

RETAIL AND/OR OFFICE SPACE FOR LEASE – DOWNTOWN SAUSALITO, CA

501 – 503 Caledonia Street



FANTASTIC EXPOSURE - CORNER BUILDING - PARKING

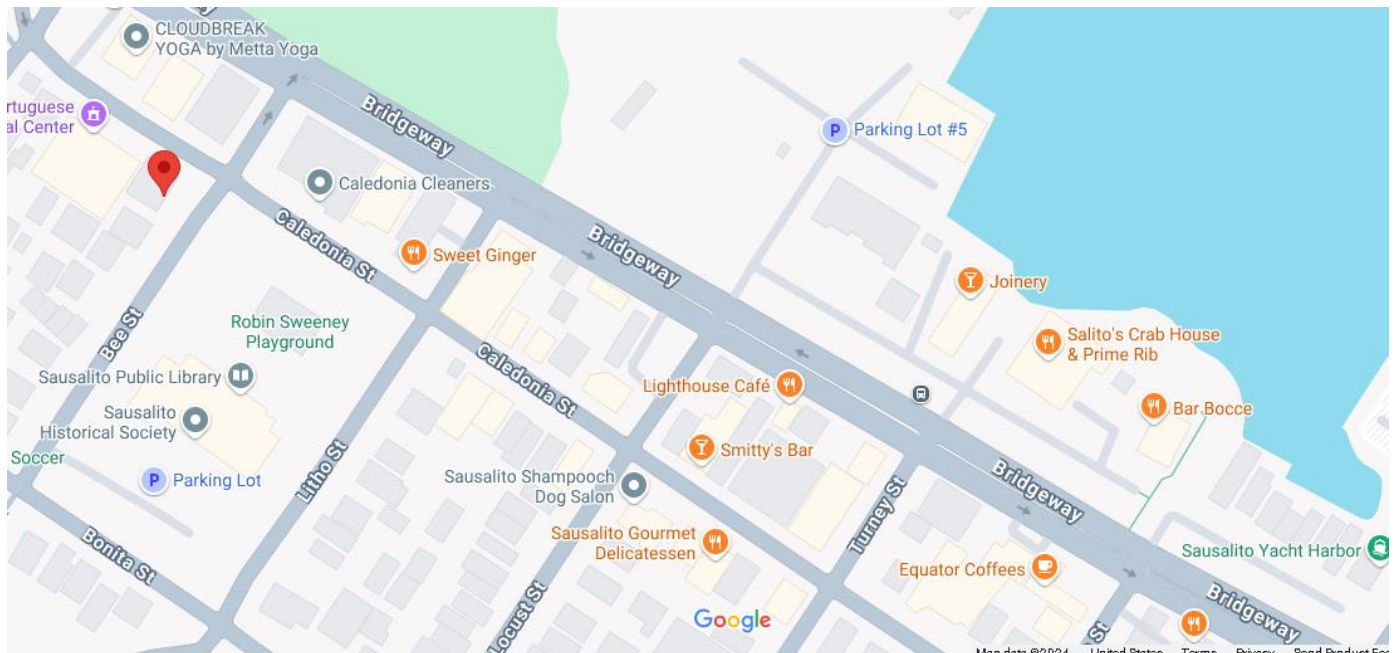
• CORNER RETAIL UNIT	• COMMERCIAL OFFICE SPACE ON BEE ST.
• APROXIMATELY 865 SQ FT	• APROXIMATELY 1365 SQ FT
• ADA COMPLIANT ENTRANCE AND BATHROOM	• ADA COMPLIANT ENTRANCE AND BATHROOM
• LARGE WINDOWS BRING IN LIGHT AND EXPOSURE	• 5 INDIVIDUAL SUITES, RECEPCION AND COMMON AREA
• CAN BE COMBINED WITH BACK OFFICE SPACE OR LEASED ALONE	• CAN BE COMBINED WITH FRONT RETAIL SPACE OR LEASED ALONE
• HIGH CEILINGS	• INDIVIDUAL HEATING THERMOSTATS
• NATURAL LIGHT	• FULLY BUILT OUT AS OFFICE
• LARGE DISPLAY WINDOWS	

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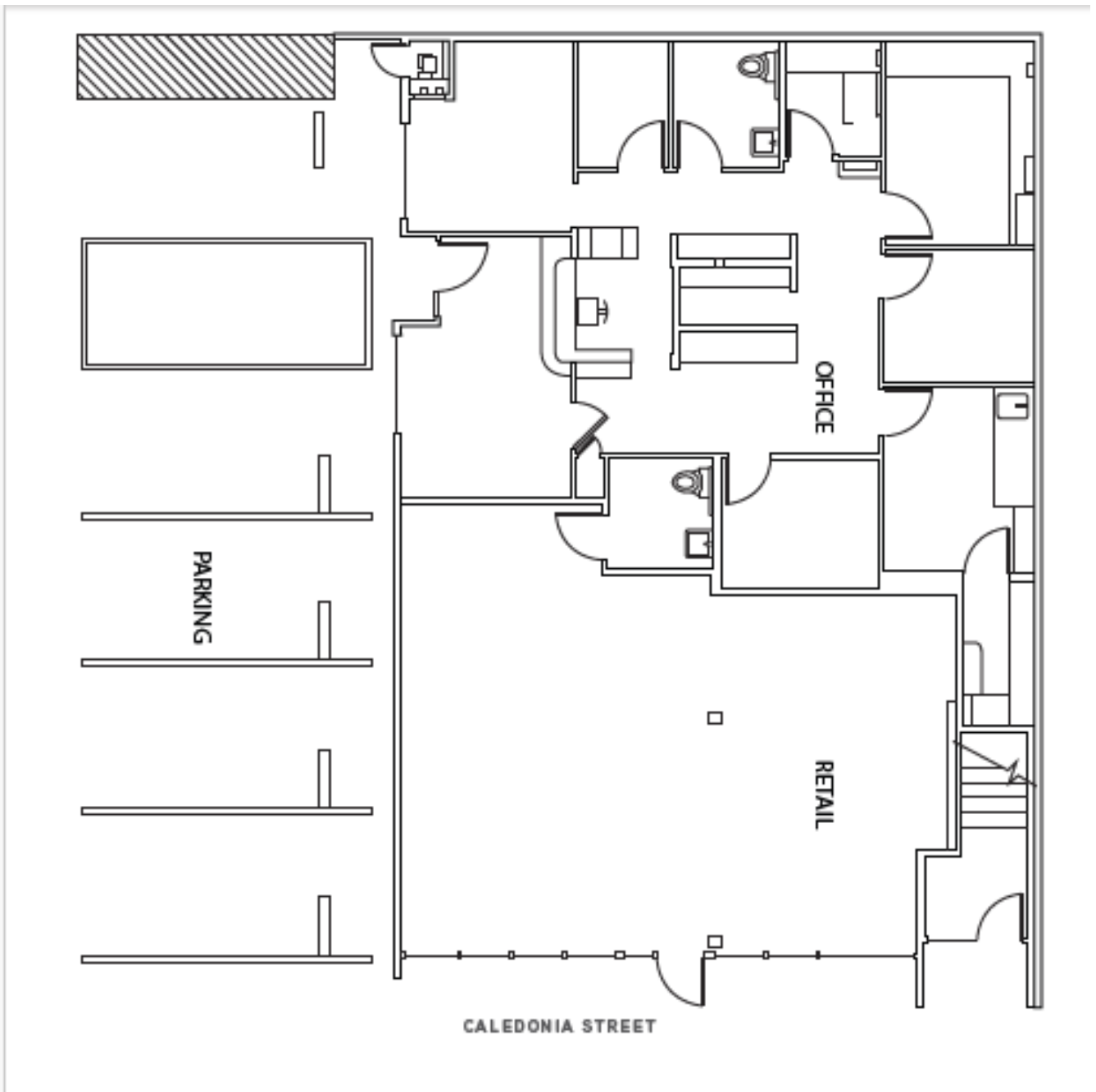
Unique opportunity to lease in the heart of Sausalito. Two separate spaces with a combined total of 2230 +/- sq ft.. Approximately 1365 sq ft of office space with separate entrance and approximately 865 sq ft of retail space. Both spaces can be easily combined offering a retail/gallery/showroom space in the front with corporate/design offices in the back. Or they can be leased separately. Great corner exposure, conveniently located across from City Hall and the library and walking distance to many other retail and businesses.

OFFERING SUMMARY

LEASE RATE:	\$2.90 SF/MONTH (MG)	
AVAILABLE RENTAL SPACE :		
	RETAIL	865 SQ FT +/-
	OFFICE	1365 SQ FT +/-
PROPERTY TYPE:	COMMERCIAL / RETAIL/RESIDENTIAL	
ZONING:	MIXED COMMERCIAL RESIDENTIAL - CR	



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