

±10,950 SF
OFFICE & WAREHOUSE FOR LEASE



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1758
CORPORATE CIRCLE | PETALUMA, CA

1758 CORPORATE CIRCLE

PETALUMA, CA

HIGHLIGHTS

- ±10,950 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
- Office and warehouse combination space
- 22.7' clear height
- Dock high loading door
- Prompt decision making and uncomplicated negotiations by local, reputable owner
- Rate: \$1.25 PSF NNN

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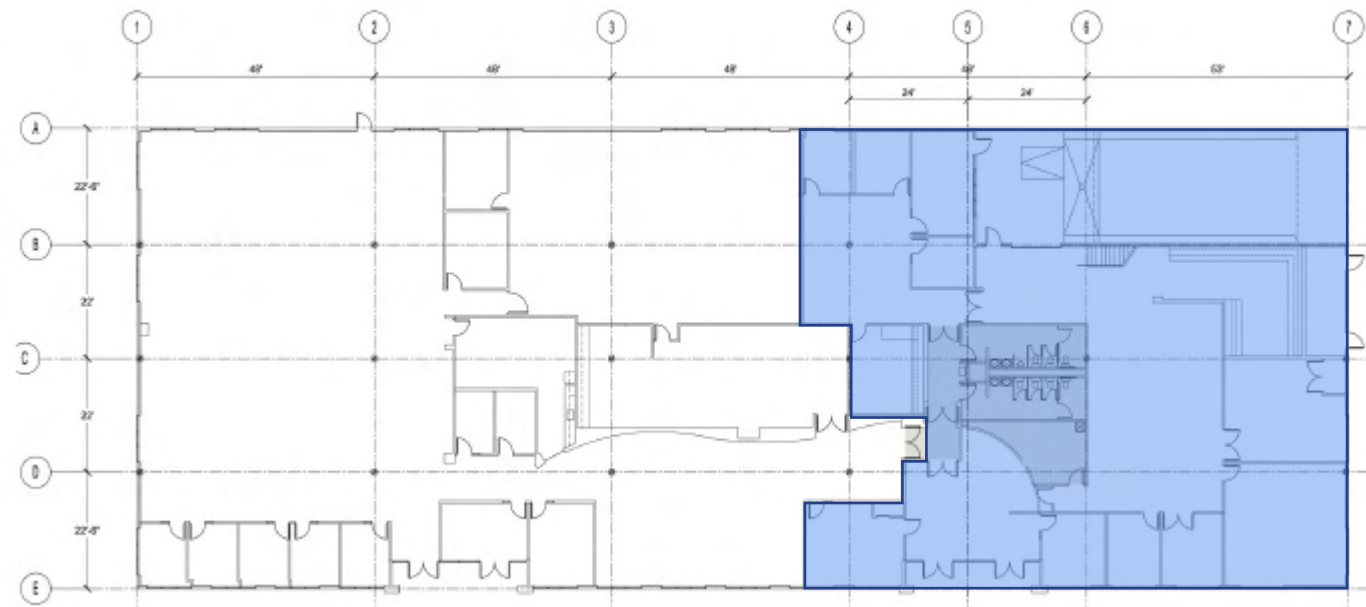
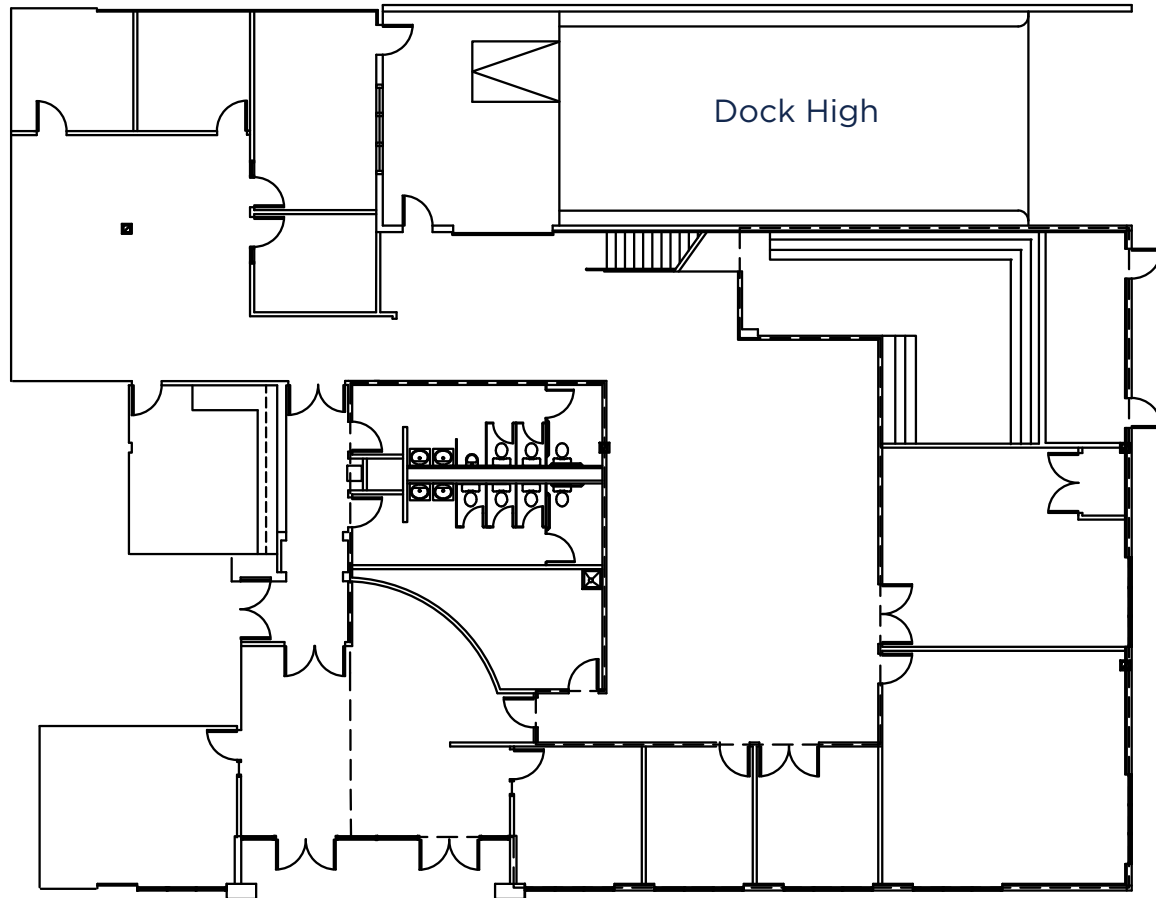
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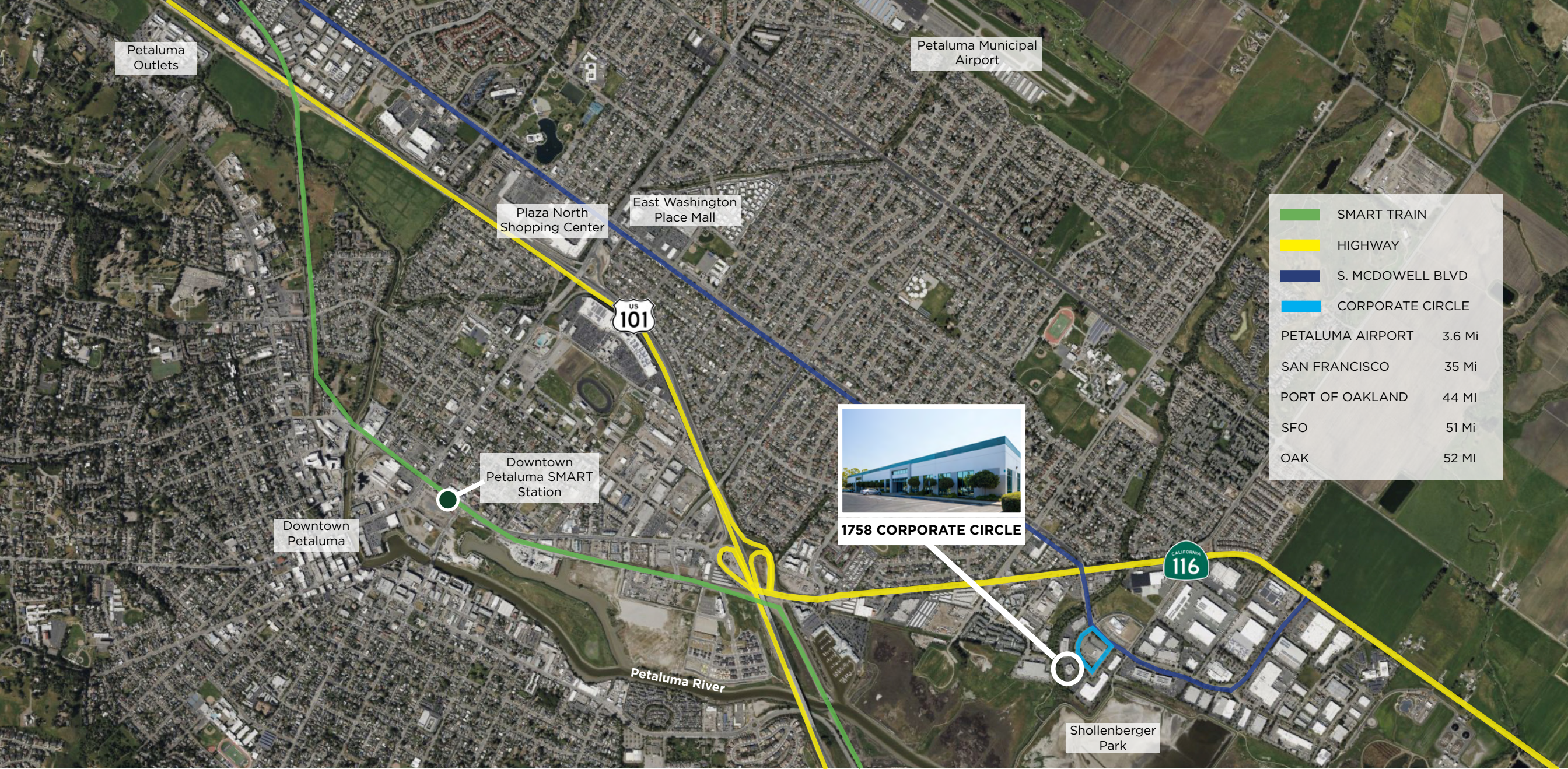


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Petaluma

- 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

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 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

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