



**BASIN STREET  
PROPERTIES**



**Full Fee for Procuring Brokers**

Full fee for any lease signed before June 30, 2021.  
(min. three-year term).

**Tour Incentive**

\$150 Visa gift card for each qualified tour.

**FOR LEASE**

**4,595 SF - 2,250 SF - 1,993 SF - 1,838 SF**

**CONTACT: +1 415 485 0500**

**REDWOOD BUSINESS CENTER**

1383-1385 N. MCDOWELL BLVD | PETALUMA, CA



# 1383 & 1385 N. MCDOWELL

## HIGHLIGHTS

- Located in the Redwood Business Park at the north end of Petaluma, California
- 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, Caffe Giostra, Starbucks, Namaste Cafe, Gohan Japanese Restaurant, Kohl's, Pier 1 Imports, Synergy Health Club, Henhouse Brewery, Lagunitas Brewery, Griffo Distillery & Tasting

**TREVOR BUCK**  
Executive Director  
+1 415 451 2436  
Lic#01255462

**BRIAN FOSTER**  
Managing Director  
+1 415 451 2437  
Lic#01393059

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# PETALUMA, CALIFORNIA

## SPACE AVAILABLE

4 Spaces available 4,595 SF - 2,250 SF - 1,993 SF - 1,838 SF

- 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.

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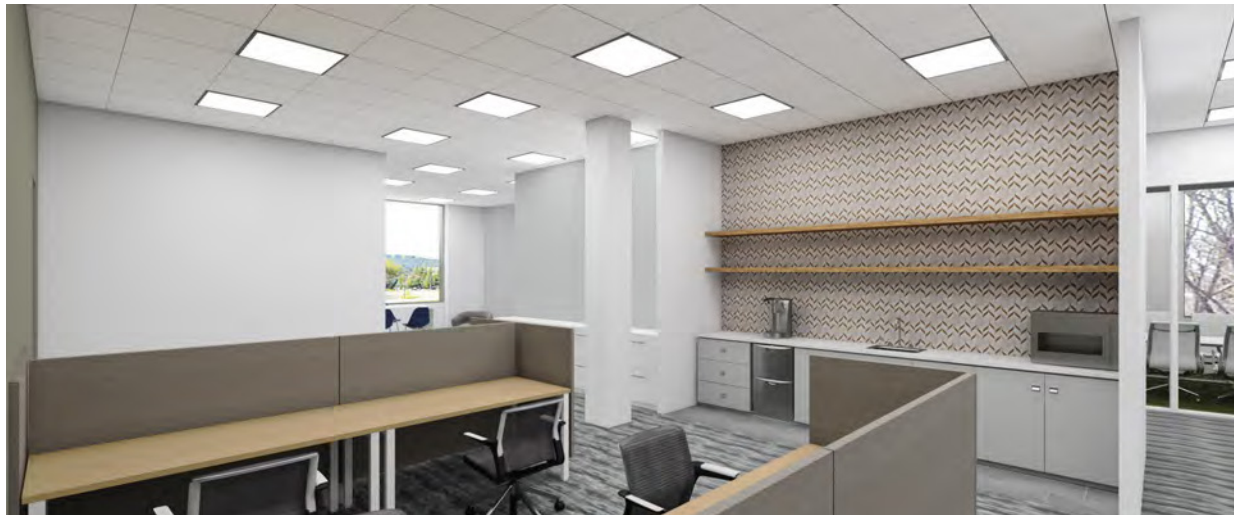
## 1ST FLOOR PLAN

SUITE 110: ±4,595 RSF

- Former medical suite
- Double door off lobby

SUITE 100: ±1,993 RSF

- Located immediately off the lobby
- Currently used as a semi medical office
- Great natural light
- Higher end finishes



### FINAL PROGRAMMING METRICS

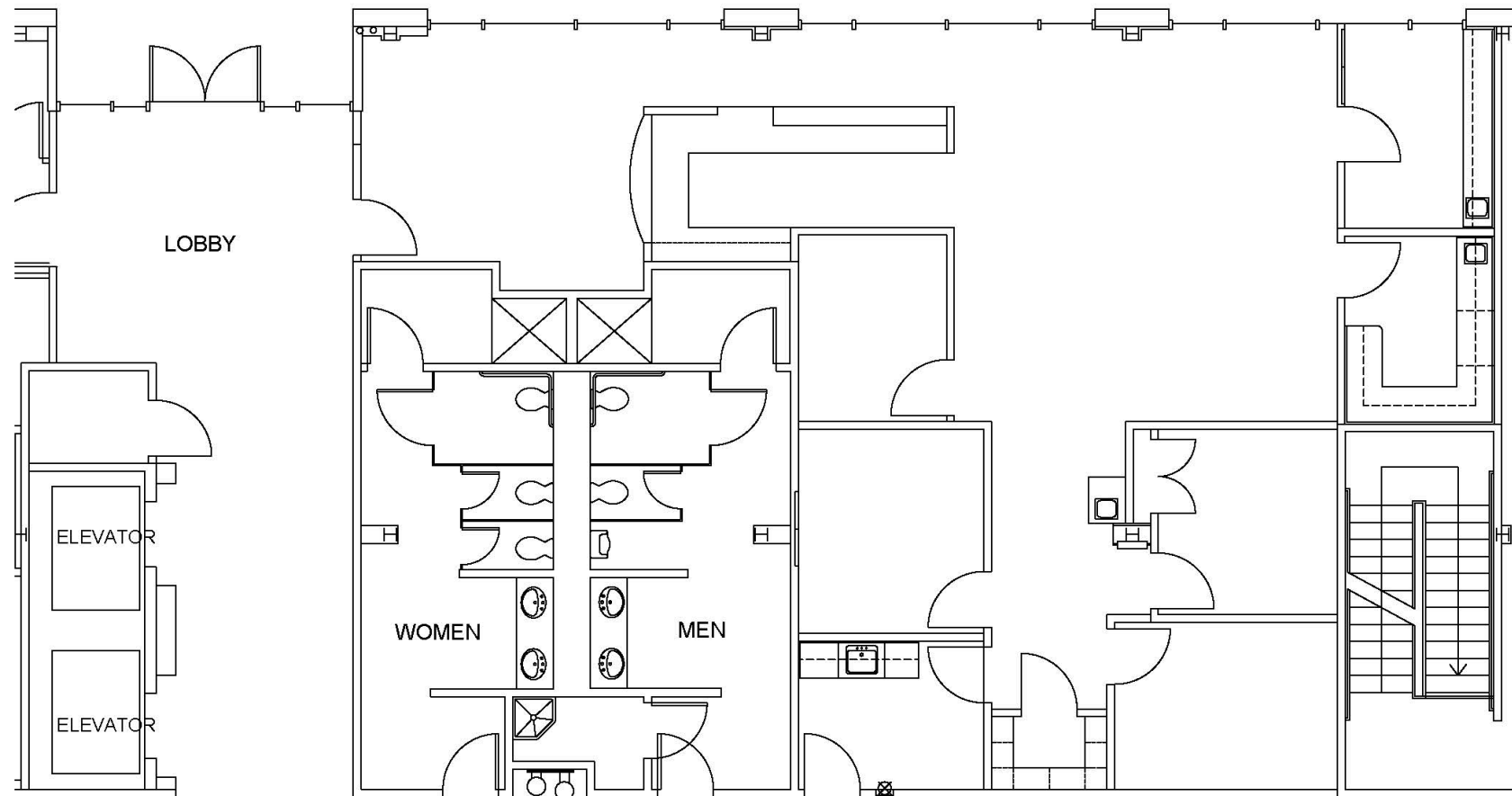
4,595

**SUITE 110**  
**Square Feet**

1,993

**SUITE 100**  
**Square Feet**

# SUITE 100



SUITE 100  
1,993 SQ. FT.

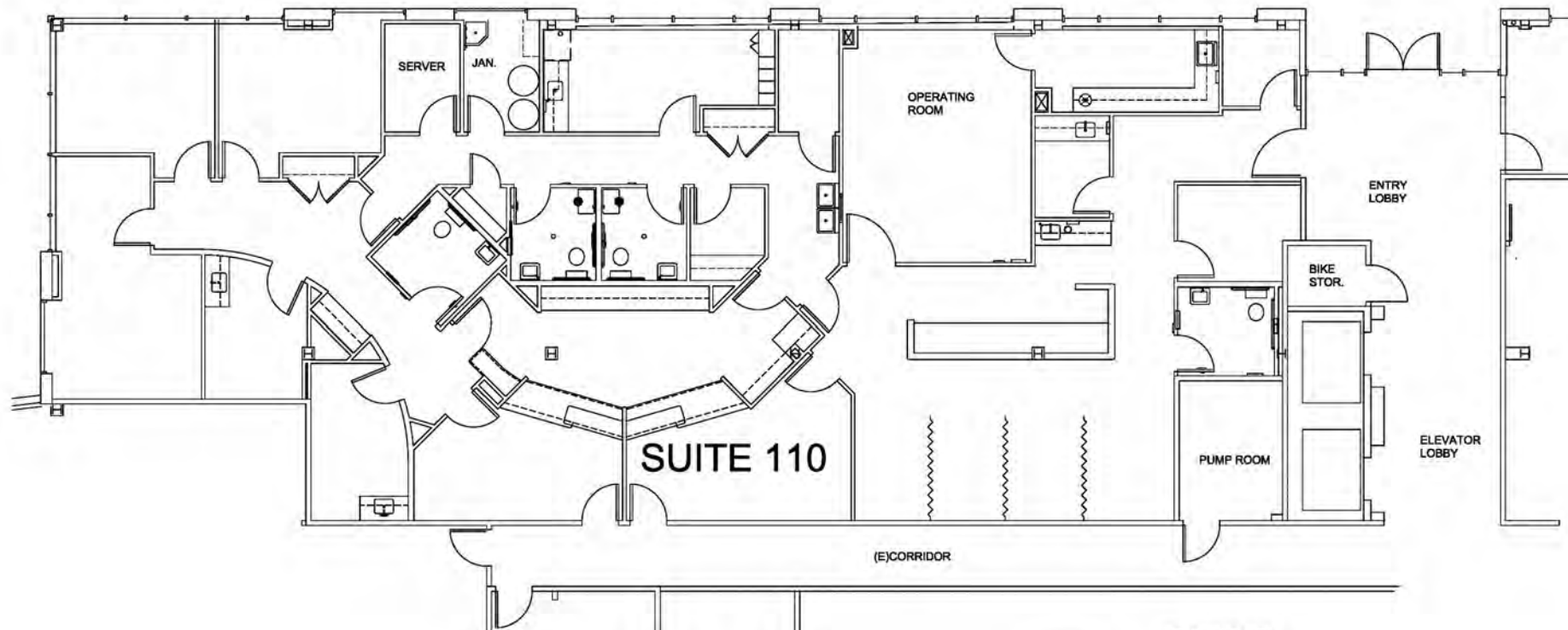
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# SUITE 110



SUITE 110  
4,595 SQ. FT.

- Double door entry off lobby
- In suite restrooms
- Plumbing and sinks in office for medical use

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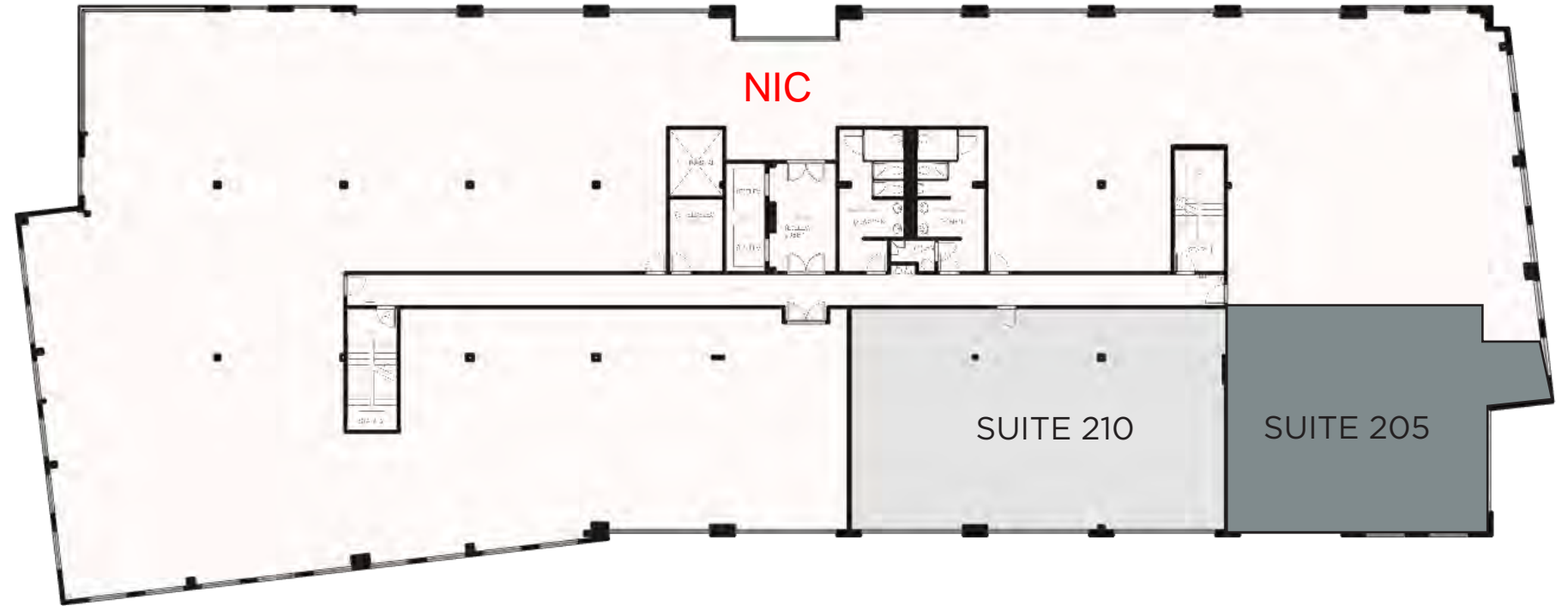
## 2ND FLOOR PLAN

SUITE 205: ±1,838 RSF

- Furniture in Place
- Move in ready
- Open ceiling

SUITE 210: ±2,250 RSF

- Furniture in Place
- Move in ready
- Open ceiling
- Can be combined  
±4,088 RSF



### FINAL PROGRAMMING METRICS

4,088

**Approx. Rentable  
Square Feet**

TBD

**Number of  
Assigned Seats**

TBD

**Approx. RSF per  
Assigned Seat**

# SUITE 210



Individual Spaces	Provided
Workstations 6FT	10
Enclosed Office	3
Collaborative Spaces	Provided
Huddle Room-4P	1
Support + Wellbeing Spaces	Provided
Pantry	1
Storage	1
IDF Closet	1
Copy-Print-Supply Point	1

SUITE 210  
2,250 SQ. FT.

Furniture in Place  
Move in ready  
Open ceiling  
Can be combined ±4,088 RSF

[CLICK HERE FOR 3D FLOOR PLAN](#)

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GRIFFO  
DISTILLERY

Synergy Health Club  
by St. Joseph Health

HENHOUSE  
BREWING COMPANY

KOHL'S

GOHAN

BEYOND  
THE GLORY  
BAR & GRILL



REDWOOD  
BUSINESS  
CENTER

PETALUMA BLVD

RETAIL PAD  
APPROVED  
TO BREAK  
GROUND

NORTH MCDOWELL BLVD

LAGUNITAS  
BREWING COMPANY

CAFFE GIOSTRA  
DONUT DEN  
UPS STORE



O. SUSHI

Applebee's





## 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](http://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 over 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."



**BASIN STREET**  
PROPERTIES

BRIAN FOSTER



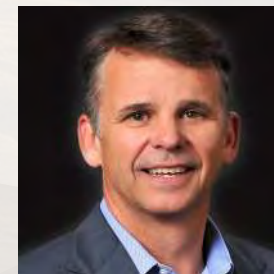
STEVEN LEONARD



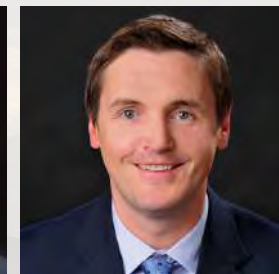
TREVOR BUCK



SCOTT STRANZL



MIKE WILLIAMS



KYLE YOUNG



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[BRIAN.FOSTER@CUSHWAKE.COM](mailto:BRIAN.FOSTER@CUSHWAKE.COM)

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# 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.

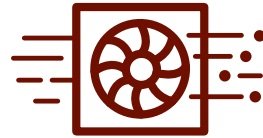
During this unprecedented time, we continue to follow best practices and protocols as set forth by the leading health organizations. Many resources required to adhere to these best practices are limited due to the prioritization of hospitals, healthcare workers and first responders. We are working closely 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.





CUSHMAN &  
WAKEFIELD



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