



# For Lease: Medical Office/Suites

## 111 2nd Street, Sausalito, CA

- High Visibility
- Desirable Location
- Medical Use Permitted
- Close to Freeway

Offering Summary	
<b>Total Available Sq Ft:</b>	<b>1,800 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$5.00 psf</b>
<b>Lease Type:</b>	<b>Mod.Gross</b>
<b>Lease Term:</b>	<b>2 - 5 Years</b>
<b>Available:</b>	<b>Now</b>

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# For Lease: Medical Office

111 2nd Street, Sausalito, CA 94965

## Building/Space Description:

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The 111 building (±1,800 SF) includes a main lobby, isolation room, pediatric room, five additional exam rooms, back office, kitchen, and two ADA-accessible bathrooms with showers. The layout supports med spa services, dermatology, ultrasound, colonoscopy, laser procedures, and minor surgical use. In the past included an on-site CLIA-certified lab with specimens sent to Labcorp, Quest, UCSF, Sutter, and Marin Health.

## Location Description:

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Located at the corner of Second and Valley Streets, the property is one block from the water and walking distance to downtown Sausalito. It has operated as a medical and wellness campus for over 20 years, serving both Marin and San Francisco, with two buildings, a private garden, and gated parking in a highly accessible location near the Golden Gate Bridge.

## Space Information/Features:

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Total Available Square Feet: 1,800 +/- sq. ft. (Owner is source.  
Agents have not verified square footage.)  
Parking Spaces: 5 unreserved spaces on site

## Building Information/Features:

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Total Building Square Feet: 4,266 +/- sq. ft.  
Year Constructed: 1967 +/-  
Zoning/Permitted Uses: [CN-1 \(Commercial, Office, Apprvd. for Medical\)](#)  
Elevator: No  
Fire Sprinklers: No  
Heating & Air Conditioning: Yes  
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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Lease Term: 2 - 5 Years  
Initial Base Rent: 5.00 psf (\$9,000/mo.)  
Lease Type: Mod. Gross  
Tenant Expenses: Tenant pays for gas, electricity, water, insurance, phone, internet & janitorial inside the premises.

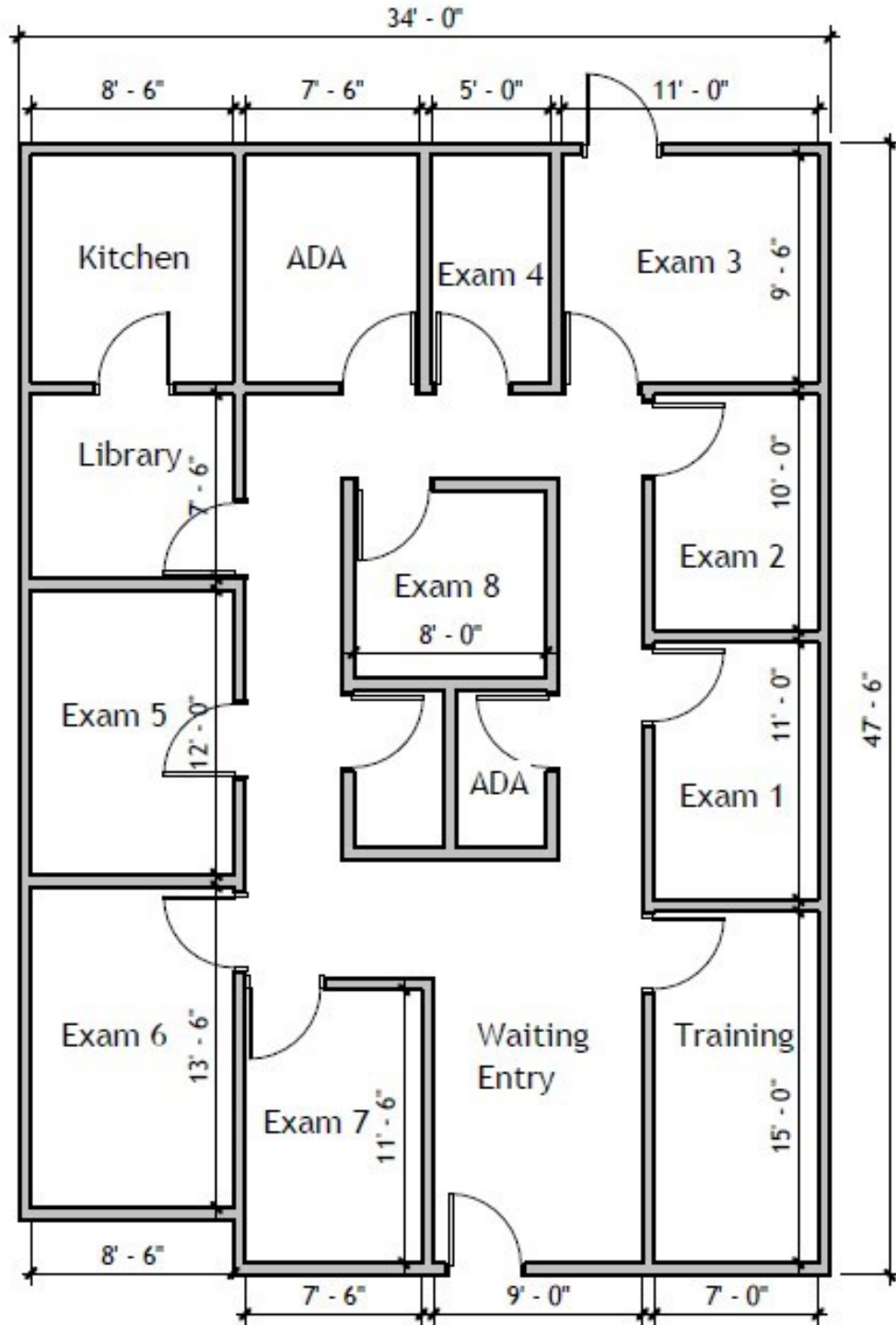
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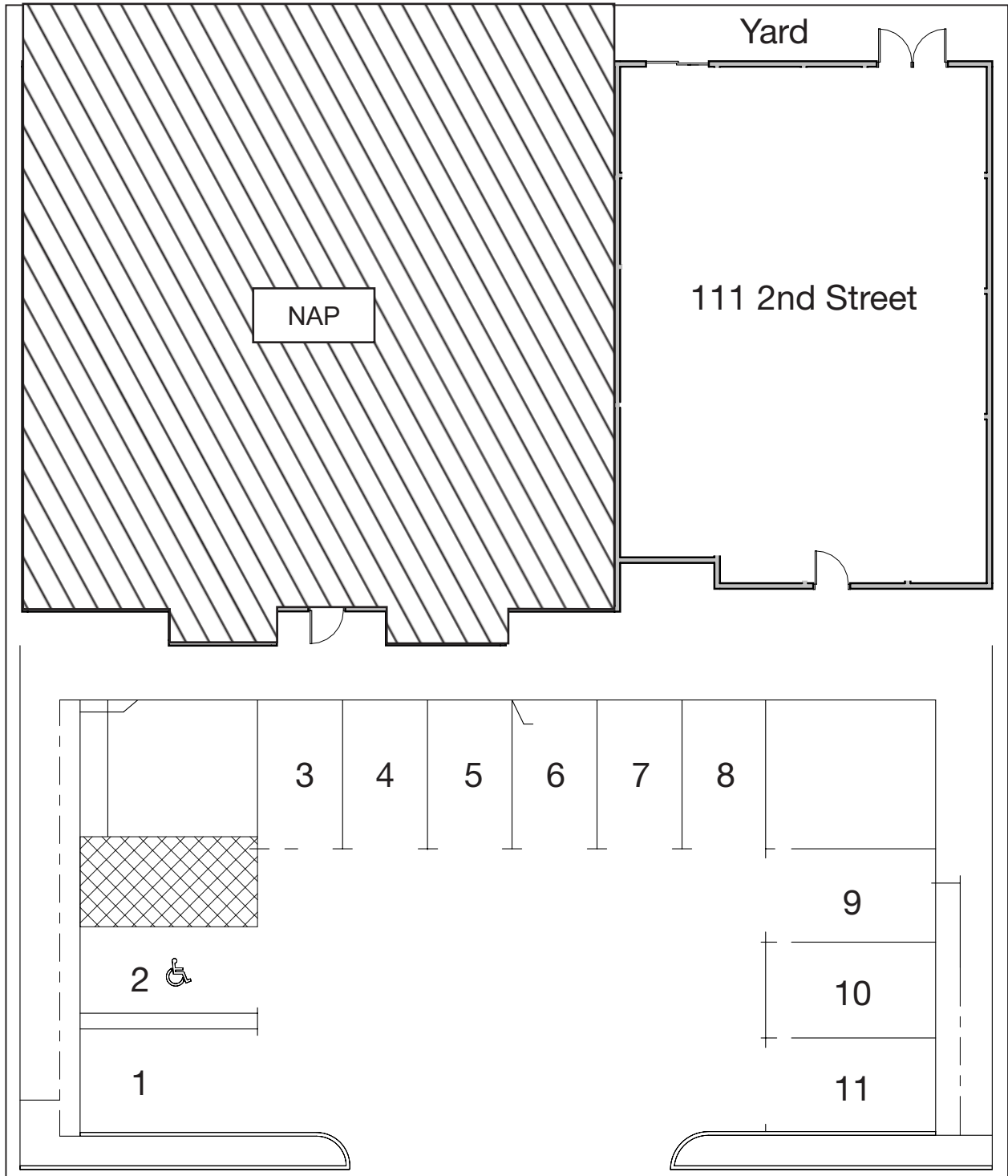
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**111 BUILDING**

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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.

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

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## Higher Level Commercial Real Estate

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