Lease Term:	3 - 5 Years
Initial Base Rent:	$3.00/psf
Base Rent Increases:	3% per annum
Lease Type:	Modified Gross
Tenant Direct Expenses:	Separately metered utilities, telephone, internet, and janitorial inside the premises, increases over base year RE Taxes and Insurance.

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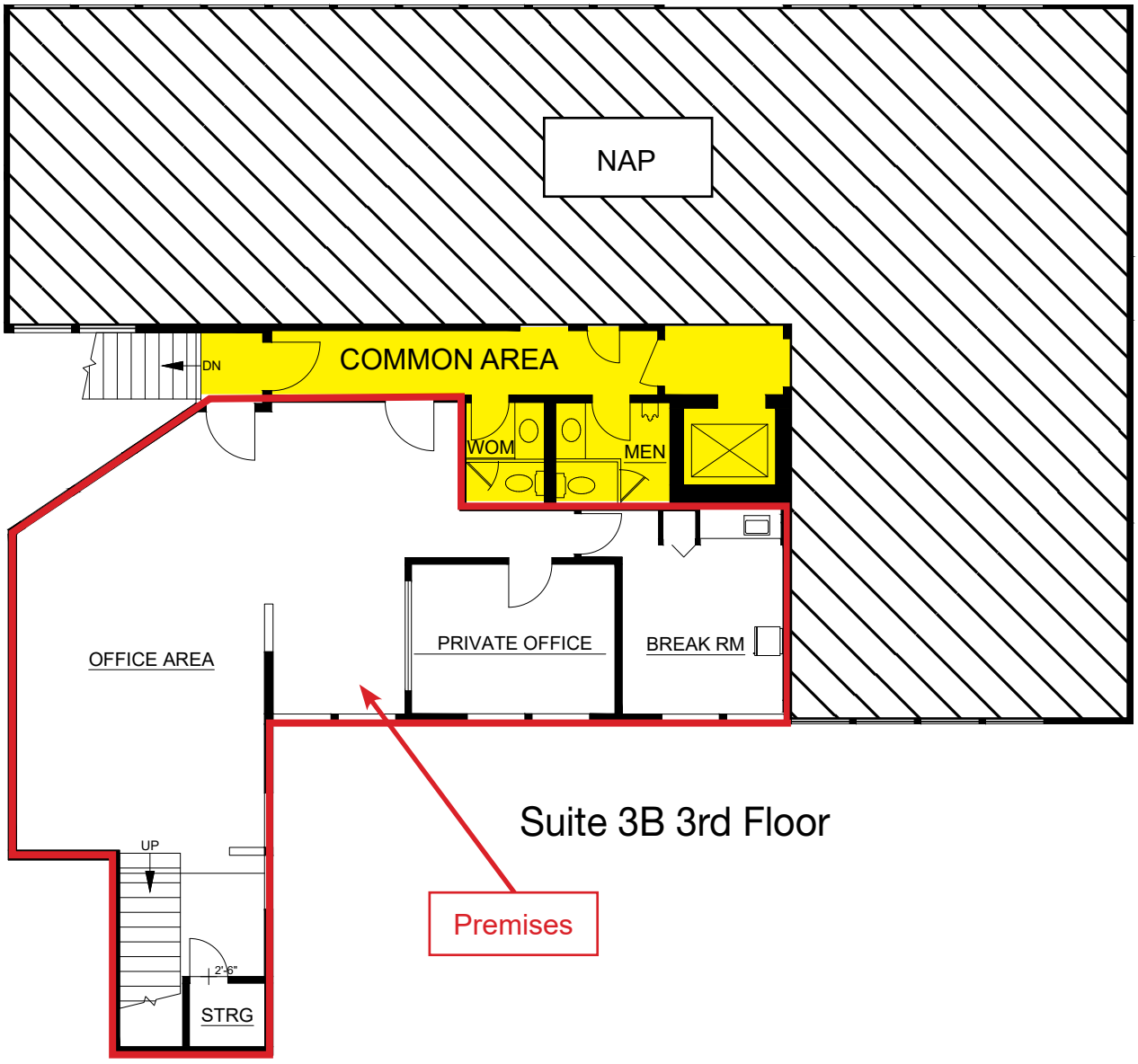


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Bridgeway



Suite 3B 3rd Floor

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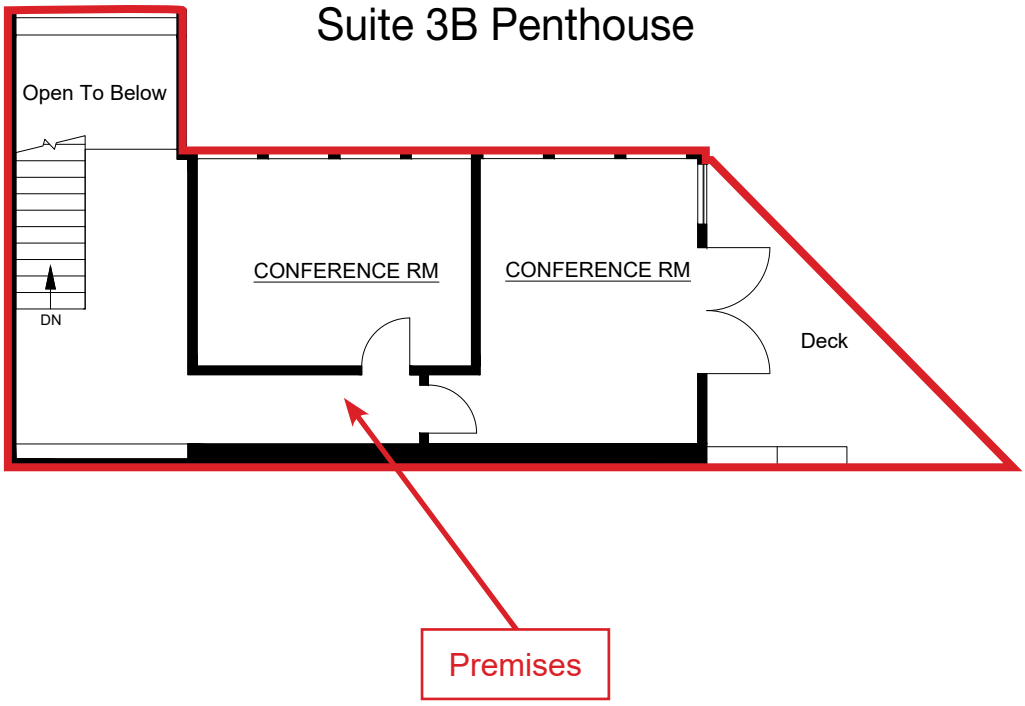
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Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.

With more than $3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

Higher Level Commercial Real Estate
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