

1383-1385 N. MCDOWELL BLVD | PETALUMA, CA

FOR LEASE

REDWOOD BUSINESS CENTER



CUSHMAN &
WAKEFIELD



BASIN STREET
PROPERTIES



Click for 3D walk through



1383 NORTH MCDOWELL | PETALUMA, CA

North Petaluma's Premier Office Space Views.

- Located at Redwood Business Center Park at the north end of Petaluma
- Freeway visible and easy access to US 101
- Striking window lines with gorgeous Sonoma hill views
- Energy management system
- After hours key card access
- Balcony spaces

- Next to Plaza North Shopping Center
- Located on Sonoma County Transit Bus Lines 44 and 48, and close to Golden Gate Transit
- Nearby restaurants and amenities include: Applebee's, Caffee Giostra, Starbucks, Namaste Cafe, Gohan Japanese Restaurant, Kohl's, Pier 1 Imports, Synergy Health Club, Henhouse Brewery, 101 Brew, Griffo Distillery & Tasting

Trevor Buck | Executive Director

T +1 415 451 2436
trevor.buck@cushwake.com
CA License #01255462

Steven Leonard | Managing Director

T +1 415 451 2434
steven.leonard@cushwake.com
CA License #00909604

Brian Foster | Managing Director

T +1 415 451 2437
brian.foster@cushwake.com
CA License #01393059

FOR LEASE



1383 NORTH MCDOWELL | PETALUMA, CA

4 Spaces available 4,595 SF - 2,250 SF - 2,330 SF - 1,838 SF

- Exposed ceilings with creative environment
- 4,595 SQ FT medical space. Great use for plastic surgeons, dermatologists, ophthalmologists and dentists.
- Showers

- Next door to Synergy Health Club, a fully equipped fitness center with aquatic center, Kadence Indoor Cycling Studio, studio classes, fitness camps, luxurious locker rooms and spa and massage services.
- Home2Suites Hotel - Opening 2021 at 1205 Redwood Way

Trevor Buck | Executive Director

T +1 415 451 2436
trevor.buck@cushwake.com
CA License #01255462

Steven Leonard | Managing Director

T +1 415 451 2434
steven.leonard@cushwake.com
CA License #00909604

Brian Foster | Managing Director

T +1 415 451 2437
brian.foster@cushwake.com
CA License #01393059

FOR LEASE



1383 NORTH MCDOWELL | AVAILABLE SPACE:

1ST FLOOR PLAN

SUITE 110: ±4,595 RSF

- Former medical suite
- Double door off lobby

SUITE 170: ±2,330 RSF

- Corner suite
- Great natural lights
- Move in ready

Trevor Buck | Executive Director

T +1 415 451 2436
trevor.buck@cushwake.com
CA License #01255462

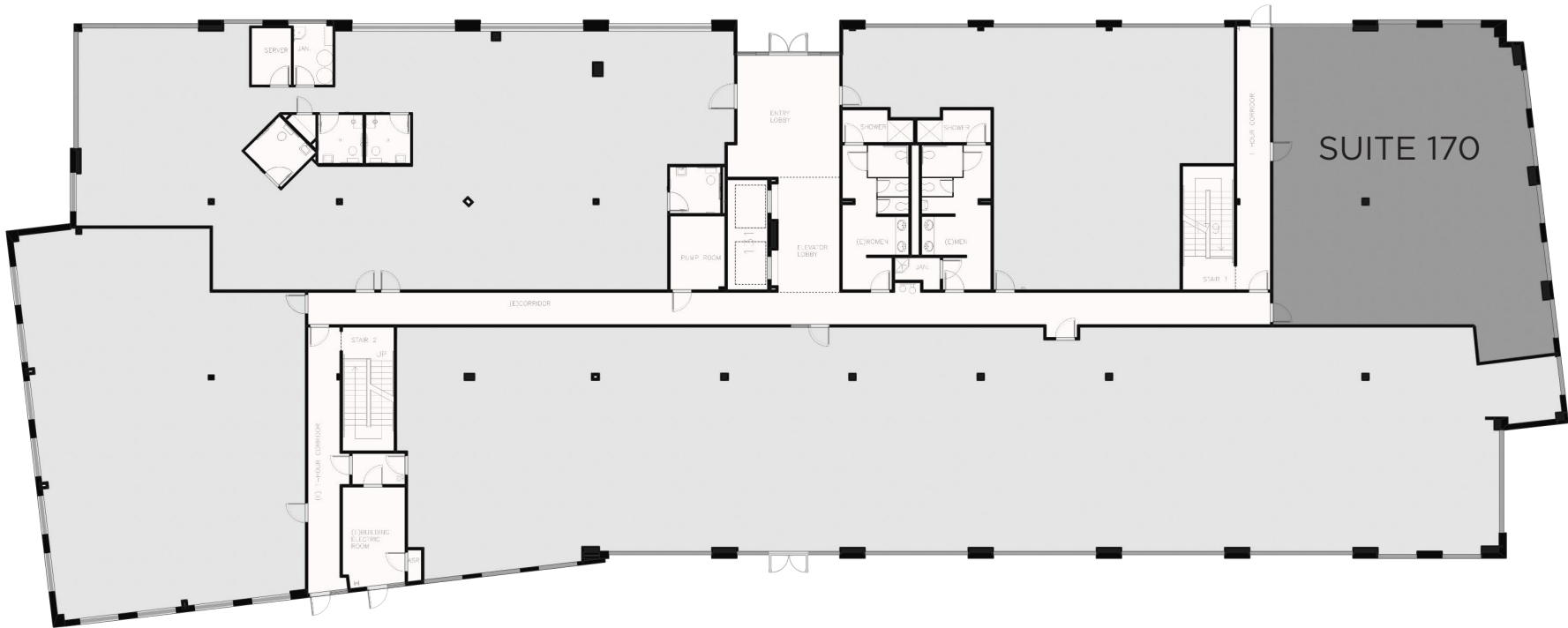
Steven Leonard | Managing Director

T +1 415 451 2434
steven.leonard@cushwake.com
CA License #00909604

Brian Foster | Managing Director

T +1 415 451 2437
brian.foster@cushwake.com
CA License #01393059

FOR LEASE



Click for 3D walk through & renderings



1383 NORTH MCDOWELL | AVAILABLE SPACE:

1ST FLOOR PLAN

SUITE 170: ±2,330 RSF

- Corner suite
- Great natural lights
- Move in ready

FINAL PROGRAMMING METRICS

2,330

Approx. Rentable
Square Feet

9

Number of
Assigned Seats

259

Approx. RSF per
Assigned Seat

Trevor Buck | Executive Director

T +1 415 451 2436

trevor.buck@cushwake.com

CA License #01255462

Steven Leonard | Managing Director

T +1 415 451 2434

steven.leonard@cushwake.com

CA License #00909604

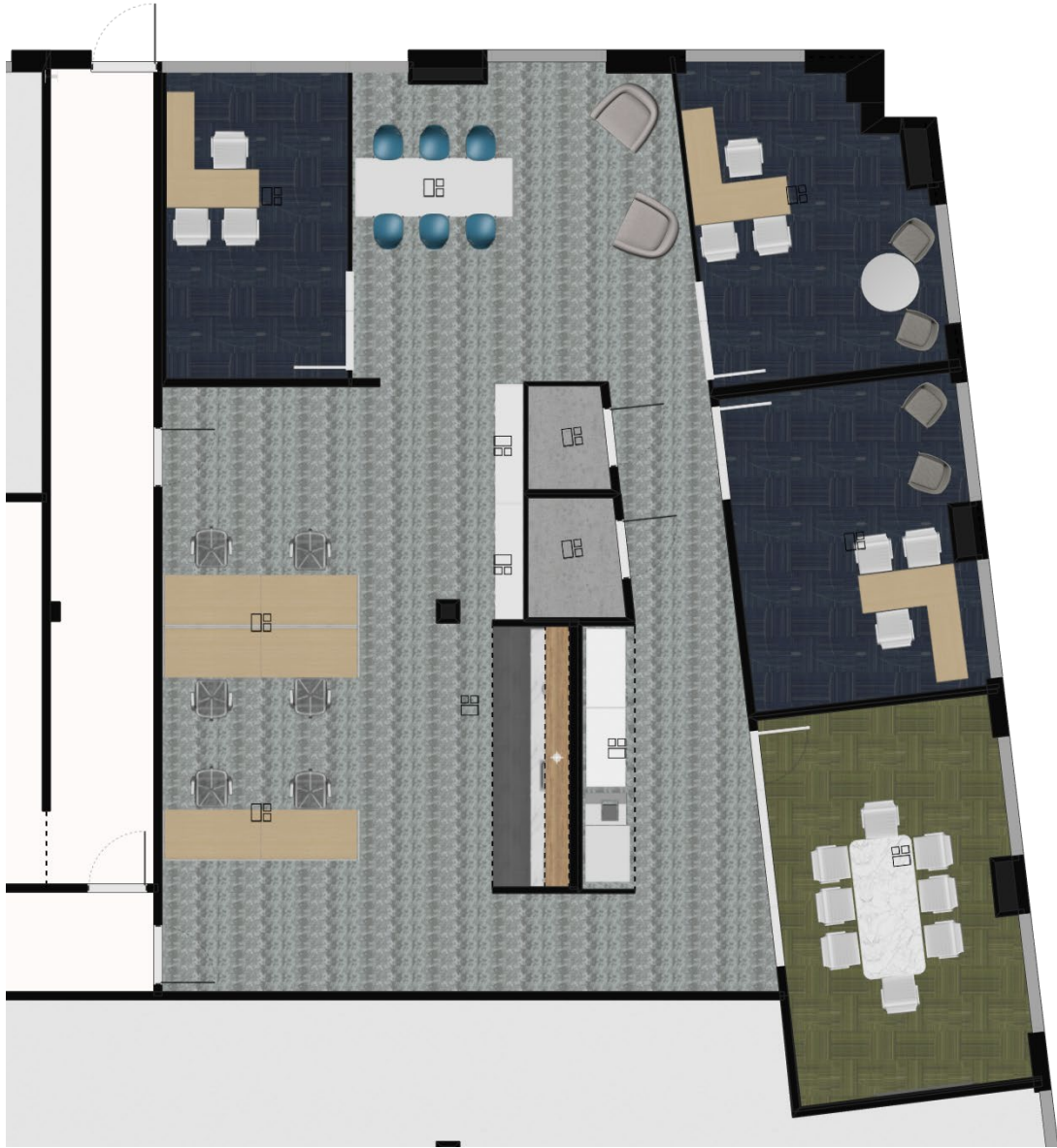
Brian Foster | Managing Director

T +1 415 451 2437

brian.foster@cushwake.com

CA License #01393059

FOR LEASE



SUITE 170: ±2,330 RSF

Please be advised that this rendering (this "Rendering") represents design intent and concept only, is only being used for presentation purposes, and is not intended, and should not be relied upon for architecture, construction, development, building, life safety, fire safety, or other purposes. This Rendering is not an architectural or construction drawing, it is not drawn to any scale, and is not intended to comply with any relevant building, fire, life safety, zoning, construction or other codes, ordinances, laws, rules, regulations, or with any national or local drawing standards promulgated or supported by organizations such as the American Institute of Architects. Any materials, structures, or objects depicted or reflected in the Rendering, such as carpet, paint, windows, walls, furniture, fixtures, and equipment are conceptual are not guaranteed to be provided, arranged, or installed in any manner by Cushman & Wakefield or any other entity. Cushman & Wakefield disclaims all warranties in connection with this Rendering, express or implied, including, but not limited to implied warranties of merchantability, fitness for a particular purpose, and non-infringement. Cushman & Wakefield assumes no responsibility or liability for any legal claims resulting from any use of this Rendering, by or from any party, whatsoever. Cushman & Wakefield reserves all rights not expressly reserved hereunder, including any rights and entitlement arising under intellectual property or copyright law or under contract. This Rendering does not and is not intended to confer, convey, or assign any license under any existing intellectual property or copyright law to the user.

Individual Spaces	Provided
Workstations 5FT	6
Enclosed Office	3
Collaborative Spaces	Provided
Meeting Room-8P	1
Support + Wellbeing Spaces	Provided
Perch-6P	1
Hydration Station	1
Storage	1
IDF Room	1
File Cabinets	2
Copy-Print-Supply Point	1

Click for 3D walk through & renderings



Trevor Buck | Executive Director
T +1 415 451 2436
trevor.buck@cushwake.com
CA License #01255462

Steven Leonard | Managing Director
T +1 415 451 2434
steven.leonard@cushwake.com
CA License #00909604

Brian Foster | Managing Director
T +1 415 451 2437
brian.foster@cushwake.com
CA License #01393059

FOR LEASE



3D Walk Through + Renderings



Workstations and Hydration Station



SUITE 170: \pm 2,330 RSF

[1383 N. McDowell Blvd.](#)

{click on link to access 3D walk through}

Trevor Buck | Executive Director

T +1 415 451 2436
trevor.buck@cushwake.com
CA License #01255462

Steven Leonard | Managing Director

T +1 415 451 2434
steven.leonard@cushwake.com
CA License #00909604

Brian Foster | Managing Director

T +1 415 451 2437
brian.foster@cushwake.com
CA License #01393059

Please be advised that this rendering (this "Rendering") represents design intent and concept only, is only being used for presentation purposes, and is not intended, and should not be relied upon for architecture, construction, development, building, life safety, fire safety, or other purposes. This Rendering is not an architectural or construction drawing, it is not drawn to any scale, and is not intended to comply with any relevant building, fire, life safety, zoning, construction or other codes, ordinances, laws, rules, regulations, or with any national or local drawing standards promulgated or supported by organizations such as the American Institute of Architects. Any materials, structures, or objects depicted or reflected in the Rendering, such as carpet, paint, windows, walls, furniture, fixtures, and equipment are conceptual are not guaranteed to be provided, arranged, or installed in any manner by Cushman & Wakefield or any other entity. Cushman & Wakefield disclaims all warranties in connection with this Rendering, express or implied, including, but not limited to implied warranties of merchantability, fitness for a particular purpose, and non-infringement. Cushman & Wakefield assumes no responsibility or liability for any legal claims resulting from any use of this Rendering, by or from any party, whatsoever. Cushman & Wakefield reserves all rights not expressly reserved hereunder, including any rights and entitlement arising under intellectual property or copyright law or under contract. This Rendering does not and is not intended to confer, convey, or assign any license under any existing intellectual property or copyright law to the user.

FOR LEASE



SUITE 170: ±2,330 RSF

Please be advised that this rendering (this "Rendering") represents design intent and concept only, is only being used for presentation purposes, and is not intended, and should not be relied upon for architecture, construction, development, building, life safety, fire safety, or other purposes. This Rendering is not an architectural or construction drawing, it is not drawn to any scale, and is not intended to comply with any relevant building, fire, life safety, zoning, construction or other codes, ordinances, laws, rules, regulations, or with any national or local drawing standards promulgated or supported by organizations such as the American Institute of Architects. Any materials, structures, or objects depicted or reflected in the Rendering, such as carpet, paint, windows, walls, furniture, fixtures, and equipment are conceptual are not guaranteed to be provided, arranged, or installed in any manner by Cushman & Wakefield or any other entity. Cushman & Wakefield disclaims all warranties in connection with this Rendering, express or implied, including, but not limited to implied warranties of merchantability, fitness for a particular purpose, and non-infringement. Cushman & Wakefield assumes no responsibility or liability for any legal claims resulting from any use of this Rendering, by or from any party, whatsoever. Cushman & Wakefield reserves all rights not expressly reserved hereunder, including any rights and entitlement arising under intellectual property or copyright law or under contract. This Rendering does not and is not intended to confer, convey, or assign any license under any existing intellectual property or copyright law to the user.



Trevor Buck | Executive Director

T +1 415 451 2436

trevor.buck@cushwake.com

CA License #01255462

Steven Leonard | Managing Director

T +1 415 451 2434

steven.leonard@cushwake.com

CA License #00909604

Brian Foster | Managing Director

T +1 415 451 2437

brian.foster@cushwake.com

CA License #01393059

FOR LEASE



1383 NORTH MCDOWELL | AVAILABLE SPACE:

2ND FLOOR PLAN

SUITE 210: ±2,250 RSF

- Can be combined for a total of **±4,088 RSF**

SUITE 205: ±1,838 RSF

- Furniture in Place
- Move in ready
- Open ceiling

Trevor Buck | Executive Director

T +1 415 451 2436
trevor.buck@cushwake.com
CA License #01255462

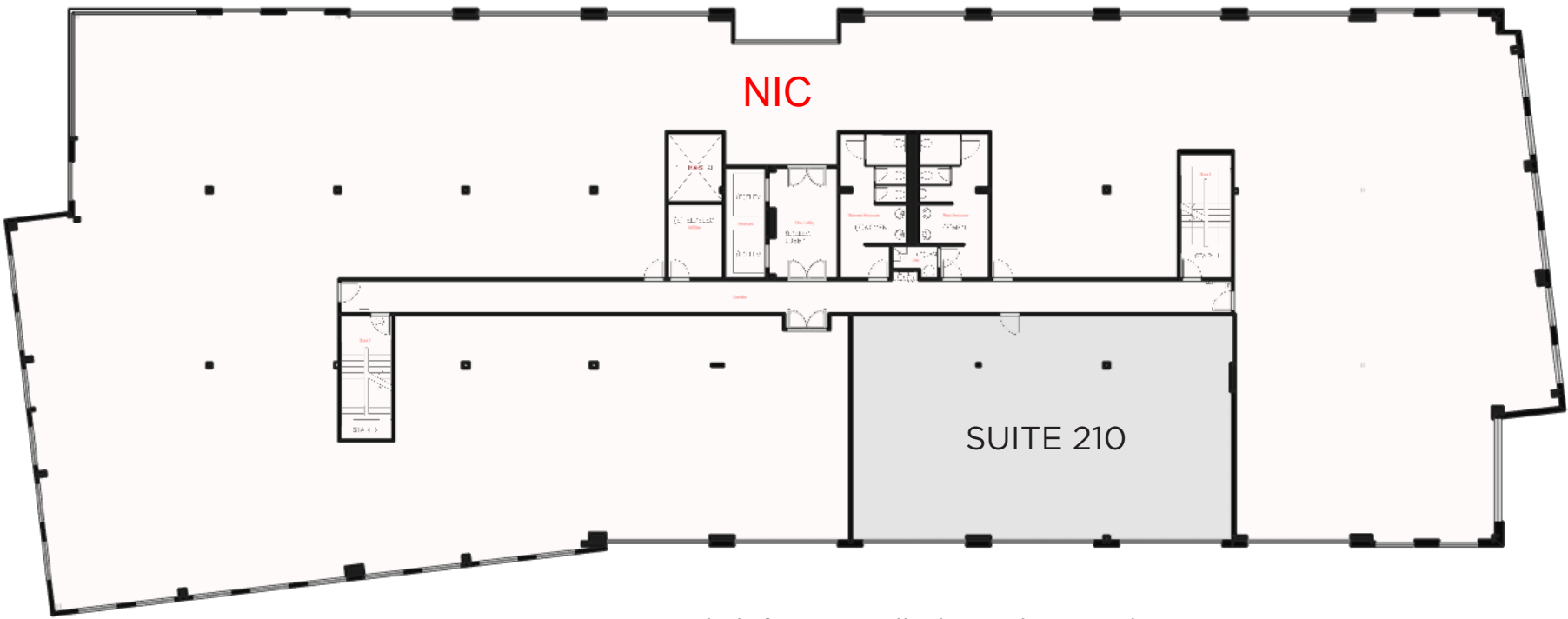
Steven Leonard | Managing Director

T +1 415 451 2434
steven.leonard@cushwake.com
CA License #00909604

Brian Foster | Managing Director

T +1 415 451 2437
brian.foster@cushwake.com
CA License #01393059

FOR LEASE



Click for 3D walk through & renderings

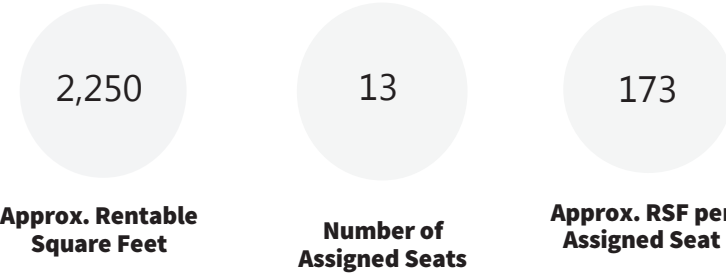


2ND FLOOR PLAN

SUITE 210: ±2,250 RSF

- Can be combined for a total of ±4,088 RSF

FINAL PROGRAMMING METRICS



Trevor Buck | Executive Director
T +1 415 451 2436
trevor.buck@cushwake.com
CA License #01255462

Steven Leonard | Managing Director
T +1 415 451 2434
steven.leonard@cushwake.com
CA License #00909604

Brian Foster | Managing Director
T +1 415 451 2437
brian.foster@cushwake.com
CA License #01393059

FOR LEASE



SUITE 210: ±2,250 RSF

[Click for 3D walk through & renderings](#)

not intended, and should not be relied upon for architecture, construction, development, building, life safety, fire safety,

Please be advised that this rendering (this "Rendering") represents design intent and concept only, is only being used for presentation purposes, and is not intended, and should not be relied upon for architecture, construction, development, building, life safety, fire safety, or other purposes. This Rendering is not an architectural or construction drawing, it is not drawn to any scale, and is not intended to comply with any relevant building, fire, life safety, zoning, construction or other codes, ordinances, laws, rules, regulations, or with any national or local drawing standards promulgated or supported by organizations such as the American Institute of Architects. Any materials, structures, or objects depicted or reflected in the Rendering, such as carpet, paint, windows, walls, furniture, fixtures, and equipment are conceptual are not guaranteed to be provided, arranged, or installed in any manner by Cushman & Wakefield or any other entity. Cushman & Wakefield disclaims all warranties in connection with this Rendering, express or implied, including, but not limited to implied warranties of merchantability, fitness for a particular purpose, and non-infringement. Cushman & Wakefield assumes no responsibility or liability for any legal claims resulting from any use of this Rendering, by or from any party, whatsoever. Cushman & Wakefield reserves all rights not expressly reserved hereunder, including any rights and entitlement arising under intellectual property or copyright law or under contract. This Rendering does not and is not intended to confer, convey, or assign any license under any existing intellectual property or copyright law to the user.

Trevor Buck | Executive Director
T +1 415 451 2436
trevor.buck@cushwake.com
CA License #01255462

Steven Leonard | Managing Director
T +1 415 451 2434
steven.leonard@cushwake.com
CA License #00909604

Brian Foster | Managing Director
T +1 415 451 2437
brian.foster@cushwake.com
CA License #01393059

FOR LEASE



Workstations and Offices

3D Walk
Through +
Renderings



SUITE 210: ±2,250 RSF

Please be advised that this rendering (this "Rendering") represents design intent and concept only, is only being used for presentation purposes, and is not intended, and should not be relied upon for architecture, construction, development, building, life safety, fire safety, or other purposes. This Rendering is not an architectural or construction drawing, it is not drawn to any scale, and is not intended to comply with any relevant building, fire, life safety, zoning, construction or other codes, ordinances, laws, rules, regulations, or with any national or local drawing standards promulgated or supported by organizations such as the American Institute of Architects. Any materials, structures, or objects depicted or reflected in the Rendering, such as carpet, paint, windows, walls, furniture, fixtures, and equipment are conceptual are not guaranteed to be provided, arranged, or installed in any manner by Cushman & Wakefield or any other entity. Cushman & Wakefield disclaims all warranties in connection with this Rendering, express or implied, including, but not limited to implied warranties of merchantability, fitness for a particular purpose, and non-infringement. Cushman & Wakefield assumes no responsibility or liability for any legal claims resulting from any use of this Rendering, by or from any party, whatsoever. Cushman & Wakefield reserves all rights not expressly reserved hereunder, including any rights and entitlement arising under intellectual property or copyright law or under contract. This Rendering does not and is not intended to confer, convey, or assign any license under any existing intellectual property or copyright law to the user.

[1383 N McDowell Blvd](#)
{click on link to access 3D walk through}

Trevor Buck | Executive Director
T +1 415 451 2436
trevor.buck@cushwake.com
CA License #01255462

Steven Leonard | Managing Director
T +1 415 451 2434
steven.leonard@cushwake.com
CA License #00909604

Brian Foster | Managing Director
T +1 415 451 2437
brian.foster@cushwake.com
CA License #01393059

FOR LEASE



SUITE 210: ±2,250 RSF

Please be advised that this rendering (this "Rendering") represents design intent and concept only, is only being used for presentation purposes, and is not intended, and should not be relied upon for architecture, construction, development, building, life safety, fire safety, or other purposes. This Rendering is not an architectural or construction drawing, it is not drawn to any scale, and is not intended to comply with any relevant building, fire, life safety, zoning, construction or other codes, ordinances, laws, rules, regulations, or with any national or local drawing standards promulgated or supported by organizations such as the American Institute of Architects. Any materials, structures, or objects depicted or reflected in the Rendering, such as carpet, paint, windows, walls, furniture, fixtures, and equipment are conceptual are not guaranteed to be provided, arranged, or installed in any manner by Cushman & Wakefield or any other entity. Cushman & Wakefield disclaims all warranties in connection with this Rendering, express or implied, including, but not limited to implied warranties of merchantability, fitness for a particular purpose, and non-infringement. Cushman & Wakefield assumes no responsibility or liability for any legal claims resulting from any use of this Rendering, by or from any party, whatsoever. Cushman & Wakefield reserves all rights not expressly reserved hereunder, including any rights and entitlement arising under intellectual property or copyright law or under contract. This Rendering does not and is not intended to confer, convey, or assign any license under any existing intellectual property or copyright law to the user.



Trevor Buck | Executive Director

T +1 415 451 2436

trevor.buck@cushwake.com

CA License #01255462

Steven Leonard | Managing Director

T +1 415 451 2434

steven.leonard@cushwake.com

CA License #00909604

Brian Foster | Managing Director

T +1 415 451 2437

brian.foster@cushwake.com

CA License #01393059



101 NORTH BREWING

GRIFFO DISTILLERY

Synergy Health Club
by St. Joseph Health

HOME2
SUITES BY HILTON
Opening 2021

LAGUNITAS
BREWING COMPANY

HENHOUSE
BREWING COMPANY

KOHL'S

GOHAN

BEYOND
THE GLORY
BAR & GRILL



REDWOOD
BUSINESS
CENTER

NORTH MCDOWELL BLVD

PETALUMA BLVD

RETAIL PAD
APPROVED
TO BREAK
GROUND

Applebee's

CAFFE GIOSTRA
DONUT DEN
UPS STORE
O! SUSHI



ABOUT CUSHMAN & WAKEFIELD

The new Cushman & Wakefield draws on the best of both legacy organizations (DTZ and Cushman & Wakefield) to create one of the world’s largest real estate services firms, with a combined total of \$5 billion in revenue, 43,000 employees, more than 4.3 billion square feet under management, and \$191 billion in transaction value. Cushman & Wakefield now operates in more than 60 countries around the world and is well positioned in every major market for continued growth.

The new Cushman & Wakefield is a top-tier global commercial real estate services provider in every service line and every major geography in the world. With a tenacious, entrepreneurial, and client-centric culture of highly skilled people behind both firms, the new company will be able to tap into greater resources worldwide to ultimately deliver superior results for clients. Please visit cushmanwakefield.com for more information.

ABOUT BASIN STREET PROPERTIES

Founded in 1974, Basin Street Properties has truly come a long way. The company has grown from the small entrepreneurial firm of the early years to owning and managing close to five million square feet of commercial real estate across two states. As a privately held company, Basin Street remains unique in the industry relative to the speed and ease that decisions – and deals – can be made.

Basin Street’s investment in Petaluma is clearly their principal legacy; it has changed the fabric of that town forever. The company has demonstrated a profound understanding of how real estate can change a community, and strives to shape that impact with every development or investment in their current markets of Petaluma, Santa Rosa, Sacramento and Reno. Today, Basin Street has the right team in place to successfully navigate rapid growth. Just like in days past, their focus remains on “creating environments where you can thrive.”



BRIAN FOSTER



STEVEN LEONARD



TREVOR BUCK



SCOTT STRANZL



MIKE WILLIAMS



KYLE YOUNG



BRIAN FOSTER

BRIAN.FOSTER@CUSHWAKE.COM

+1 415 451 2437

LIC

#01393059

STEVEN LEONARD

STEVEN.LEONARD@CUSHWAKE.COM

+1 415 451 2434

LIC

#00909604

TREVOR BUCK

TREVOR.BUCK@CUSHWAKE.COM

+1 415 451 2436

LIC

#01255462



BASIN STREET
PROPERTIES

C.A.R.E.S.

Basin Street looks forward to welcoming you back to the office.

We would like to share with you our plan for providing a safer and cleaner environment as we emerge from the shelter-in-place and stay-at-home directives and ordinances.

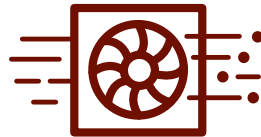
During this unprecedented time, we continue to follow best practices and protocols as set forth by the leading health organizations. Many resources required to adhere to these best practices are limited due to the prioritization of hospitals, healthcare workers and first responders. We are working closely with our network of vendors to obtain and replenish these supplies on an ongoing basis.

In conjunction with these efforts, we are introducing our C.A.R.E.S. Initiative to support our tenants as employees re-enter the workplace and guests visit our buildings. The following five areas of focus will allow us to work together to provide a safer environment and help preserve employee well-being.



Clean Hands

- ◆ Use signage to remind employees and guests of hand washing protocols.
- ◆ Place hand sanitizer or wipes in common areas.
- ◆ Enhanced cleaning protocols for evening janitors and day porters with focus on high touch areas.



Air Systems

- ◆ Manage HVAC systems to ensure industry standard fresh air ventilation.
- ◆ Routinely perform maintenance using quality products and review the systems in a holistic fashion for efficiency and performance.
- ◆ Basin Street has sourced disposable masks that will be allocated, as needed and upon request, to our tenants through our property management offices while supplies last.



Restroom Etiquette

- ◆ Signage at restroom entries to encourage limited occupancy and remind employees and guests of social distancing protocols.
- ◆ Signage in restrooms for handwashing protocols.



Elevator Protocol

- ◆ Use signage to remind employees and guests of social distancing protocols as it pertains to elevator cabs as an enclosed space.
- ◆ Encourage stair access where appropriate.



Safe Distance

- ◆ Reduce or rearrange seating in common areas where possible to encourage social distancing.
- ◆ Keep shared amenities such as fitness centers, café dining areas, shared bikes and conference rooms closed until further notice.
- ◆ Use signage to remind employees and guests of safe distancing protocols.

Our strategies and communication will evolve as we evaluate changing conditions and the effectiveness of protocols and procedures. As you begin to plan the protocols for your business and employees, we encourage you to share your thoughts and ideas with us.

We believe in American resilience and ingenuity, and we are grateful to have an exceptional group of tenants that we can serve and help thrive again.

TOGETHER
we hope to emerge from this
stronger than we were before.



BRIAN FOSTER	BRIAN.FOSTER@CUSHWAKE.COM	+1 415 451 2437	LIC	#01393059
STEVEN LEONARD	STEVEN.LEONARD@CUSHWAKE.COM	+1 415 451 2434	LIC	#00909604
TREVOR BUCK	TREVOR.BUCK@CUSHWAKE.COM	+1 415 451 2436	LIC	#01255462