

±7,562 SF

OFFICE & WAREHOUSE FOR LEASE



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**1758**

CORPORATE CIRCLE | PETALUMA, CA

# 1758 CORPORATE CIRCLE

## PETALUMA, CA

### HIGHLIGHTS

- ±7,562 SF office and warehouse possible
- Mix of office with warehouse and mezzanine
- High identity corner location at the corner of Corporate Circle & South McDowell Blvd with signage opportunity
- Dock high loading door with grade level door
- Shared restrooms with neighboring tenant
- Next to Shollenberger Park
- Easy access to downtown Petaluma and Highways 116, 101 and 37
- Walking distance to Adobe Creek Retail Center with Starbucks, Lily Kai Chinese Restaurant, and many other amenities
- ±22.7' clear height
- Prompt decision making and uncomplicated negotiations by local, reputable owner
- Rate: \$1.25 PSF NNN

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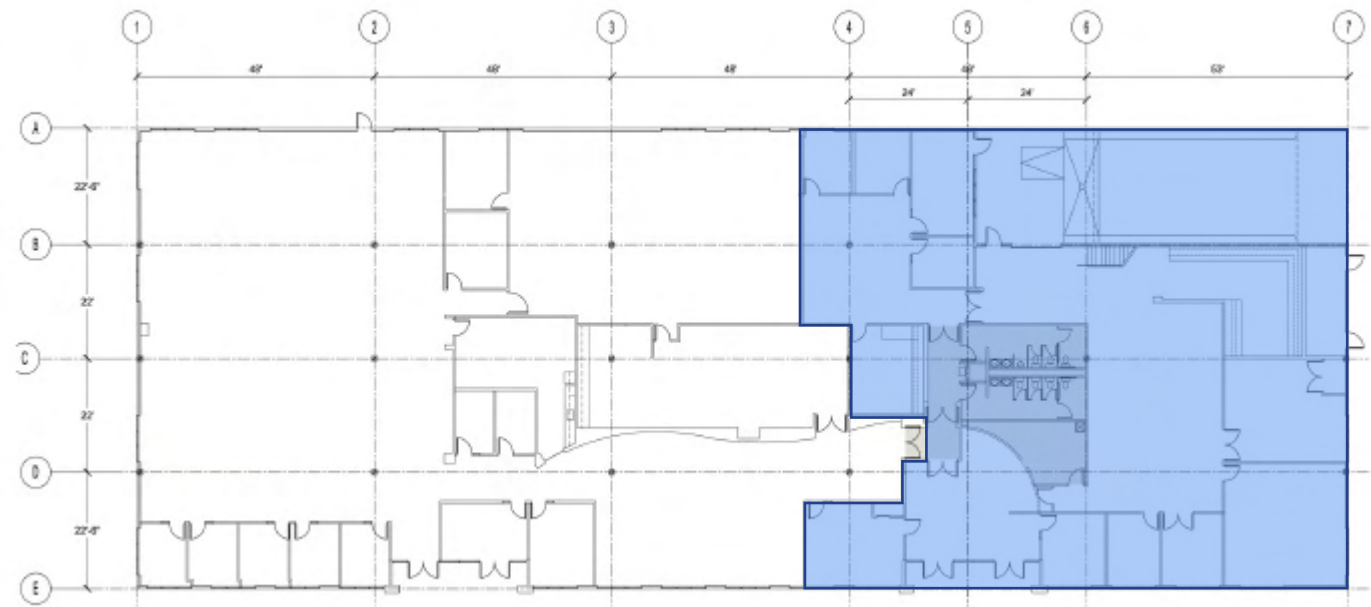
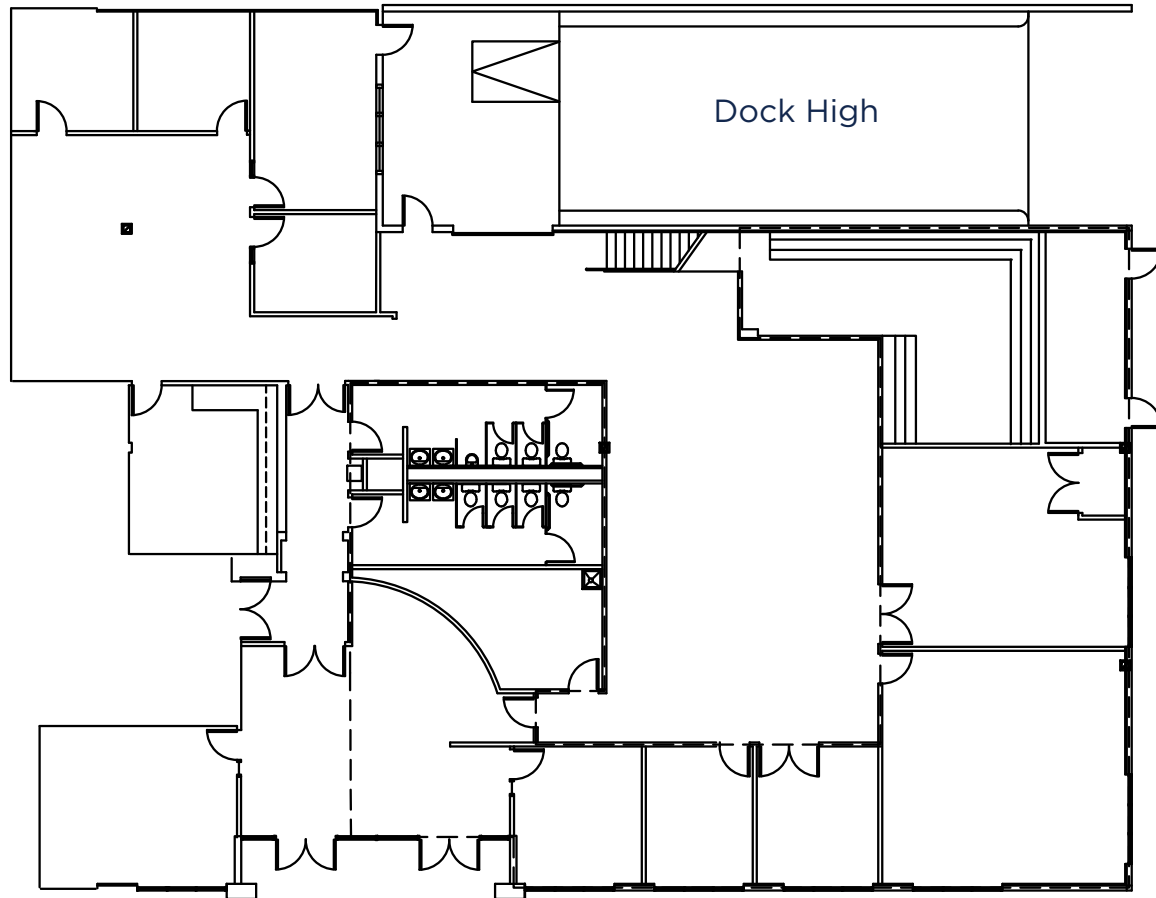
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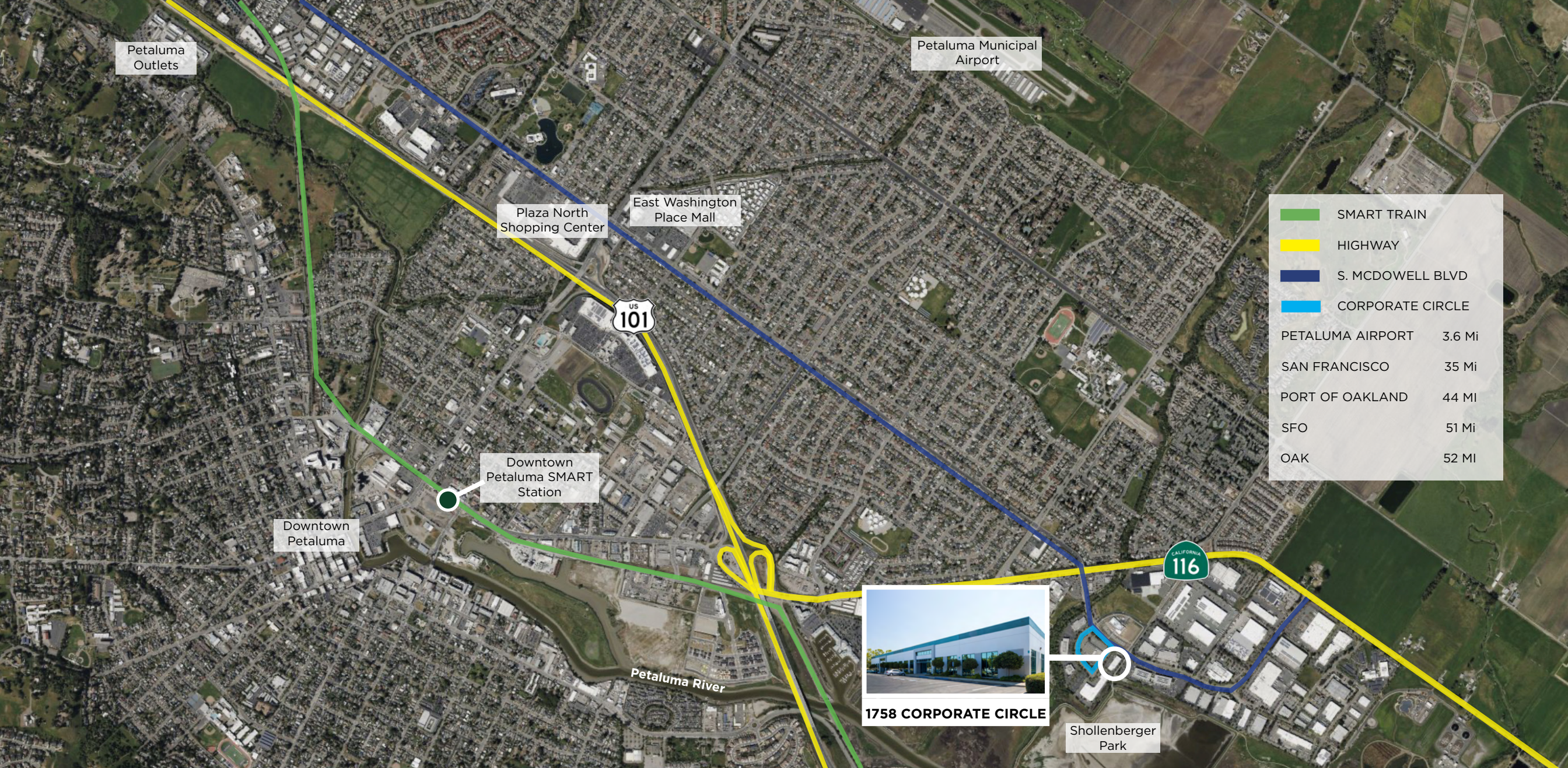


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## Petaluma

- Nike Factory Store
- Levi's Outlet
- Lucky Supermarket
- Mi Pueblo
- Trader Joe's
- Target
- Safeway
- CVS
- Whole Foods
- McDonald's
- Starbucks
- Party City
- Planet Fitness
- Staples
- Best Western
- Buffalo Wild Wings
- BevMo!
- Sprouts Farmers Market
- Brewster's Beer Garden
- Crooked Goat Brewing
- Sol Food
- Taps on the River
- In N Out
- Courtyard by Marriott
- FedEx Ship Center
- Rustic Bakery
- Taco Bell
- Wendy's
- Petaluma Market
- Ulta Beauty
- Wild Goat Bistro
- Cucina Paradiso
- Hotel Petaluma
- Paradise Sushi & Grill
- Boulevard 14 Cinema
- Sugo Trattoria