

1383-1385

N. McDowell Blvd
Redwood Business Center

Petaluma | California



PROJECT
VIDEO



NORTH PETALUMA'S PREMIER CLASS "A" OFFICE SUITES FOR LEASE

CONVENIENT ACCESS + VISIBILITY TO HWY 101 | SIGNAGE OPPORTUNITIES AVAILABLE



YOUR BRAND HERE



Prime location just off HWY 101



1383 N. McDowell Blvd.



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- Suite 110: $\pm 4,595$ SF
- Suite 170: $\pm 2,330$ SF
- Suite 210: $\pm 2,446$ SF
- Entire 3rd Floor: $\pm 18,895$ SF

1385 N. McDowell Blvd.

- Entire 3rd Floor: $\pm 19,389$ SF
Potential to deliver an additional $\pm 19,389$ SF of space on 2nd floor (shell condition)

BUILDING FEATURES

- High quality finishes throughout
- Open and exposed ceilings with abundant natural light
- State of the art construction with energy management system
- Multiple outdoor balconies with beautiful views of the Sonoma Hills

PROJECT HIGHLIGHTS



PREMIER LOCATION

Convenient access and visibility from Highway 101, building signage opportunities available



PARKING

Ample free parking for employees and clients plus an automated card key system for safe after-hour access



AMENITIES

Immediately adjacent to abundant retail amenities and walking distance to a full service, state-of-the-art gym

Stories: 3
Parking: 4.6 per 1,000 SF
Constructed: 2007 & 2015

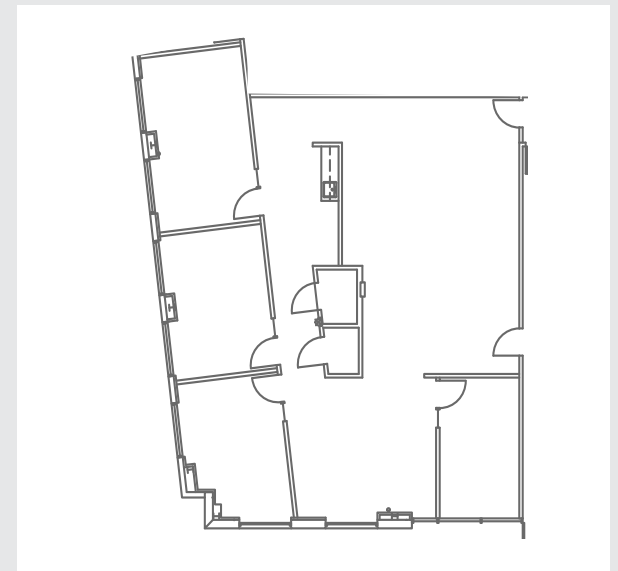




1383 NORTH MCDOWELL BLVD

SUITE 170: ±2,330 SF

- Corner suite
- Kitchenette
- Open office area
- Four (4) private offices
- Abundant natural light



Suite 170
Virtual Tour





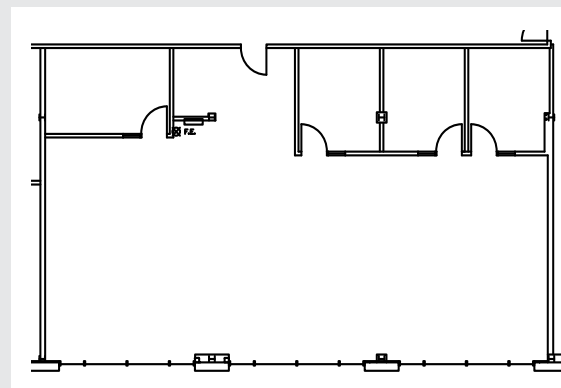
1383 NORTH MCDOWELL BLVD

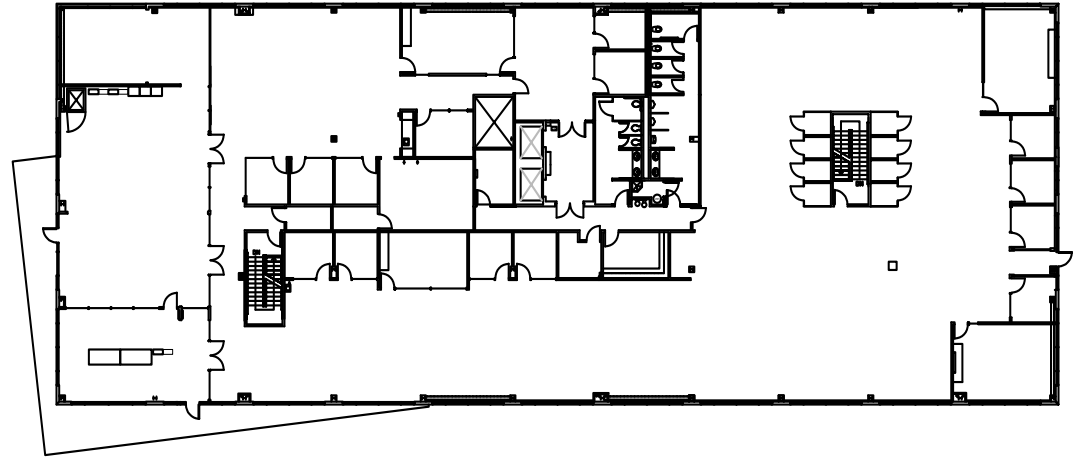
SUITE 210: ±2,446 SF

- Open office area
- Exposed ceilings
- Four (4) private offices
- Extensive glass line



Suite 210
Virtual Tour





1383 NORTH MCDOWELL BLVD

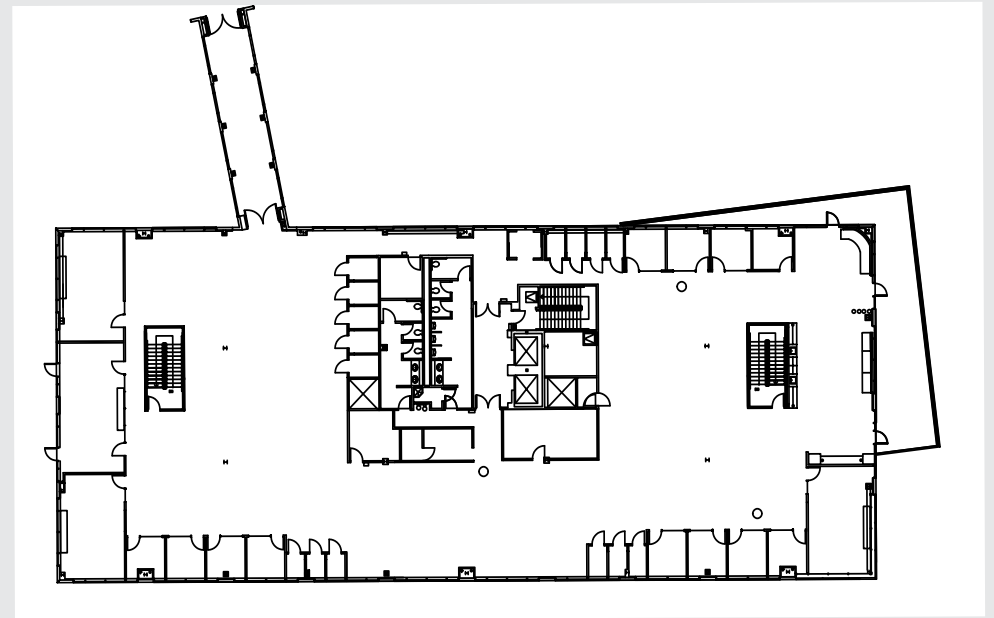
3RD FLOOR: ±18,895 SF

- Interior full height glass finishes
- Efficient layout of private offices and conference rooms
- Space features an abundance of natural light
- Multiple outdoor balconies with beautiful views of the Sonoma hills
- Potential to divide space



Potential to divide space,

Click [HERE](#) for a 3D Visualization of floor plans



1385 NORTH MCDOWELL BLVD

3RD FLOOR: ±19,389 SF

- Interior full height glass offices
- Efficient layout of private offices and conference rooms
- In suite kitchen and break area including two refrigerators, multiple sinks and a dishwasher
- Multiple outdoor balconies with beautiful views of the Sonoma hills
- Potential to deliver an additional ±19,389 SF of space on 2nd floor (shell condition)

1385 - FLOOR 3



NEARBY AMENITIES

Petaluma, CA

1383-1385

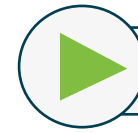
N MCDOWELL BLVD




BASIN STREET
PROPERTIES

 JLL

1383-1385 N McDowell Blvd



PROJECT VIDEO



**Working in Petaluma
has never been easier!**

1383-1385 North McDowell Blvd are located less than a mile off Highway 101. The property is just a short walk to multiple public transit stops including the Sonoma County Transit (44 & 48) and the Golden Gate Transit.

The property is adjacent to Active Wellness Center, Redwood Gateway Shopping Center, and Plaza North Shopping Center. Nearby amenities include Lagunitas Brewing Company, Henhouse Brewing Company, Starbucks, Applebee's, Kohl's, Gohan Japanese, Bianchini's Sandwich & Salad, and Beyond the Glory Sports Bar.

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