



±2,330 - ±9,371 SF OF CLASS 'A'
OFFICE AND MEDICAL SUITES FOR LEASE

## **PROJECT** HIGHLIGHTS





#### PREMIER LOCATION

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





#### **PARKING**

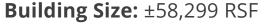
Ample free parking for employees and clients plus an automated card key system for safe after-hour access





#### **AMENITIES**

Immediately adjacent to abundant retail amenities and gym within walking distance



Stories: 3

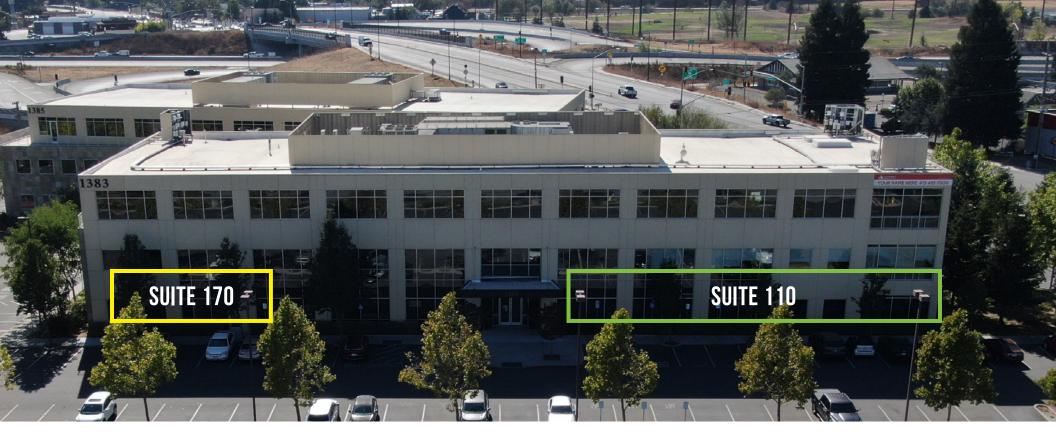
**Parking:** 4.6 per 1,000 SF

Constructed: 2007









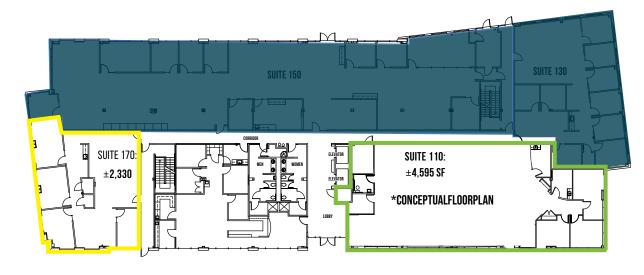
### ±9,371 SF Available

• Suite 110: ±4,595 SF

Suite 170: ±2,330 SF

Suite 210: ±2,446 SF

- High quality finishes throughout
- Extensive glassline and visibility
- Abundant natural light
- \$2.25 psf/mo (FSG)



1383 - FLOOR 1



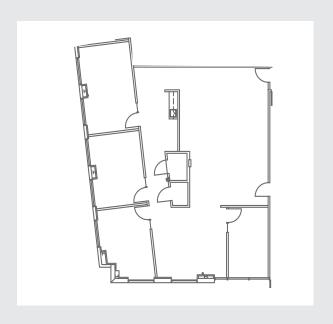






### SUITE 170: ±2,330 SF

- Corner suite
- Open area
- Kitchenette
- Four (4) private offices
- Extensive glassline



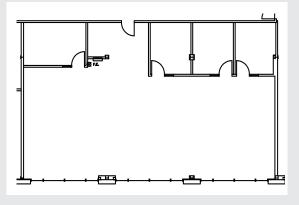


### SUITE 210: ±2,446 SF

- Open area
- Exposed ceilings
- Four (4) private offices
- Extensive glassline







## **NEARBY AMENITIES**

Petaluma, CA





## 1383 N McDowell Blvd





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# Working in Petaluma has never been easier!

1383 North McDowell Blvd is 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, Starbucks, Applebee's, IHOP, Kohl's, Michael's, and Beyond the Glory Sports Bar.





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