

**SAUSALITO
SHORT TERM BUSINESS NEEDS STUDY
SCOPE OF WORK**

PHASE 1- Create Database of Available Commercial Properties

OVERVIEW

We conducted the survey by a physical “walk by”, interviews with commercial brokers, Loopnet, and other websites such as Craigslist. Loopnet is a database that includes approximately 90% of available commercial properties already exists. Loopnet has most of the listings, specifications, maps and links is readily available. The city of Sausalito has also nearly completed the “Marinship Land Use/Business Inventory”.

In order to identify and facilitate an inventory of available properties, specifications, and a preferred types and mix, we first broke it down to 3 basic categories.

1. Retail/Restaurant Space
2. Office/Design Space
3. Industrial Space

There is some overlap as well as some properties that use or category may be unclear or fall under a special circumstance.

In interviews conducted with local commercial brokers there were some common complaints/observations. The most common was that is extremely difficult and time consuming to obtain permits for improvements, use and occupancy. Factors influencing landlord decisions on leasing were primarily if the tenant could pay the rent and if they could get a use permit.

A summary of results is included in each section.

Submitted by:

Eckart Noack, Peter Van Meter, Jeff Scharosch, John Cox January 13, 2011

REVISED 7/11/11

Sausalito Retail Survey

Summary

This report is a compilation of the results of a "walk-by" survey of retail businesses in Sausalito conducted on December 23, 2010. Its purpose was to determine the current mix of retail type businesses in Sausalito and to assess the current vacancy situation. This is a component of the Short Term Business Needs Study, an effort focused on the retention and attraction of new businesses in Sausalito.

The survey shows 241 businesses in designated commercial zones and in other areas such as the Marinship. Eighteen spaces were observed to be vacant, as discussed in more detail in the following section. The observed categorization of the businesses is based upon signage and exterior observation, and not upon an examination of the store's merchandise or service. There was no attempt to identify or list non-retail space such as office or residential, except as noted in a few instances (such as a storefront insurance office.)

The most frequently occurring businesses - with five or more instances - are summarized here (with categories simplified from the detail list)

Restaurants and Food Service			
Full Service Restaurants	36	(Including two locations not in operation)	
Limited Service	12		
Delicatessen	6	(Including three locations in markets or convenience stores)	
Confectionary	2		56
Apparel and Accessories			
Women's Clothing	9		
Family Clothing	7	(Including four "T-shirt shops")	
Fashion Accessories	5		
Men's Clothing	2		
Children's Clothing	1		24
Personal Care			
Beauty Salon	11		
Nail Salon	5		
Skin Care	3		
Barber	1		
Massage	2		22
Gift, Novelty and Toy Stores			15
Art Dealers			11
Dry Cleaning and Laundry			8
Jewelry Stores			7
Business Service - Copy, mail, etc.			6
Health Practitioners			5 (not MDs)
Sporting Goods			5 (Including rentals)

Vacancies

In addition to providing information for the study of business mix, this survey is intended to assess the retail vacancy situation. This information will assist in determining if a public-private joint leasing effort would be productive. On the surface, it appears that several of the vacancies reported are "special situations", and that occupancy is actually quite good. From this effort there is no way of telling how the open businesses are actually doing, however.

The 18 vacancies reported are a 7.5% vacancy factor for the 241 establishments listed, based upon count and not rentable area. The survey did not attempt to identify operating business that maybe leaving or new businesses committed to entering currently vacant spaces. The following are the observations of the survey subcommittee:

<u>Address</u>	<u>Description</u>	<u>Comment</u>
201 Bridgeway	* Former Valhalla, Chart House, Gaylord's	Kitchen apparently removed - unleaseable as restaurant
558 Bridgeway	* Ondine	Not a "vacancy", in that the space is available and used for catered events
589 Bridgeway		Small space, older building
595 Bridgeway		Small space, older building (steps up)
597 Bridgeway	Former Dis & Dat	Lower level space
600 Bridgeway	Former Houlihan's	Extended vacancy with ADA compliance issues (elevator)
605 Bridgeway	Wild at Heart	Announced closing
19 Princess	Former Salvage Shop	Remodeled, but suffers from lack of visibility and being at the end of the block
21 Princess		Remodeled, but suffers from lack of visibility and being at the end of the block
660 Bridgeway	Current Golden Bear Jewelry	Listed as vacant, as assumed to be closing soon. Good location, but high rent
660 Bridgeway	Former (?) Exquisite Silk	Windows covered - closed? Interior passageway space with no visibility
1001 Bridgeway		Bridgeway Terrace interior space lacking identity
39 Caledonia	* Former Gaylord's, Rustico	Not listed as vacant, as "Matt's Place" is under construction but delayed
108 Caledonia	Victorian building	Street level space, set back
328 Pine	Behind Cibo	
221 Caledonia	Former drug store, Prudential R.E.	Probably best continued as office use
1403 Bridgeway	Former Donut Shop, Amy's	Likely to continue in food service use
501 Caledonia	Former video rental, dress shop	Newly remodelled
1621 Bridgeway	* ACERIS STT Clinic	Not listed as vacant, although apparently only available for special events
1913 Bridgeway	*	Under construction - status not clear

* Deemed special situations by the subcommittee. Taking out the four of these that are in the vacancy list reduces that factor to 5.4%, well within the range of normal community turnover vacancy.

Detail Listing

The following list is in geographical sequence, generally south to north through Sausalito

<u>Address</u>	<u>Business Name</u>	<u>Category*</u>	<u>Subcategory</u>
<u>West Side of Second Street - CN-1 Zone</u>			
300 Valley	Caccivcco	Full Service Restaurant	
-	Sausalito Waterworks	Dry Cleaning and Laundry Services	
109	Core Physical Therapy	Health Practitioner	
111	Soluna Health	Health Practitioner	
-	Carousel Laundry & Cleaners	Dry Cleaning and Laundry Services	
205	3D Bikefit	Sporting Goods Store	Equipment and Supplies
211	Decker Bullock	Real Estate	
215	Frank Howard Allen	Real Estate	
221	Golden Gate Market	Supermarkets and Other Grocery	

East Side of Second Street - CN-1 Zone

201 Bridgeway **Vacant** (Former Gaylord's)

		Full Service Restaurant	
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West Side of Bridgeway, South of Princess Street - CC Zone

539	Galerie Judith Englestad	Art Dealer	
561	No apparent name	Personal Care Services	Nail Salon
567	Cat Murphy's	Personal Care Services	Skin Care Services
571	Sausalito Bakery	Limited Service Eating Place	
573	Image	Women's Clothing Store	
579	Georgiou	Women's Clothing Store	
-	Nana's Treasures	Office Supplies, Stationery and Gift Store	Novelty and Souvenir Store
589	Vacant		
589	Cha Cha Cha	Children's and Infant's Clothing Store	
595	Vacant		
595	Mayflower Boutique	Women's Clothing Store	
597	Vacant		
599B	Tim Cantor	Art Dealer	
605	Vacant (Wild at Heart Closing)		
607	Munchies Candies	Specialty Food Store	Nut and Confectionary Store
613	Real Napa	Beer, Wine and Liquor Store	

* Based on the North American Industrial Classification System (NAICS)

<u>Address</u>	<u>Business Name</u>	<u>Category*</u>	<u>Subcategory</u>
621	Angelino's	Full Service Restaurant	Delicatessen
625	Venice Gourmet	Specialty Food Store	Pizza Parlor
629	Giovanni's Pizza	Limited Service Eating Place	
633	Bridgeway Café	Limited Service Eating Place	
639	Crazy Shirts	Family Clothing Store	Casual
<u>East Side of Bridgeway, South of Princess Street - OA Zone</u>			
558	Horizon's	Full Service Restaurant	
558	Vacant (Online available for events)	Full Service Restaurant	
-	Scoma's	Full Service Restaurant	
<u>South Side of Princess Street - CC Zone</u>			
3	Benetton	Family Clothing Store	
11	Hubba Hubba	Women's Clothing Store	
19	Vacant		
21	Vacant		
<u>North Side of Princess Street - CC Zone</u>			
2	Time After Time	Jewelry Store	Watches
4	Sausalito Jewelers	Jewelry Store	
8	The Wilderness Collection Gallery	Art Dealer	
14	Starbucks	Limited Service Eating Place	Doughnut and Coffee Shop
20	Something/Anything	Jewelry Store	
28	Pegasus Leather	Other Clothing Store	Leather Apparel
30	<u>Princess Court</u>		
	Brighton	Clothing Accessories Store	
	Out of Hand	Office Supplies, Stationery and Gift Store	Gift Store
	Art Elite Gallery	Office Supplies, Stationery and Gift Store	Gift Store
	Scrimshaw Gallery	Office Supplies, Stationery and Gift Store	Novelty and Souvenir Store
34	Sports & History Gallery	Other Misc. Store	Collector's Items Shop
-	Sausalito Bicycle Rentals	Sporting Goods Store	Equipment and Supplies
-	Arlecchina	Women's Clothing Store	
52B	Francesca Gallery	Art Dealer	
52	EyelItalia	Office Supplies, Stationery and Gift Store	Gift Store
62	The Gables (in R-3 Zone)	Hotels and Motels	Bed and Breakfast Inn

Address Business Name Category* Subcategory

West Side of Bridgeway, North of Princess Street to Excelsior Ave. - CC Zone

669	Hanson Gallery	Art Dealer	
673	Quest	Other Clothing Store	Leather Apparel
675	Petri's	Art Dealer	
681	Firuze	Women's Clothing Store	
683	Sausalito Accessories	Family Clothing Store	Casual
687	Trio Jewelry	Clothing Accessories Store	
689	Lappert's Ice Cream	Specialty Food Store	Nut and Confectionary Store
695	Games People Play	Hobby, Toy and Game Store	
701	Sausalito Sundries & Gifts	Office Supplies, Stationery and Gift Store	Gift Store
705	Kokopelli Gallery	Jewelry Store	
707	No apparent name (was Film store)	Clothing Accessories Store	

East Side of Bridgeway, North of Princess Street to El Portal - CC Zone

600	Vacant (Upper Level)		
660	<u>Old Purity Market</u>		
	Jewelry by the Bay	Jewelry Store	
	Royal Arts Co.	Office Supplies, Stationery and Gift Store	Gift Store
	Piccolo Caffè	Full Service Restaurant	
	Tibet Arts & Crafts	Clothing Accessories Store	
	Vacant (Exquisite Silk gone?)		
	Vacant (Golden Bear Closing)		
670	Winship Restaurant	Full Service Restaurant	
676	Sausalito Shirt Co.	Family Clothing Store	Casual
-	Seven Seas Greenhouse Restaurant	Full Service Restaurant	
-	Fine Art, Etc.	Art Dealer	
688	Sausalito Ferry Company	Hobby, Toy and Game Store	
690	Petri's Fine Arts	Art Dealer	

South Side of El Portal - CC Zone

12	Caffe Tutti	Full Service Restaurant	
16	Hotel Sausalito	Hotels and Motels	Hotel
22	Paul & Shark	Men's Clothing Store	
26	Blue Willi's	Women's Clothing Store	
30	Inn Above the Tide	Hotels and Motels	Hotel

Address Business Name Category* Subcategory

West Side of Bridgeway, North of Excelsior Ave. - CC Zone

715	Wells Fargo Bank	Finance and Insurance	Commercial Banking
721	Burlwood Gallery	Office Supplies, Stationery and Gift Store	Gift Store
723	Sunrise	Office Supplies, Stationery and Gift Store	Gift Store
729	Gene Hiller	Men's Clothing Store	Takeout Eating Place
737	Hamburgers	Limited Service Eating Place	
739	Piccolo Teatro (temporarily closed)	Full Service Restaurant	
743	Golden Gate Jewelry	Jewelry Store	
747	Collector's Gallery	Office Supplies, Stationery and Gift Store	Gift Store
-	Sottovento	Family Clothing Store	Casual
757	No Name Bar	Drinking Places (Alcoholic Beverages)	Bar
763	Eng's	Clothing Accessories Store	
769	Bacchus Venus	Specialty Food Store	Massage
771	Living Energy Massage	Personal Care Services	
777	Poggio	Full Service Restaurant	
801	Casa Madrona	Hotels and Motels	Hotel
-	Habitat Books	Book Stores and News Dealers	
813-817	Fish & Chips	Limited Service Eating Place	
819	Ciao Bella Italy	Office Supplies, Stationery and Gift Store	Gift Store

East Side of Bridgeway, North of Excelsior Ave.

750	Bank of America (in W Zone)	Finance and Insurance	Commercial Banking
Spinnaker Dr.	The Spinnaker Restaurant (in PI Zone)	Full Service Restaurant	
-	Visitor Center (in PI Zone)	Other Misc. Store	
100 Bay	The Harbor Shop (in W Zone)	Family Clothing Store	

West Side of Bridgeway, North of San Carlos Ave. to Napa Street - CR Zone

1001	<u>Bridgeway Terrace</u>	Business Service Center	Skin Care Services
	Ship N Mail	Personal Care Services	Beauty Salon
	Red Arresting Beauty	Personal Care Services	
	Salon de Artistes	Women's Clothing Store	
	My Kloset		
	Vacant		
	Thai Terrace	Limited Service Eating Place	
	Hertz	Car Rental Agency	
	Top Paws	Pet Supplies and Store	
-	Bridgeway Gas	Gasoline Service Station	

<u>Address</u>	<u>Business Name</u>	<u>Category*</u>	<u>Subcategory</u>
1113	Bridgeway Cleaners	Dry Cleaning and Laundry Services	
1115	Sausalito Taco Shop	Limited Service Eating Place	
1201	Cibo	Limited Service Eating Place	
1201	Vamus a Ver Meso American Crafts	Furniture & Home Furnishings Store	
1303	Ladybug Flowers	Florist	
-	Sausalito Animal Hospital	Vetinary Services	
1311	Lighthouse Restaurant	Full Service Restaurant	
1403	Vacant (former Donut Shop)		
1417	A Bicycle Odyssey	Sporting Goods Store	Equipment and Supplies
-	Nancy Ann Flowers	Florist	
1621	ACERIS STT Clinic	Management Consulting Services	Marketing Consulting Service
<u>East Side of Bridgeway, North of San Carlos Ave. to Litho Street (Dunphy Park) - CW Zone</u>			
1000	Taste of Rome	Limited Service Eating Place	Doughnut and Coffee Shop
303 Johnson	Harbor View Grill	Full Service Restaurant	
1250	Bar Bocce (Remodel under construction)	Full Service Restaurant	
1200	Paradise Bay	Full Service Restaurant	
300 Turney	Wellington's Wine Bar	Drinking Places (Alcoholic Beverages)	Bar
<u>West Side of Caledonia Street - CR Zone</u>			
33	Sausalito Optometry	Optical Goods Store	
35	Barber Shop	Personal Care Services	Barber Shop
-	DiVino	Full Service Restaurant	
39	Matt's Place (Remodel under construction)	Full Service Restaurant	
43	Sartaj India Café	Full Service Restaurant	
45	Rosetti Pizzeria	Full Service Restaurant	
47	Arawan Thai Cuisine	Full Service Restaurant	
-	Marin Theater	Motion Picture and Video Exhibition	Motion Picture Theater
107	Sushi Ran	Full Service Restaurant	
201	Fine Framing	Furniture & Home Furnishings Store	Picture Frame Store
201	Tom Tyray Jeweler	Jewelry Store	
-	Michelle of Sausalito	Personal Care Services	Nail Salon
209	Sausalito Gourmet	Specialty Food Store	Delicatessen
215	Luna	Personal Care Services	Beauty Salon
"	The Cobblers	Personal & Household Goods Repair	Footwear and Leather Goods Repair
"	Angelical Touch & Wellness	Personal Care Services	Massage
"	Flying Oliver Books	Book Stores and News Dealers	
-	Lili's	Personal Care Services	Beauty Salon

<u>Address</u>	<u>Business Name</u>	<u>Category*</u>	<u>Subcategory</u>
221	Vacant (former Prudential Real Estate)		
-	Robert Allen Fine Art	Art Dealer	
305	Tom Ryan Allstate	Finance and Insurance	Insurance
333B	John Wilmer Gallery	Other Misc. Store	
333	333 Caledonia	Art Dealer	
501	Vacant (New remodel)		
511	IDESST Hall	Hall and Banquet Room	
<u>East Side of Caledonia Street (and side streets) - CR Zone</u>			
36	Experience Salon	Personal Care Services	Beauty Salon
40	Lance Lesneski	Health Practitioner	
-	Pinestreet Papery (Business for sale)	Office Supplies, Stationery and Gift Store	
-	Inside Asia	Furniture & Home Furnishings Store	
-	Sausalito Market	Supermarkets and Other Grocery	
325 Pine	Bluebird Yarn & Fiber Crafts	Sewing, Needlework and Piece Good Store	
328 Pine	Core Pilates	Fitness and Recreational Sports Center	
328 Pine	Vacant		
108	Mary Small Photography - Up	Photographic Services	
108	Vacant - Down		
110	Yoga of Sausalito	Family Clothing Store	Casual
110	Green Apples	Women's Clothing Store	
200	Real Foods	Supermarkets and Other Grocery	
-	L & L Property Management	Real Estate	
-	Smitty's	Drinking Places (Alcoholic Beverages)	Bar
218	Sausalito Bright	Dry Cleaning and Laundry Services	
302	Alpine Cleaners	Dry Cleaning and Laundry Services	
-	Roger Hair Boutique	Personal Care Services	Beauty Salon
-	Sparow Creek Montessori School	Other Schools & Instruction	
-	Sausalito Picture Framing	Furniture & Home Furnishings Store	Picture Frame Store
314	Rimma's Hair Design	Personal Care Services	Beauty Salon
318	Waterstreet Hardware	Hardware Store	
-	Sweet Ginger	Full Service Restaurant	
410	Caledonia Cleaners	Dry Cleaning and Laundry Services	
510	The Copper Door	Furniture & Home Furnishings Store	Picture Frame Store
<u>Liberty Ship Way - Schoonmaker Area - I Zone</u>			
-	Joanne's Print Shop	Business Service Center	
-	FastBlue	Business Service Center	

Address

Business Name

Category*

Subcategory

- Le Garage
 2200 Bridgeway Snaps Reprographics
 Full Service Restaurant
 Business Service Center

West Side of Bridgeway Between Easterby Ave. and Olive St. - CN-1 Zone

1901 7/Eleven Store
 Convenience Store
 Coin Laundry
 Dry Cleaning and Laundry Services
 1907 Integrated Fitness Martial Arts
 Fitness and Recreational Sports Center
 1913 **Vacant** (Unclear status)
 1915 Signature Hair Boutique - Up
 Beauty Salon
 1915 Suzie's Nails
 Nail Salon
 Fred's
 Beauty Salon
 1919 Hair Solutions
 Beauty Salon
 2001 Chiropractic Family Practice
 Health Practitioner
 Flo De-stressing Center
 Health Practitioner
 -
 Full Service Restaurant
 2009 Saylor's Restaurant & Bar
 Full Service Restaurant

West Side of Bridgeway North of Coloma St. - CN-2 Zone

2631 Scott of Sausalito
 Personal Care Services
 " Eco-friendly Dry Cleaners
 Dry Cleaning and Laundry Services
 " Shaolin Martial Arts
 Fitness and Recreational Sports Center
 2633 La Hacienda Restaurant
 Full Service Restaurant
 2633 Hamalayas
 Full Service Restaurant
 2829 Dario's Pizza
 Full Service Restaurant
 " Think Personal
 Office Supplies, Stationery and Gift Store
 " Jennifer Ross Farmer's Insurance
 Finance and Insurance
 " About Faces
 Personal Care Services
 " High 5 Salon
 Personal Care Services
 " Esimo Spa
 Personal Care Services
 " Salon LoJe
 Personal Care Services
 2901 Sausalito Shell
 Gasoline Service Station
 3001 Pal's Liquor
 Beer, Wine and Liquor Store
 " Cross Fit Sausalito
 Fitness and Recreational Sports Center
 " Bay View Salon
 Personal Care Services
 " Kitti's Place
 Limited Service Eating Place
 " Bridgeway Bagel & Coffee
 Limited Service Eating Place
 " Golden Gate Trike
 Sporting Goods Store
 " The UPS Store
 Business Service Center
 " Tommy's Wok
 Full Service Restaurant
 Beauty Salon
 Gift Store
 Insurance
 Skin Care Services
 Nail Salon
 Beauty Salon
 Beauty Salon
 Car Wash
 Nail Salon
 Doughnut and Coffee Shop
 Equipment and Supplies

Address Business Name Category* Subcategory

Marinship Area, East Side of Bridgeway from South of Harbor Drive to North City Limits - I Zone, except as Noted

	<u>Along Bridgeway</u>		
-	Kinko's	Business Service Center	
2650	Feng Nian	Full Service Restaurant	
2656	Avatar's	Full Service Restaurant	
"	Dynamic Energy Crystals	Office Supplies, Stationery and Gift Store	Gift Store
"	Louie's Deli	Specialty Food Store	Delicatessen
2660	Art Brokers	Art Dealer	
	<u>Along Harbor Drive</u>		
One	Wastamerica Bank	Finance and Insurance	Commercial Banking
Three	Bank of Marin	Finance and Insurance	Commercial Banking
-	Mollie Stone's (in CS Zone)	Supermarkets and Other Grocery	
-	U.S. Post Office (in PI Zone)	Postal Service	
-	West Marine	All Other General Merchandise Stores	
200	Harbor Dive & Kayak Center (in W Zone)	Sporting Goods Store	Equipment and Supplies
298	Johnson Hicks Marine Electronics (in W Zone)	Electronic & Precision Equipment	
300	Sausalito Marine (in W Zone)	All Other General Merchandise Stores	
303	Harbor Veterinary	Vetinary Services	
-	Seahorse Musica Caffee	Full Service Restaurant	
350	Fish (in W Zone)	Full Service Restaurant	
	<u>Along Gate 5 Road</u>		
-	Bayside Organics Dispensary	All Other Misc. Stores Retailers	
-	Cultivating Wisdom	All Other Misc. Stores Retailers	
-	Heath Ceramics	Furniture & Home Furnishings Store	China & Glassware Store
475	Anchorage Restaurant	Full Service Restaurant	
305	DJ Healy Auto Body	Automotive Repair & Maintenance	
90	Sun Auto	Automotive Repair & Maintenance	
-	A&A Automotive	Automotive Repair & Maintenance	
-	Vaitellina Automobili	Automotive Repair & Maintenance	

#2 SAUSALITO OFFICE/DESIGN SPACE SURVEY

Summary

This report is based on information gathered and interviews from 12/15/10-1/10/11.

The office space category is renamed to Office/Design space. Design space is currently more sought after and it is the trend of business attracted to Sausalito. Advertising, packaging, product development and creative businesses are increasing. Traditional users of Class A office space such as financial services and more traditional businesses are decreasing.

The commercial site Loopnet is estimated to have over 90% of the local available Office/Design space listed. On 1/5/2011 there was 104,607 square feet of vacant Office/Design space available in Sausalito listed on Loopnet . Prices are averaging \$2.00 -\$3.00 per foot and are comparable with Southern Marin. The overall vacancy rate is also similar or slightly better than Southern Marin.

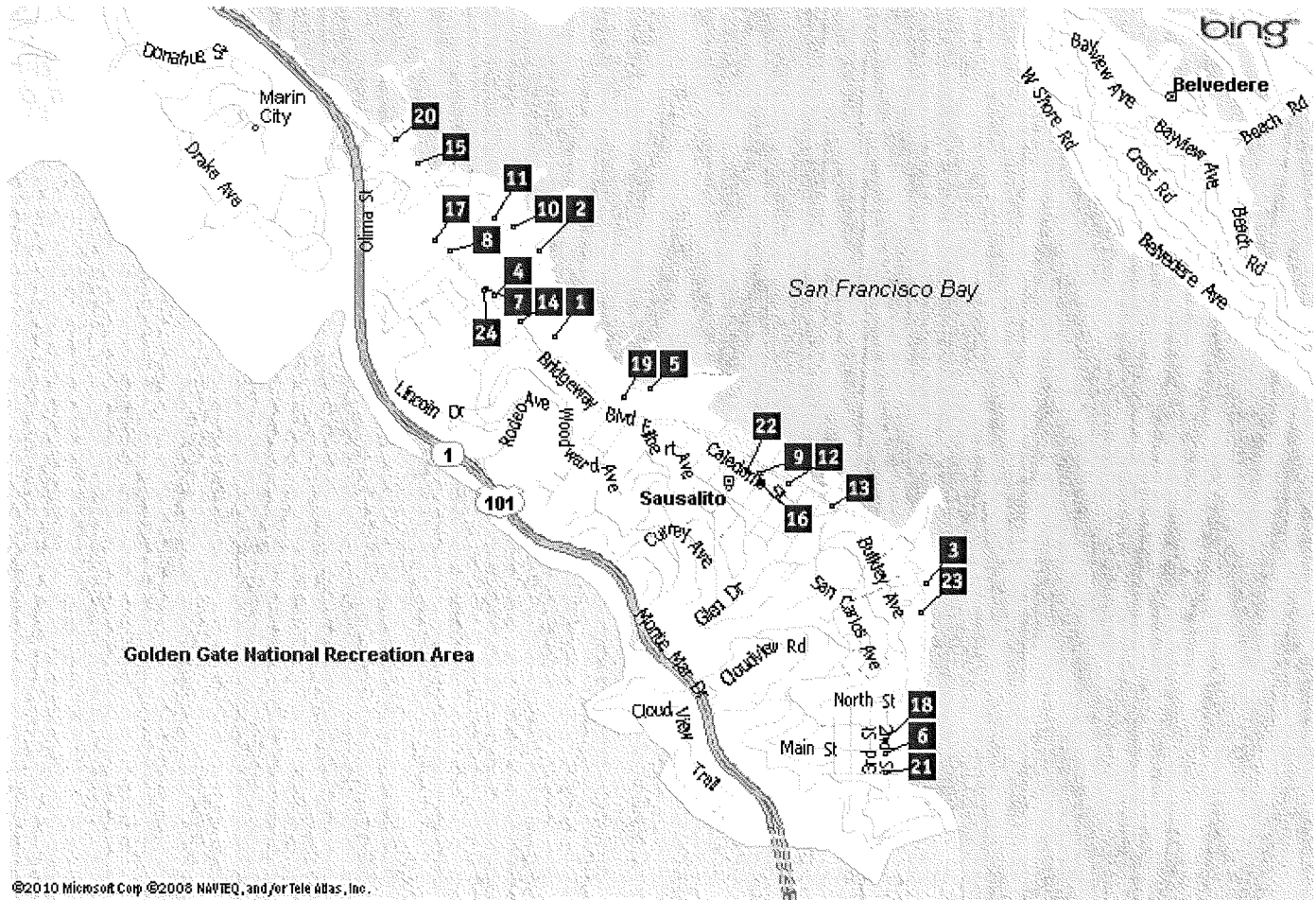
Two of the largest traditional class A properties are:

1. 1 & 3 Harbor, 36,891 sq ft available out of 121,690 or 30%.
2. Marina plaza, 21,757sq ft available out of 75,205 or 29%.

10, 20, 28 & 30 Liberty Ship Way are more Design Type spaces, and have no substantial vacancies out of 146,000 sq ft.

The inventory of Office/Design space includes dozens of small and mid size buildings. Spaces ranging from 500-1500 sq ft are in higher demand than larger ones.

The fourth quarter, 2010 Cassidy Turley Marin Office Report shows 85,621 sq ft available out of 689,989 class A&B space in Sausalito/Tiburon. This is a 12.4% overall vacancy rate compared to 13.8% in Southern Marin, and 23.3% in Northern Marin. The average asking rent was \$2.74 compared to \$3.07 in Southern Marin, and \$2.31 in Northern Marin.



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Legend

- | | |
|---|--|
| <ul style="list-style-type: none"> 1 Marina Office Plaza - Energy Star Certified
2330 Marinship Way, Suite 301, Sausalito, CA 3 670 Bridgeway Office Space
670 Bridgeway, Sausalito, CA 5 80 Liberty Ship Wy
80 Liberty Ship Wy, Sausalito, CA 7 Harbor Drive Executive Park 3
3 Harbor Dr, Sausalito, CA 9 302 Caledonia Street
302 Caledonia Street, Sausalito, CA 11 Mariners Landing
Gate 5, Bridgeway, Coloma, Sausalito, CA 13 Bridgeway Terrace
1001 Bridgeway Suite B 3, Sausalito, CA 15 4000 Bridgeway
4000 Bridgeway, Suite 401, Sausalito, CA
2829 Bridgeway | <ul style="list-style-type: none"> 2 310 Harbor Drive
310 Harbor Drive, Sausalito, CA 4 2400 Bridgeway
2400 Bridgeway, Sausalito, CA 6 123 Second Street
123 Second Street, Sausalito, CA 8 Mariners Landing
Coloma St. and Bridgeway, Sausalito, CA 10 475 Gate 5 Road
475 Gate 5 Road, Sausalito, CA 12 1221 Bridgeway
1221 Bridgeway, Sausalito, CA 14 2346 Marinship Wy
2346 Marinship Wy, Sausalito, CA 16 Prudential building
223 Caledonia, Sausalito, CA
207 2nd Street |
|---|--|

Property Map

MARTIN,NOACK REAL
ESTATE

17 2829 Bridgeway, Sausalito, CA

19 **28 Liberty Ship Wy**
28 Liberty Ship Wy, Sausalito, CA

21 **The Sausalito Waterworks**
300 Valley St, Sausalito, CA

23 **599 Bridgeway**
599 Bridgeway, Sausalito, CA

18 207 2nd Street, Sausalito, CA

20 **Harbor Center**
1 Gate Six Road, Sausalito, CA

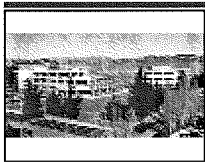
22 **318 Caledonia Street**
318 Caledonia Street, Sausalito, CA

24 **Harbor Drive Executive Park 1**
1 Harbor Dr, Sausalito, CA

Property For Lease

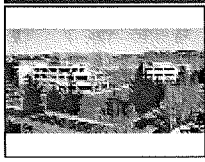
MARTIN NOACK · (415) 331-6400 · martinnoack@sbcglobal.net

MARTIN,NOACK REAL ESTATE



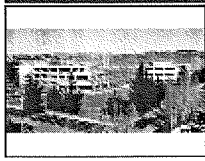
Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	1/370	Rental Rate:	\$3.30/SF/Month	http://listing.loopnet.com/13746095
Space Available:	1,854 SF	Lease Type:	N/A	
Space Type:	Office Office Building	Parking Ratio:	4/1,000 SF	
		LoopNet ID:	13746095	
		Status:	Available	



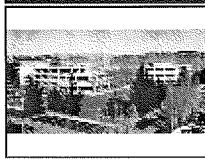
Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	2/200	Rental Rate:	\$3.30/SF/Month	http://listing.loopnet.com/13746095
Space Available:	4,690 SF	Lease Type:	Full Service Gross	
Space Type:	Office Office Building	Parking Ratio:	4/1,000 SF	
		LoopNet ID:	13746095	
		Status:	Available	



Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	2/145	Rental Rate:	\$2.80/SF/Month	http://listing.loopnet.com/13746095
Space Available:	798 SF	Lease Type:	Full Service Gross	
Space Type:	Office Office Building	Parking Ratio:	4/1,000 SF	
		LoopNet ID:	13746095	
		Status:	Available	



Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	2/210	Rental Rate:	\$2.80/SF/Month	http://listing.loopnet.com/13746095
Space Available:	1,217 SF	Lease Type:	N/A	
Space Type:	Office Office Building	Parking Ratio:	4/1,000 SF	
		LoopNet ID:	13746095	
		Status:	Available	

Property For Lease

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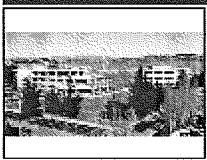
Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	1/150	Rental Rate:	\$2.80/SF/Month	http://listing.loopnet.com/13746095
Space Available:	4,800 SF	Lease Type:	Full Service Gross	
Divisible To:	2,400 SF	Parking Ratio:	4/1,000 SF	
Maximum Contiguous:	5,401 SF	LoopNet ID:	13746095	
Space Type:	Office	Status:	Available	
	Office Building			



Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	2/105	Rental Rate:	\$2.80/SF/Month	http://listing.loopnet.com/13746095
Space Available:	1,240 SF	Lease Type:	N/A	
Space Type:	Office	Parking Ratio:	4/1,000 SF	
	Office Building	LoopNet ID:	13746095	
		Status:	Available	



Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	2/150	Rental Rate:	\$2.80/SF/Month	http://listing.loopnet.com/13746095
Space Available:	4,937 SF	Lease Type:	N/A	
Space Type:	Office	Parking Ratio:	4/1,000 SF	
	Office Building	LoopNet ID:	13746095	
		Status:	Available	



Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	1/170	Rental Rate:	\$2.80/SF/Month	http://listing.loopnet.com/13746095
Space Available:	601 SF	Lease Type:	Full Service Gross	
Space Type:	Office	Parking Ratio:	4/1,000 SF	
	Office Building	LoopNet ID:	13746095	
		Status:	Available	

Property For Lease

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Marina Office Plaza - Energy Star Certified - 2330 Marinship Way, Suite 301, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	1/220	Rental Rate:	\$3.00/SF/Month	http://listing.loopnet.com/13746095
Space Available:	1,615 SF	Lease Type:	Full Service Gross	
Space Type:	Office	Parking Ratio:	4/1,000 SF	
	Office Building	LoopNet ID:	13746095	
		Status:	Available	



310 Harbor Drive - Sausalito, CA 94965 - Direct Lease

Suite/Floor:	Suite 400-F	Rental Rate:	\$2.57/SF/Month	http://listing.loopnet.com/16805780
Space Available:	475 SF	Lease Type:	Modified Gross	
Space Type:	Office	Building Class:	B	
	Office Building	LoopNet ID:	16805780	
		Status:	Available	



310 Harbor Drive - Sausalito, CA 94965 - Direct Lease

Suite/Floor:	400-G	Rental Rate:	\$1.95/SF/Month	http://listing.loopnet.com/16805780
Space Available:	960 SF	Lease Type:	N/A	
Space Type:	Office	Building Class:	B	
	Office Building	LoopNet ID:	16805780	
		Status:	Available	



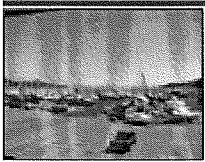
310 Harbor Drive - Sausalito, CA 94965 - Direct Lease

Suite/Floor:	400-H	Rental Rate:	\$1.95/SF/Month	http://listing.loopnet.com/16805780
Space Available:	2,824 SF	Lease Type:	N/A	
Space Type:	Office	Building Class:	B	
	Office Building	LoopNet ID:	16805780	
		Status:	Available	

Property For Lease

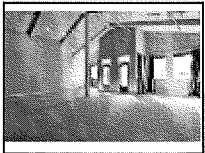
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310 Harbor Drive - Sausalito, CA 94965 - Direct Lease

Suite/Floor:	400-D	Rental Rate:	\$2.65/SF/Month	http://listing.loopnet.com/16805780
Space Available:	1,750 SF	Lease Type:	N/A	
Space Type:	Office Office Building	Building Class:	B	
		LoopNet ID:	16805780	
		Status:	Available	



670 Bridgeway Office Space - 670 Bridgeway, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	Second Floor	Rental Rate:	\$2.50/SF/Month	http://listing.loopnet.com/16955087
Space Available:	1,750 SF	Lease Type:	N/A	
Space Type:	Office Office Building	Building Class:	A	
		LoopNet ID:	16955087	
		Status:	Available	



2400 Bridgeway - Sausalito, CA 94965 - Direct Lease

Suite/Floor:	280	Rental Rate:	\$2.50/SF/Month	http://listing.loopnet.com/16891044
Space Available:	1,720 SF	Lease Type:	Industrial Gross	
Maximum Contiguous:	3,440 SF	Building Class:	B	
Space Type:	Office Office Building	LoopNet ID:	16891044	
		Status:	Available	



2400 Bridgeway - Sausalito, CA 94965 - Direct Lease

Suite/Floor:	290	Rental Rate:	\$2.50/SF/Month	http://listing.loopnet.com/16891044
Space Available:	1,720 SF	Lease Type:	Industrial Gross	
Maximum Contiguous:	3,440 SF	Building Class:	B	
Space Type:	Office Office Building	LoopNet ID:	16891044	
		Status:	Available	

Property For Lease

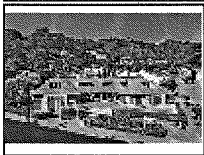
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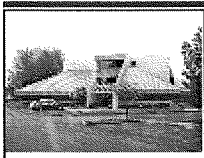
80 Liberty Ship Wy - Sausalito, CA 94965 - Sublease

Suite/Floor:	1	Rental Rate:	\$2.55/SF/Month	http://listing.loopnet.com/16856362
Space Available:	2,025 SF	Lease Type:	Modified Gross	
Space Type:	Office	LoopNet ID:	16856362	
	Office Building	Status:	Available	



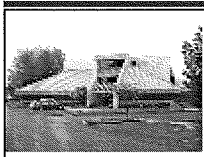
123 Second Street - Sausalito, CA 94965 - Direct Lease

Suite/Floor:	1st Floor	Rental Rate:	\$3.00/SF/Month	http://listing.loopnet.com/16846472
Space Available:	4,169 SF	Lease Type:	Modified Gross	
Divisible To:	1,400 SF	Building Class:	A	
Space Type:	Office	LoopNet ID:	16846472	
	Office Building	Status:	Available	



Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	106	Rental Rate:	\$2.85/SF/Month	http://listing.loopnet.com/15418762
Space Available:	2,242 SF	Lease Type:	Full Service Gross	
Space Type:	Office	Building Class:	A	
	Office Building	LoopNet ID:	15418762	
		Status:	Available	



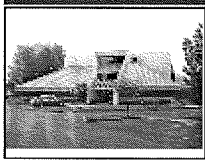
Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	112	Rental Rate:	\$2.85/SF/Month	http://listing.loopnet.com/15418762
Space Available:	1,359 SF	Lease Type:	Full Service Gross	
Space Type:	Office	Building Class:	A	
	Office Building	LoopNet ID:	15418762	
		Status:	Available	

Property For Lease

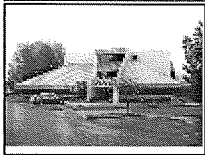
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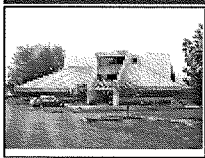
Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	115	Rental Rate:	\$2.85/SF/Month	http://listing.loopnet.com/15418762
Space Available:	3,755 SF	Lease Type:	Full Service Gross	
Divisible To:	1,766 SF	Building Class:	A	
Space Type:	Office	LoopNet ID:	15418762	
	Office Building	Status:	Available	



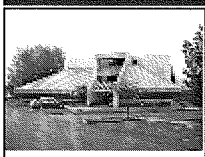
Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	215	Rental Rate:	\$3.00/SF/Month	http://listing.loopnet.com/15418762
Space Available:	1,418 SF	Lease Type:	Full Service Gross	
Space Type:	Office	Building Class:	A	
	Office Building	LoopNet ID:	15418762	
		Status:	Available	



Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965 - Sublease

Suite/Floor:	301	Rental Rate:	\$2.85/SF/Month	http://listing.loopnet.com/15418762
Space Available:	2,051 SF	Lease Type:	Full Service Gross	
Space Type:	Office	Building Class:	A	
	Office Building	LoopNet ID:	15418762	
		Status:	Available	



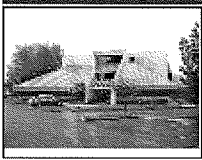
Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	316	Rental Rate:	\$2.85/SF/Month	http://listing.loopnet.com/15418762
Space Available:	4,284 SF	Lease Type:	Full Service Gross	
Space Type:	Office	Building Class:	A	
	Office Building	LoopNet ID:	15418762	
		Status:	Available	

Property For Lease

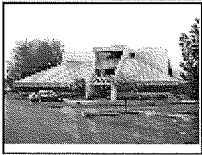
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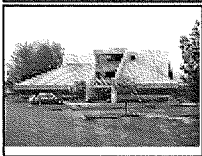
Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965

Suite/Floor:	110	Rental Rate:	\$2.85/SF/Month	http://listing.loopnet.com/15418762
Space Available:	2,740 SF	Lease Type:	Full Service Gross	
Space Type:	Office Office Building	Building Class:	A	
		LoopNet ID:	15418762	
		Status:	Available	



Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965

Suite/Floor:	208	Rental Rate:	\$3.00/SF/Month	http://listing.loopnet.com/15418762
Space Available:	757 SF	Lease Type:	Full Service Gross	
Space Type:	Office Office Building	Building Class:	A	
		LoopNet ID:	15418762	
		Status:	Available	



Harbor Drive Executive Park 3 - 3 Harbor Dr, Sausalito, CA 94965

Suite/Floor:	103	Rental Rate:	\$2.85/SF/Month	http://listing.loopnet.com/15418762
Space Available:	845 SF	Lease Type:	Full Service Gross	
Space Type:	Office Office Building	Building Class:	A	
		LoopNet ID:	15418762	
		Status:	Available	



Mariners Landing - Coloma St. and Bridgeway, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	465 D Coloma	Rental Rate:	\$2.20/SF/Month	http://listing.loopnet.com/16167321
Space Available:	720 SF	Lease Type:	Modified Gross	
Space Type:	Office Creative / Loft	LoopNet ID:	16167321	
		Status:	Available	

Property For Lease

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Mariners Landing - Coloma St. and Bridgeway, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	2658 Bridgeway #204	Rental Rate:	\$2.20/SF/Month	http://listing.loopnet.com/16167321
Space Available:	834 SF	Lease Type:	Modified Gross	
Space Type:	Office Creative / Loft	LoopNet ID:	16167321	
		Status:	Available	



Mariners Landing - Coloma St. and Bridgeway, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	469 C Coloma	Rental Rate:	\$2.30/SF/Month	http://listing.loopnet.com/16167321
Space Available:	458 SF	Lease Type:	Modified Gross	
Space Type:	Office Creative / Loft	LoopNet ID:	16167321	
		Status:	Available	



302 Caledonia Street - Sausalito, CA 94965 - Direct Lease

Suite/Floor:	Suite 4	Rental Rate:	\$3.00/SF/Month	http://listing.loopnet.com/16095100
Space Available:	1,531 SF	Lease Type:	Modified Gross	
Space Type:	Office Office Building	Building Class:	B	
		LoopNet ID:	16095100	
		Status:	Available	




302 Caledonia Street - Sausalito, CA 94965 - Direct Lease

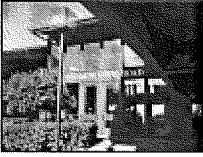
Suite/Floor:	Suite 3	Rental Rate:	\$3.00/SF/Month	http://listing.loopnet.com/16095100
Space Available:	1,305 SF	Lease Type:	Modified Gross	
Space Type:	Office Office Building	Building Class:	B	
		LoopNet ID:	16095100	
		Status:	Available	

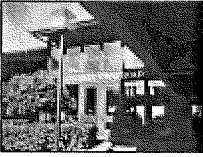
Property For Lease


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	475 Gate 5 Road - Sausalito, CA 94965 - <i>Direct Lease</i>				
	Suite/Floor:	211	Rental Rate:	\$2.15/SF/Month	http://listing.loopnet.com/15738455
	Space Available:	900 SF	Lease Type:	Modified Gross	
	Space Type:	Office	Building Class:	B	
		Office Building	LoopNet ID:	15738455	
		Status:	Available		

	475 Gate 5 Road - Sausalito, CA 94965 - <i>Direct Lease</i>				
	Suite/Floor:	230	Rental Rate:	\$2.00/SF/Month	http://listing.loopnet.com/15738455
	Space Available:	2,500 SF	Lease Type:	Modified Gross	
	Maximum Contiguous:	4,885 SF	Building Class:	B	
	Space Type:	Office	LoopNet ID:	15738455	
	Office Building	Status:	Available		

	475 Gate 5 Road - Sausalito, CA 94965 - <i>Direct Lease</i>				
	Suite/Floor:	202	Rental Rate:	\$2.30/SF/Month	http://listing.loopnet.com/15738455
	Space Available:	600 SF	Lease Type:	Modified Gross	
	Maximum Contiguous:	1,675 SF	Building Class:	B	
	Space Type:	Office	LoopNet ID:	15738455	
	Office Building	Status:	Available		

	475 Gate 5 Road - Sausalito, CA 94965 - <i>Direct Lease</i>				
	Suite/Floor:	204	Rental Rate:	\$2.30/SF/Month	http://listing.loopnet.com/15738455
	Space Available:	475 SF	Lease Type:	Modified Gross	
	Maximum Contiguous:	1,675 SF	Building Class:	B	
	Space Type:	Office	LoopNet ID:	15738455	
	Office Building	Status:	Available		

Property For Lease

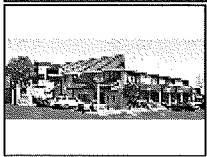
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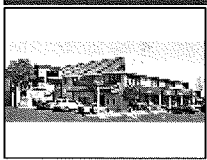
475 Gate 5 Road - Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	206	Rental Rate:	\$2.30/SF/Month	http://listing.loopnet.com/15738455
Space Available:	600 SF	Lease Type:	N/A	
Maximum Contiguous:	1,675 SF	Building Class:	B	
Space Type:	Office Office Building	LoopNet ID:	15738455	
		Status:	Available	



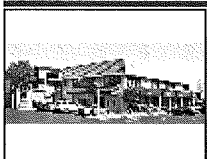
Mariners Landing - Gate 5, Bridgeway, Coloma, Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	200 Gate 5, Ste 204	Rental Rate:	\$2.75/SF/Month	http://listing.loopnet.com/16167312
Space Available:	435 SF	Lease Type:	Modified Gross	
Space Type:	Office Office Building	LoopNet ID:	16167312	
		Status:	Available	



Mariners Landing - Gate 5, Bridgeway, Coloma, Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	200 Gate 5, Ste 102	Rental Rate:	\$2.25/SF/Month	http://listing.loopnet.com/16167312
Space Available:	1,671 SF	Lease Type:	Other	
Space Type:	Office Office Building	LoopNet ID:	16167312	
		Status:	Available	



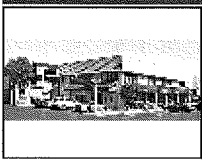
Mariners Landing - Gate 5, Bridgeway, Coloma, Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	453 Coloma Street	Rental Rate:	\$2.76/SF/Month	http://listing.loopnet.com/16167312
Space Available:	228 SF	Lease Type:	Modified Gross	
Space Type:	Office Office Building	LoopNet ID:	16167312	
		Status:	Available	

Property For Lease

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Mariners Landing - Gate 5, Bridgeway, Coloma, Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	2658 Brdgy, Ste 206	Rental Rate:	\$2.40/SF/Month	http://listing.loopnet.com/16167312
Space Available:	655 SF	Lease Type:	Modified Gross	
Space Type:	Office Office Building	LoopNet ID:	16167312	
		Status:	Available	



Mariners Landing - Gate 5, Bridgeway, Coloma, Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	200 Gate 5, Ste 203	Rental Rate:	\$2.75/SF/Month	http://listing.loopnet.com/16167312
Space Available:	436 SF	Lease Type:	Modified Gross	
Space Type:	Office Office Building	LoopNet ID:	16167312	
		Status:	Available	



1221 Bridgeway - Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	Suite 2	Rental Rate:	\$1.85/SF/Month	http://listing.loopnet.com/16612537
Space Available:	1,364 SF	Lease Type:	Modified Gross	
Space Type:	Office Office Building	Building Class:	B	
		LoopNet ID:	16612537	
		Status:	Available	



Bridgeway Terrace - 1001 Bridgeway Suite B 3, Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	B 3	Rental Rate:	\$2.75/SF/Month	http://listing.loopnet.com/16549485
Space Available:	600 SF	Lease Type:	N/A	
Space Type:	Office Creative / Loft	LoopNet ID:	16549485	
		Status:	Available	

Property For Lease

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2346 Marinship Wy - Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	101	Rental Rate:	\$1.60/SF/Month	http://listing.loopnet.com/16330002
Space Available:	2,400 SF	Lease Type:	Full Service Gross	
Space Type:	Office	LoopNet ID:	16330002	
	Office Building	Status:	Available	



2346 Marinship Wy - Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	201/202	Rental Rate:	\$1.60/SF/Month	http://listing.loopnet.com/16330002
Space Available:	1,250 SF	Lease Type:	Full Service Gross	
Space Type:	Office	LoopNet ID:	16330002	
	Office Building	Status:	Available	



2346 Marinship Wy - Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	203	Rental Rate:	\$1.60/SF/Month	http://listing.loopnet.com/16330002
Space Available:	750 SF	Lease Type:	Full Service Gross	
Space Type:	Office	LoopNet ID:	16330002	
	Office Building	Status:	Available	



4000 Bridgeway - 4000 Bridgeway, Suite 401, Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	313A	Rental Rate:	\$2.85/SF/Month	http://listing.loopnet.com/15894606
Space Available:	692 SF	Lease Type:	Modified Gross	
Space Type:	Office	Building Class:	B	
	Office Building	LoopNet ID:	15894606	
		Status:	Available	

Property For Lease

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4000 Bridgeway - 4000 Bridgeway, Suite 401, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	318	Rental Rate:	\$2.65/SF/Month	http://listing.loopnet.com/15894606
Space Available:	1,097 SF	Lease Type:	N/A	
Space Type:	Office Office Building	Building Class:	B	
		LoopNet ID:	15894606	
		Status:	Available	



Prudential building - 223 Caledonia, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	Space 1	Rental Rate:	\$2.00/SF/Month	http://listing.loopnet.com/16203244
Space Available:	1,100 SF	Lease Type:	Modified Gross	
Space Type:	Office Office Building	LoopNet ID:	16203244	
		Status:	Available	



2829 Bridgeway - Sausalito, CA 94965 - Direct Lease

Suite/Floor:	Suite 207	Rental Rate:	\$1.49/SF/Month	http://listing.loopnet.com/15937725
Space Available:	1,090 SF	Lease Type:	Industrial Gross	
Space Type:	Office Creative / Loft	LoopNet ID:	15937725	
		Status:	Available	



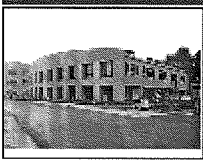
207 2nd Street - Sausalito, CA 94965 - Direct Lease

Suite/Floor:	E	Rental Rate:	\$3.55/SF/Month	http://listing.loopnet.com/14859198
Space Available:	1,182 SF	Lease Type:	Modified Gross	
Space Type:	Office Office Building	LoopNet ID:	14859198	
		Status:	Available	

Property For Lease

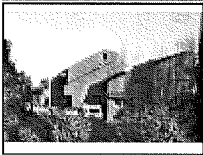
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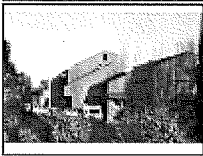
28 Liberty Ship Wy - Sausalito, CA 94965 - Sublease

Suite/Floor:	1	Rental Rate:	\$2.35/SF/Month	http://listing.loopnet.com/16922998
Space Available:	3,578 SF	Lease Type:	Full Service Gross	
Space Type:	Office	LoopNet ID:	16922998	
	Office Building	Status:	Available	



Harbor Center - 1 Gate Six Road, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	D	Rental Rate:	\$1.95/SF/Month	http://listing.loopnet.com/16874555
Space Available:	1,206 SF	Lease Type:	Full Service Gross	
Space Type:	Office	Building Class:	B	
	Office Building	LoopNet ID:	16874555	
		Status:	Available	



Harbor Center - 1 Gate Six Road, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	E	Rental Rate:	\$1.95/SF/Month	http://listing.loopnet.com/16874555
Space Available:	1,140 SF	Lease Type:	Full Service Gross	
Space Type:	Office	Building Class:	B	
	Office Building	LoopNet ID:	16874555	
		Status:	Available	



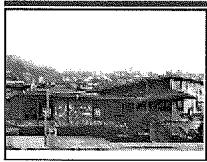
The Sausalito Waterworks - 300 Valley St, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	306	Rental Rate:	\$2.00/SF/Month	http://listing.loopnet.com/15418781
Space Available:	520 SF	Lease Type:	Modified Gross	
Space Type:	Office	Building Class:	B	
	Office Building	LoopNet ID:	15418781	
		Status:	Available	

Property For Lease

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The Sausalito Waterworks - 300 Valley St, Sausalito, CA 94965

Suite/Floor:	205	Rental Rate:	\$2.00/SF/Month	http://listing.loopnet.com/15418781
Space Available:	560 SF	Lease Type:	Modified Gross	
Space Type:	Office Office Building	Building Class:	B	
		LoopNet ID:	15418781	
		Status:	Available	



The Sausalito Waterworks - 300 Valley St, Sausalito, CA 94965

Suite/Floor:	301	Rental Rate:	\$2.25/SF/Month	http://listing.loopnet.com/15418781
Space Available:	1,012 SF	Lease Type:	Modified Gross	
Space Type:	Office Office Building	Building Class:	B	
		LoopNet ID:	15418781	
		Status:	Available	



318 Caledonia Street - Sausalito, CA 94965 - Direct Lease

Suite/Floor:	Ste 4	Rental Rate:	Negotiable	http://listing.loopnet.com/16783874
Space Available:	214 SF	Building Class:	B	
Space Type:	Office Office Building	LoopNet ID:	16783874	
		Status:	Available	



318 Caledonia Street - Sausalito, CA 94965 - Direct Lease

Suite/Floor:	Ste 2	Rental Rate:	Negotiable	http://listing.loopnet.com/16783874
Space Available:	260 SF	Building Class:	B	
Space Type:	Office Office Building	LoopNet ID:	16783874	
		Status:	Available	

Property For Lease

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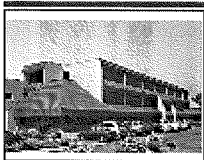
318 Caledonia Street - Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	Ste 1	Rental Rate:	Negotiable	http://listing.loopnet.com/16783874
Space Available:	561 SF	Building Class:	B	
Space Type:	Office	LoopNet ID:	16783874	
	Office Building	Status:	Available	



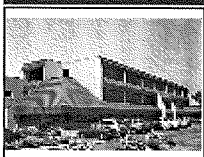
599 Bridgeway - Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	Space 1	Rental Rate:	\$3.50/SF/Month	http://listing.loopnet.com/16741870
Space Available:	5,203 SF	Lease Type:	Modified Gross	
Divisible To:	2,000 SF	Building Class:	A	
Maximum Contiguous:	5,750 SF	LoopNet ID:	16741870	
Space Type:	Office	Status:	Available	
	Office Building			



Harbor Drive Executive Park 1 - 1 Harbor Dr, Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	107	Rental Rate:	\$2.85/SF/Month	http://listing.loopnet.com/15418745
Space Available:	1,244 SF	Lease Type:	Full Service Gross	
Space Type:	Office	Building Class:	A	
	Office Building	LoopNet ID:	15418745	
		Status:	Available	



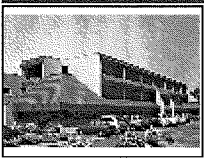
Harbor Drive Executive Park 1 - 1 Harbor Dr, Sausalito, CA 94965 - *Direct Lease*

Suite/Floor:	103	Rental Rate:	\$2.85/SF/Month	http://listing.loopnet.com/15418745
Space Available:	2,406 SF	Lease Type:	Full Service Gross	
Space Type:	Office	Building Class:	A	
	Office Building	LoopNet ID:	15418745	
		Status:	Available	

Property For Lease

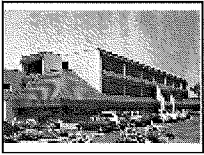
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Harbor Drive Executive Park 1 - 1 Harbor Dr, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	300	Rental Rate:	\$2.85/SF/Month	http://listing.loopnet.com/15418745
Space Available:	6,503 SF	Lease Type:	Full Service Gross	
Space Type:	Office	Building Class:	A	
	Office Building	LoopNet ID:	15418745	
		Status:	Available	



Harbor Drive Executive Park 1 - 1 Harbor Dr, Sausalito, CA 94965 - Direct Lease

Suite/Floor:	209	Rental Rate:	\$2.85/SF/Month	http://listing.loopnet.com/15418745
Space Available:	1,278 SF	Lease Type:	Full Service Gross	
Space Type:	Office	Building Class:	A	
	Office Building	LoopNet ID:	15418745	
		Status:	Available	

#3 SAUSALITO INDUSTRIAL SPACE SURVEY

Summary

To complete the survey of industrial space we waited until the city of Sausalito had completed the "Marinship Land Use/Business Inventory" March, 2011. This document provides a good inventory of industrial space as the vast majority of it is in the Marinship. We used this document as well as our own physical survey. The two large vacancies are the Sausalito Marine Building (end of Locust and not in the Marinship) and the federally owned former machine shop at 25 Liberty ship Way. Besides those two buildings, the vacancies of industrial space (industrial, manufacturing, marine etc) have a very small percentage. The vacancy rate for various art uses & storage was closer to 10%.

Conclusions:

1. The current business mix within industrial space has promise and should be maintained. There is potential for higher quality and some increase in industrial and marine uses. (Ref, MBLUV)
2. The infrastructure needs to be addressed now. The City will lose important quality businesses within the Marinship if nothing is done.
3. Impact of and needs for Americas Cup 2013 short term and long term goals for Sausalito need prompt attention.
4. Co-operation between the City and private sector for improvements could benefit the city as well as the business community.
5. Current Marinship land use policies have resulted in 'underground' land uses. This practice short-changes the City and is not in the community's best interest.
6. The City should recognize and follow up on recommendations in the WAM (Waterfront and Marinship) Report.

A detailed overview of Sausalito business mix and economic potential is coming in the Economic Report by Rob Eyler of the Marin Economic Forum.