

MARINA PLAZA

OFFICE SPACE AVAILABLE FOR LEASE

2320 & 2330 MARINSHIP WAY
SAUSALITO | CA

±43,175 SF FULL BUILDING OCCUPANCY OPPORTUNITY



Please visit

<http://www.marinaplazaoffice.com/>



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Marina Plaza is a two-building Class A, bayside office property with stunning maritime views. Providing a convenient commute from many Bay Area locations, Marina Plaza is located within a short walk of world class amenities including fine and casual dining, business services, recreation and convenience stores.

Dramatically cut occupancy costs and provide employees with an amazing lifestyle work environment at Marina Plaza.

HIGHLIGHTS

- Spectacular office spaces with expansive decks to appreciate stunning water views
- Conveniently accessible location by ferry, bus, bike and car
- Rare ±43,175 SF full-building occupancy opportunity
- Excellent mix of private offices, creative shared spaces, meeting places and recreational amenities en suite.
- Best in market parking at 5/1000 with electric vehicle charging stations
- Affordable rental rate, efficient operating expenses, relatively low improvement costs and lack of payroll and revenue taxes

PROPERTY SUITES

2320 Marinship Way

Suite	Floor	RSF	Full Service/RSF/Month
100	1st	15,040	\$5.00
200	2nd	15,646	\$5.00
300	3rd	12,489	\$5.00

Total building ±43,175 RSF

- Landlord prefers full building user

2330 Marinship Way

Suite	Floor	RSF	Full Service/RSF/Month
150	1st	±2,927	\$4.50
190	1st	±2,161	\$4.50
300	3rd	±3,084	\$4.50
302	3rd	±1,369	\$4.50

Total building ±43,305 RSF

20% Load Factor





PHOTO GALLERY

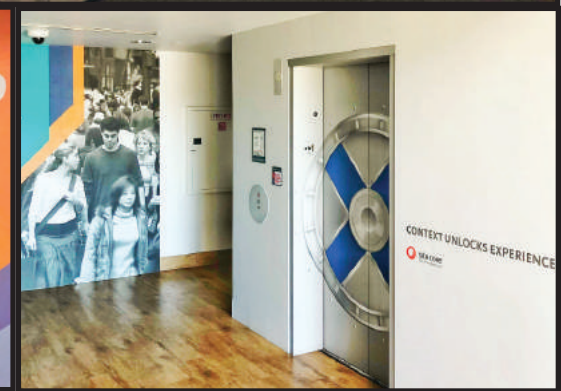




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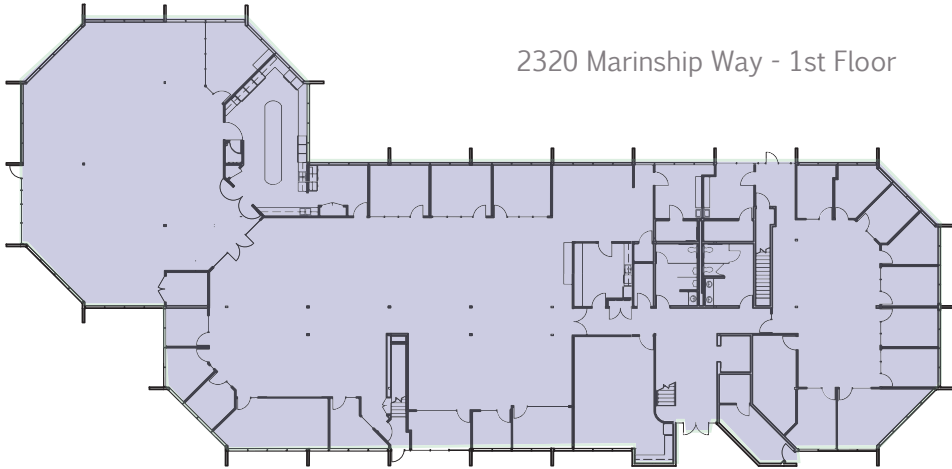


MARINA PLAZA

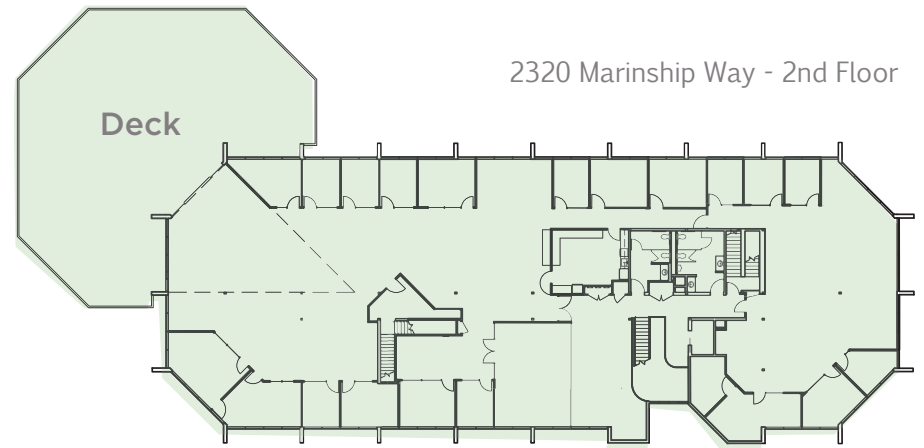
BUILDING 2320 FLOOR PLANS

2320 & 2330 MARINSHIP WAY
SAUSALITO I CA

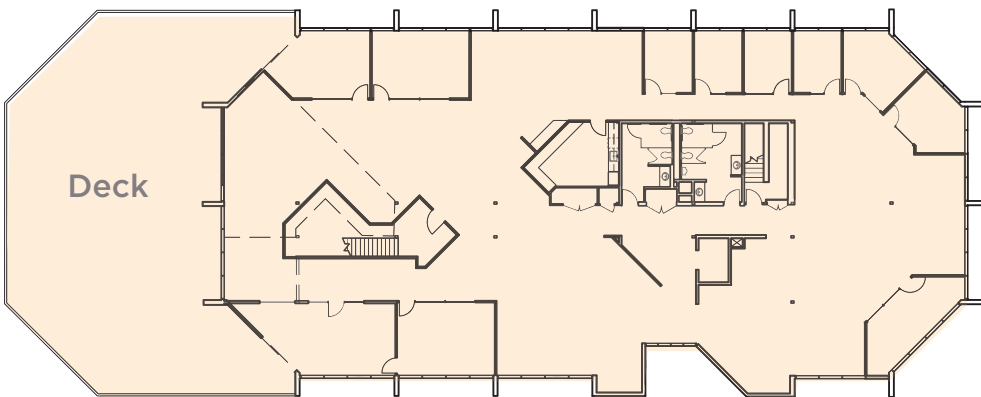
2320 Marinship Way - 1st Floor



2320 Marinship Way - 2nd Floor



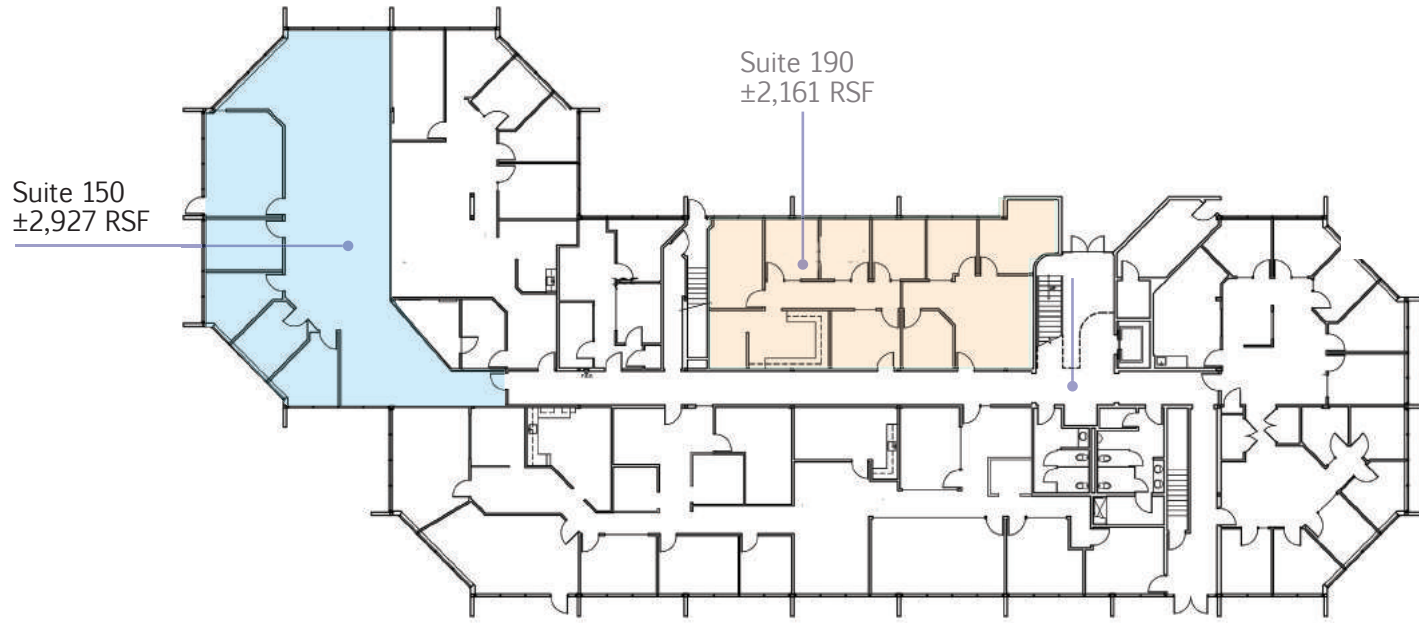
2320 Marinship Way - 3rd Floor



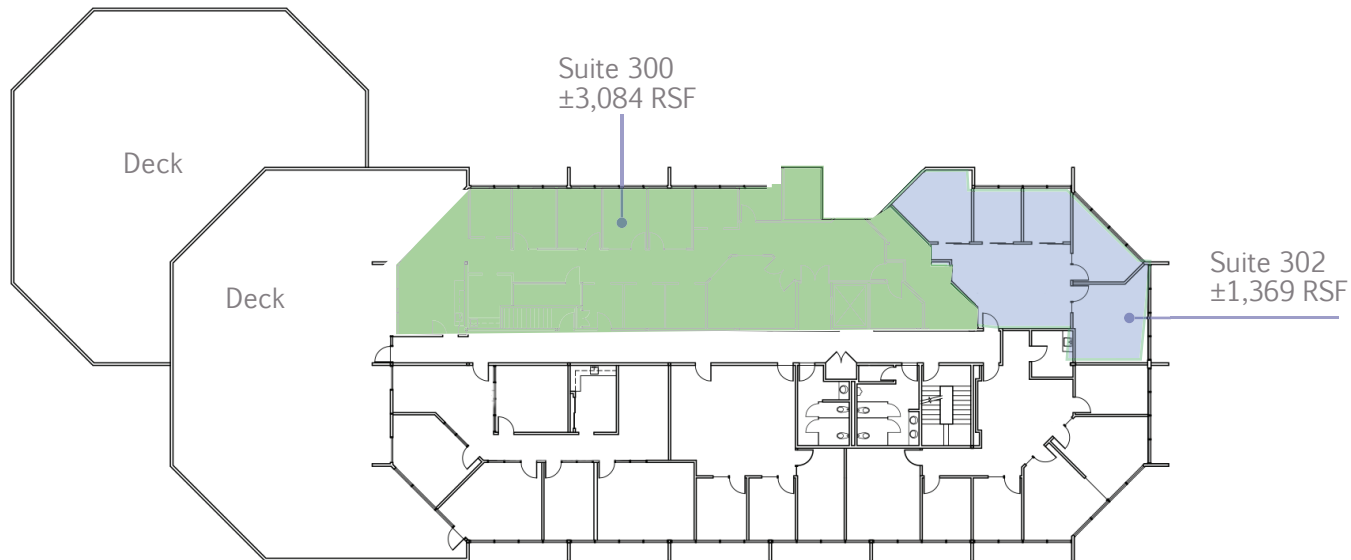
MARINA PLAZA

BUILDING 2330 FLOOR PLANS

2320 & 2330 MARINSHIP WAY
SAUSALITO I CA



2330 Marinship Way - 1st Floor



2330 Marinship Way - 3rd Floor

MARINA PLAZA – MORE FOR LESS

Annual Rent per Square Foot

Marina Plaza	San Francisco Class A
\$60.00	\$100

Annual OPEX per Square Foot

Marina Plaza	San Francisco Class A
\$10	\$35

Typical TI Cost per Square Foot

Marina Plaza	San Francisco Class A
\$80	\$160+

Typical Parking Cost per Day

Marina Plaza	San Francisco Class A
\$0	\$30+

Average Annual Occupancy Cost

Cost	Marina Plaza	San Francisco Class A
Rent	\$2,503,849	\$4,173,081
Opex Pass-Through*	\$53,288	\$186,509
Amortized TI*	\$155,485	\$414,626
Parking***	\$0	\$316,697
Total	\$2,749,024	\$5,090,913
Annual Savings	\$2,341,889	

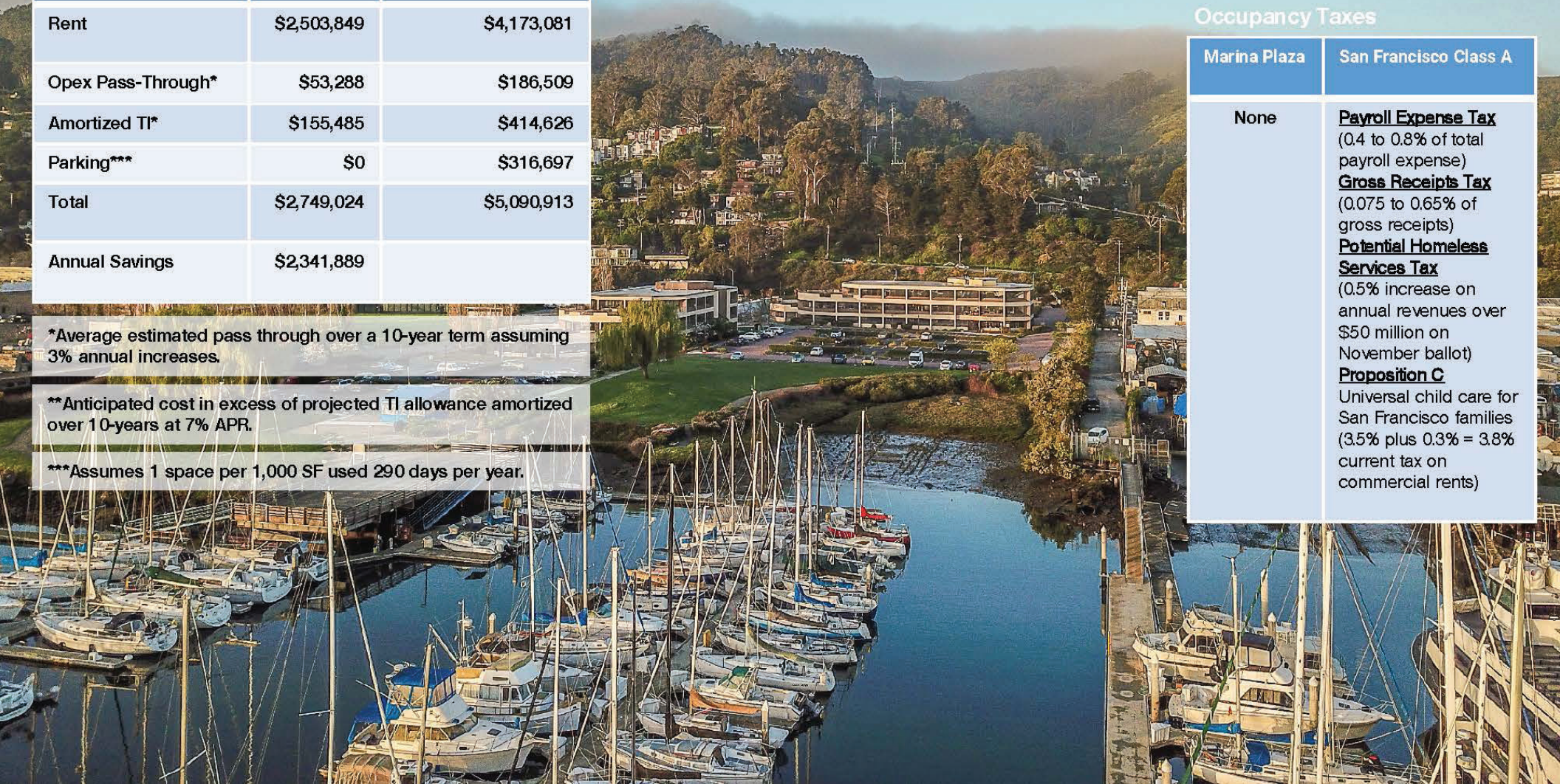
*Average estimated pass through over a 10-year term assuming 3% annual increases.

**Anticipated cost in excess of projected TI allowance amortized over 10-years at 7% APR.

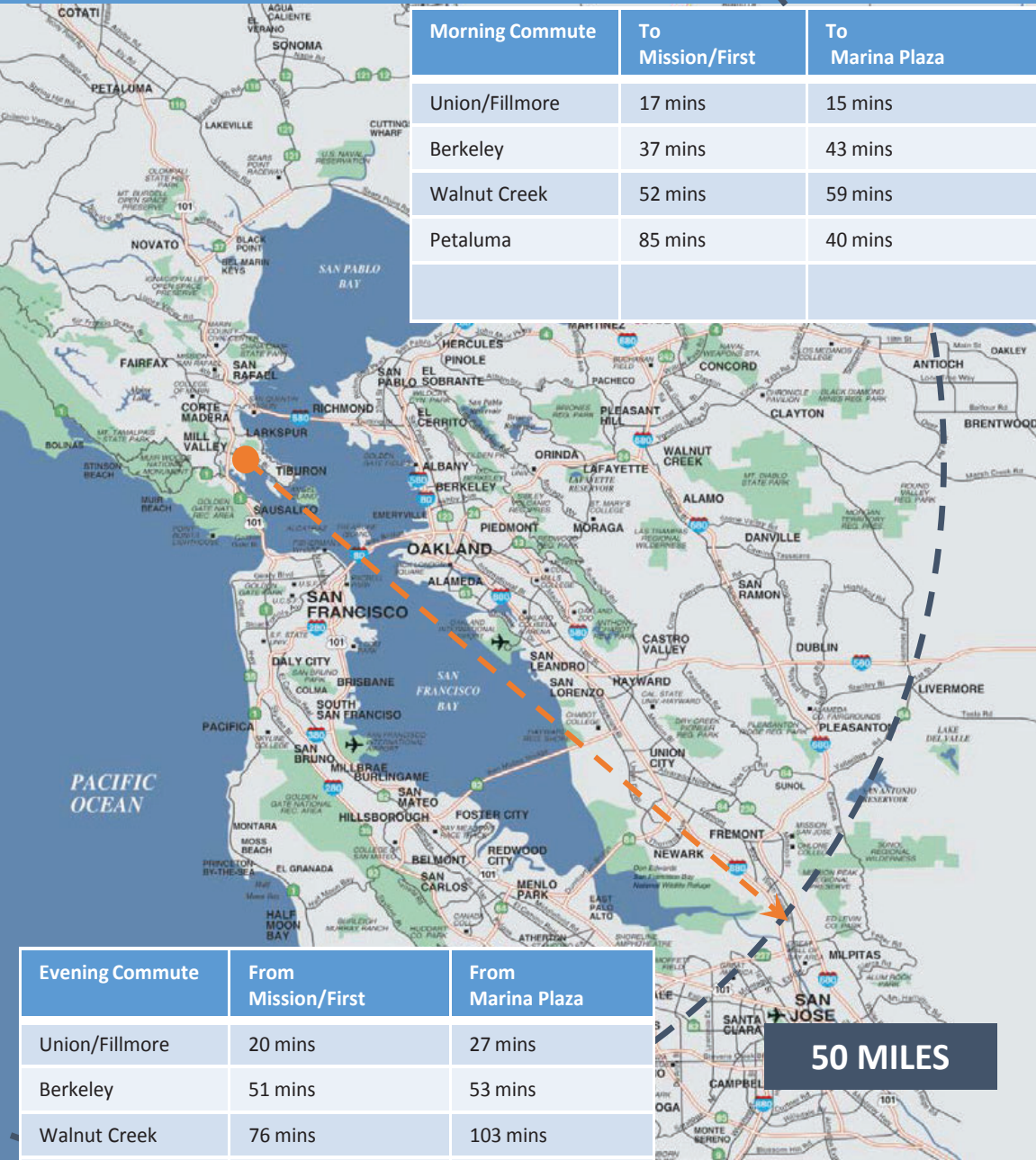
***Assumes 1 space per 1,000 SF used 290 days per year.

Occupancy Taxes

Marina Plaza	San Francisco Class A
None	<p>Payroll Expense Tax (0.4 to 0.8% of total payroll expense)</p> <p>Gross Receipts Tax (0.075 to 0.65% of gross receipts)</p> <p>Potential Homeless Services Tax (0.5% increase on annual revenues over \$50 million on November ballot)</p> <p>Proposition C Universal child care for San Francisco families (3.5% plus 0.3% = 3.8% current tax on commercial rents)</p>



MARINA PLAZA – JUST AS CLOSE



Golden Gate Ferry and Bus Service to within a short walk of the property.



Similar typical morning and evening drive time to Marina Plaza from Union/Fillmore Streets as to Mission/First Streets.

Spectacular drive or bike ride across the Golden Gate Bridge.

50 MILES

MARINA PLAZA – CONVENIENT COMMUTE OPTIONS

Morning Commute - San Francisco to Marina Plaza												
	San Francisco	Temp. Transbay Terminal	San Francisco	San Francisco	San Francisco	SF Civic Center	San Francisco	San Francisco	Golden Gate	Sausalito	Sausalito	
Route	Perry & 3rd	Main & Folsom	Mission & 1st	7th & Market	Ferry Terminal	McAllister & Polk	Geary & Divisadero	Geary & Arguello	Toll Plaza	Ferry Terminal	Bridgeway & Bay	
30	-	5:12 AM	5:14 AM	5:20 AM	-	5:23 AM	-	-	5:42 AM	-	5:54 AM	
30	-	6:05 AM	6:07 AM	6:14 AM	-	6:17 AM	-	-	6:39 AM	-	6:51 AM	
92	6:35 AM	-	-	6:43 AM	-	6:46 AM	6:55 AM	7:00 AM	7:09 AM	-	7:19 AM	
30	-	7:04 AM	7:06 AM	7:13 AM	-	7:16 AM	-	-	7:38 AM	-	7:51 AM	
Ferry				-	7:40 AM	-	-	-	-	8:10 AM	-	
92	7:35 AM	-	-	7:43 AM	-	7:46 AM	7:55 AM	8:00 AM	8:09 AM	-	8:19 AM	
92	8:01 AM	-	-	8:13 AM	-	8:17 AM	8:26 AM	8:31 AM	8:40 AM	-	8:51 AM	
30	-	8:02 AM	8:04 AM	8:13 AM	-	8:16 AM	-	-	8:38 AM	-	8:52 AM	
92	8:29 AM			8:41 AM	-	8:45 AM	8:54 AM	8:59 AM	9:08 AM	-	9:19 AM	
30	-	9:03 AM	9:05 AM	9:16 AM	-	9:19 AM	-	-	9:39 AM	-	9:54 AM	
92	9:29 AM	-	-	9:41 AM	-	9:45 AM	9:54 AM	9:59 AM	10:08 AM	-	10:19 AM	
Ferry	-	-	-	-	10:00 AM	-	-	-	-	10:30 AM	-	
Evening Commute - Marina Plaza to San Francisco												
	Sausalito	Sausalito	Golden Gate	San Francisco	San Francisco	SF Civic Center	San Francisco	San Francisco	San Francisco	Temp. Transbay Terminal	San Francisco	San Francisco
	Bridgeway & El Portal	Ferry Terminal	Toll Plaza	Geary & Arguello	Geary & Divisadero	Golden Gate & Polk	Ferry Terminal	Mission & Fremont	Folsom & 7th	Folsom & 4th	Beale & Howard	Perry & 4th
Ferry	-	3:15 PM	-	-	-	-	3:45 PM	-	-	-	-	-
30	3:29 PM	-	Yes	-	-	4:07 PM	-	4:27 PM	-	-	4:29 PM	-
92	4:05 PM	-	Yes	4:26 PM	4:31 PM	4:40 PM	-	-	4:52 PM	4:57 PM	-	4:58 PM
30	4:30 PM	-	Yes	-	-	5:08 PM	-	5:32 PM	-	-	5:34 PM	-
Ferry	-	4:45 PM	-	-	-	-	5:15 PM	-	-	-	-	-
92	5:02 PM	-	Yes	5:25 PM	5:30 PM	5:56 PM	-	-	5:56 PM	5:57 PM	-	5:57 PM
30	5:33 PM	-	Yes	-	-	6:12 PM	-	6:12 PM	-	-	6:28 PM	-
92	6:05 PM	-	Yes	6:26 PM	6:31 PM	6:49 PM	-	-	6:49 PM	6:50 PM	-	6:50 PM
Ferry	-	6:10 PM	-	-	-	-	6:35 PM	-	-	-	-	-
30	6:31 PM	-	Yes	-	-	7:07 PM	-	7:21 PM	-	-	7:23 PM	-
Ferry	-	7:20 PM	-	-	-	-	7:50 PM	-	-	-	-	-
30	7:30 PM	-	Yes	-	-	8:06 PM	-	8:19 PM	-	-	8:21 PM	-
30	8:29 PM	-	Yes	-	-	9:04 PM	-	9:17 PM	-	-	9:19 PM	-
30	9:28 PM	-	Yes	-	-	10:01 PM	-	10:14 PM	-	-	10:16 PM	-
30	10:28 PM	-	Yes	-	-	11:01 PM	-	11:14 PM	-	-	11:16 PM	-
30	11:27 PM	-	Yes	-	-	12:00 AM	-	12:13 AM	-	-	12:15 AM	-



Restaurants:

- 1. Tommy's Wok Chinese Cuisine
- 2. Dario's Pizza
- 3. El Patio Mexican
- 4. La Hacienda Bar & Grill
- 5. Avatar's
- 6. Feng Nian
- 7. Anchorage 5
- 8. Seahorse
- 9. Caruso's Fish Market & Cafe
- 10. Fish
- 11. Saylor's
- 12. Fred's Place
- 13. Le Garage
- 14. Kitti's Place
- 15. Mollie Stone's
- 16. Sweet Ginger
- 17. Lighthouse Cafe
- 18. Sausalito Gourmet Deli
- 19. Sushi Ran
- 20. Cibo
- 21. Bar Bocce

- 22. Salito's Crab House & Prime Rib
- 23. Sausalito Taco Shop
- 24. Thai Terrace
- 25. Osteria Divino
- Arawan Thai Restaurant
- Pizzeria Rossetti
- Sartaj India Cafe
- Fast Food Francais
- Rustico
- Plate Shop
- 26. Seafood Peddler

- 27. Taste of Rome
- 28. Fish & Chips
- 29. Paggio Trattoria
- 30. Copita
- Hamburgers
- 31. Seven Seas Restaurant
- 32. Il Piccolo Cage Specialita
- 33. Angelino Restaurant
- Venice Gourmet
- Bridgeway Cafe
- Giovanni's Pizzeria

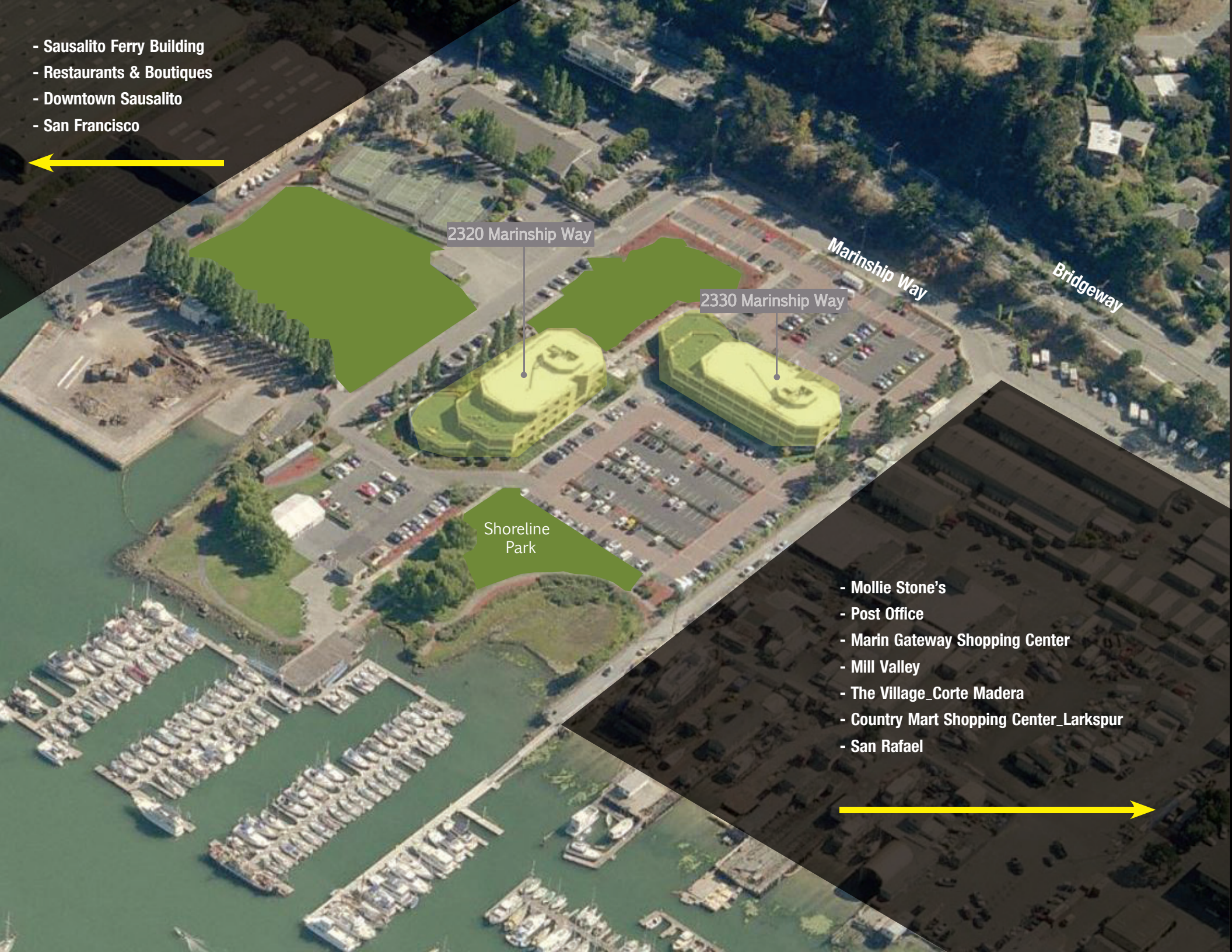
Services:

- 1. Post Office
- 2. Tennis Courts
- 3. Health Club
- 4. Athletic Field (dogs, volleyball, picnic)
- 5. Marina
- 6. Open Space
- 7. Ferry Building

..... Walking Path



- Sausalito Ferry Building
- Restaurants & Boutiques
- Downtown Sausalito
- San Francisco



2320 Marinship Way

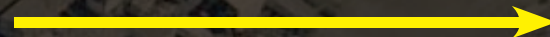
2330 Marinship Way

Marinship Way

Bridgeway

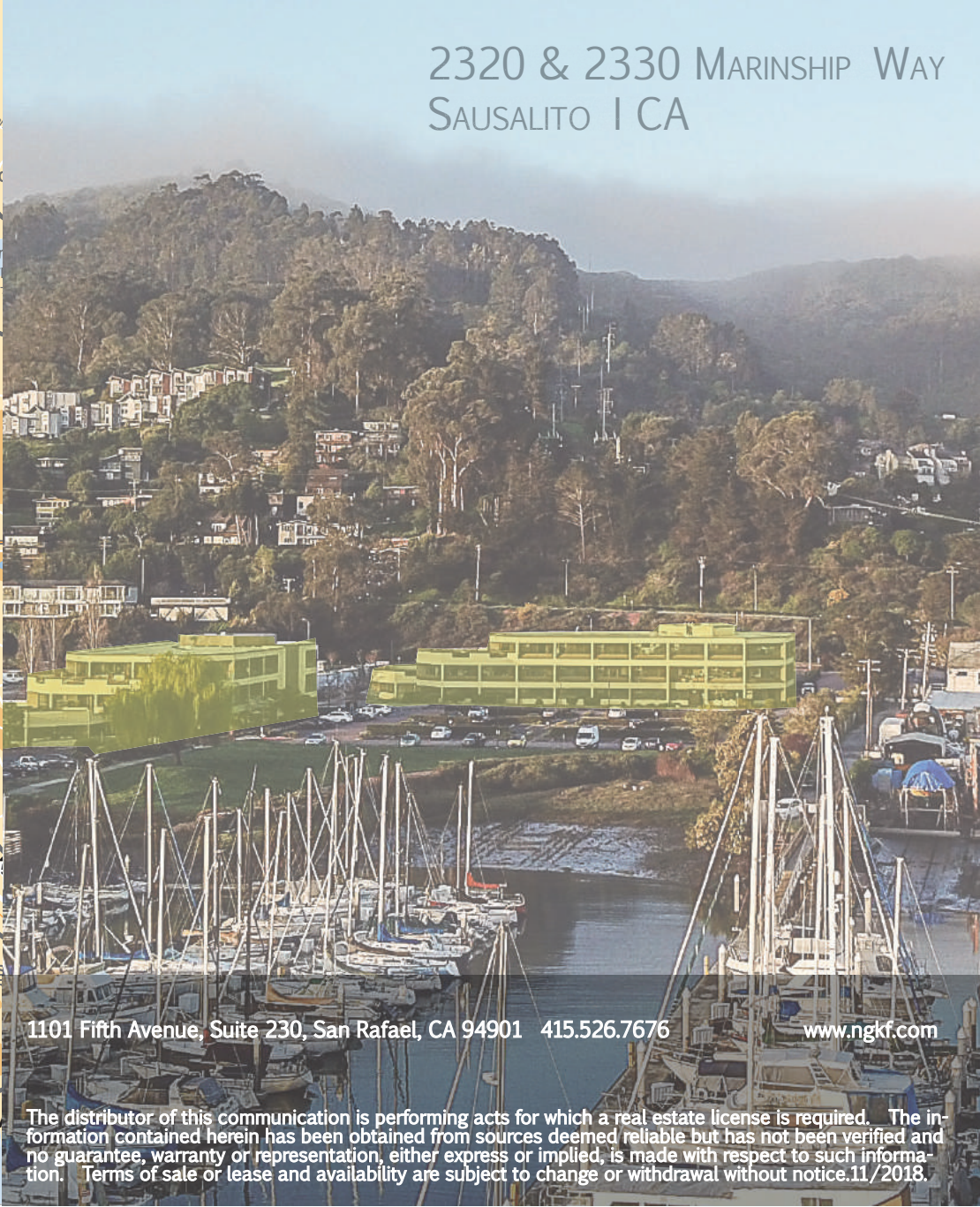
Shoreline
Park

- Mollie Stone's
- Post Office
- Marin Gateway Shopping Center
- Mill Valley
- The Village_Corte Madera
- Country Mart Shopping Center_Larkspur
- San Rafael





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