



CUSHMAN &  
WAKEFIELD

**SONOMA COUNTY'S PREMIER CLASS A  
OFFICE DESTINATION**

SOUTH PETALUMA BUSINESS CENTER

CALL FOR LEASING: (415) 485-0500

**\$1.00 PSF INTRODUCTORY RATE\***



**BASIN STREET**  
PROPERTIES EST. 1974

**1800-2000**

S. MCDOWELL BLVD | PETALUMA, CA



# 1800-2000 S. MCDOWELL

## HIGHLIGHTS

Class 'A' office space

- Expansive glass lines offering abundant natural light
- Various sizes with flexibility in offerings
- Finished ceiling height ranging from  $\pm 10'$  to  $\pm 18'$
- Atrium tenant lounge
- Showers & lockers in each building
- Near Starbucks, Lakeville fitness, restaurants and other food/ beverage and retail amenities
- Adjacent to 500 acres of protected wetlands at Shollenberger Park, featuring walking paths
- 20 EV charging stations
- Easy access to Highways 116 and 101, 37, and downtown Petaluma
- Pet friendly
- Prompt decision-making and uncomplicated negotiations by local, reputable owner

### STEVEN LEONARD

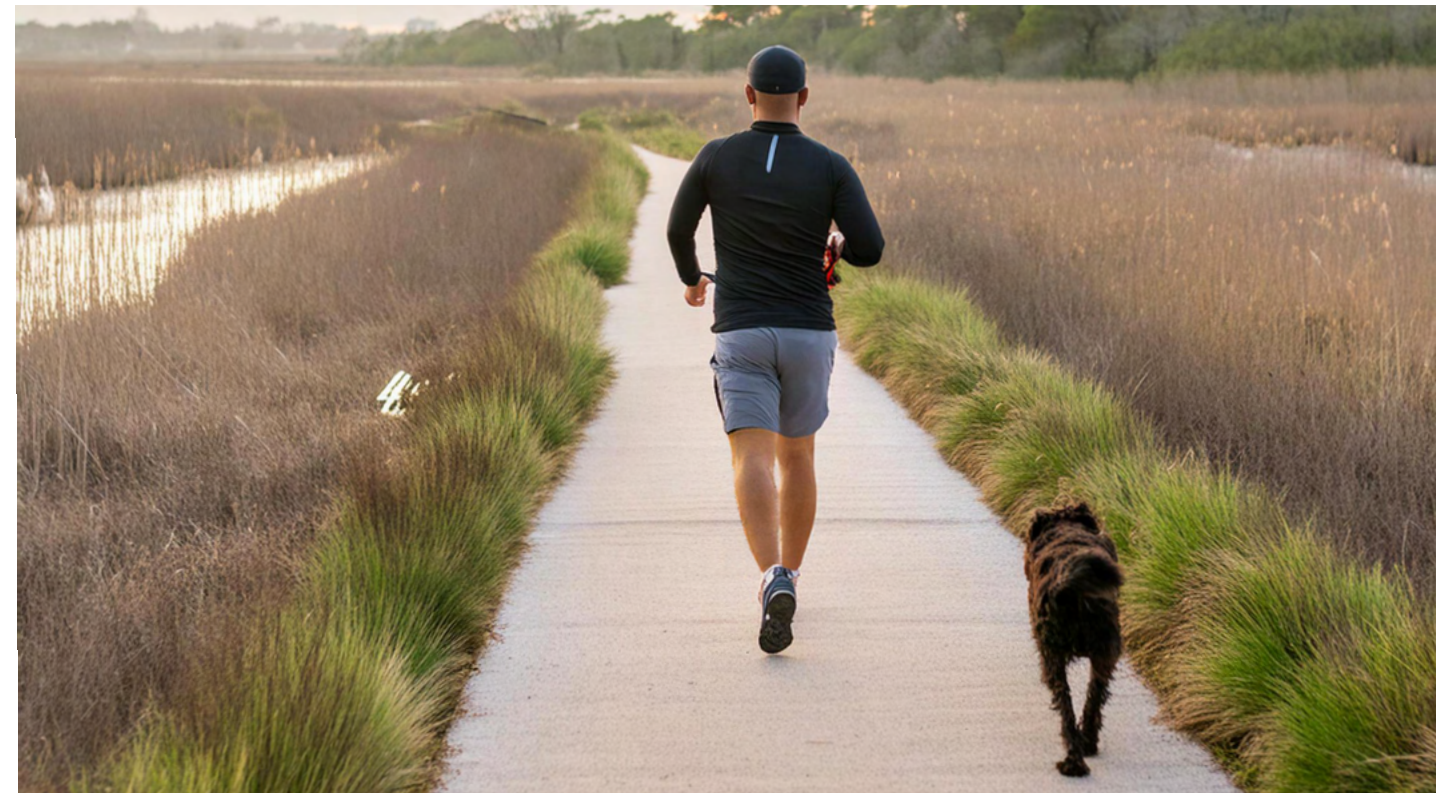
Managing Director  
+1 415 722 1080  
Lic #00909604

### TREVOR BUCK

Executive Managing Director  
+1 415 451 2436  
Lic #01255462

### BRIAN FOSTER

Executive Director  
+1 415 451 2437  
Lic #01393059







Common Atrium

# AVAILABILITIES

## 1800 S. MCDOWELL BLVD

Suite 200: ±8,526 SF

Suite 210: ±13,523 SF

Suite 220: ±8,165 SF

Suite 230: ±7,202 SF

**Total: ±37,416 SF (Contiguous)**

## 2000 S. MCDOWELL BLVD

Suite 100\*: ±18,582 SF **\$1.00 PSF introductory rate**

Suite 210\*\*: ±4,075 SF

Suite 220\*\*: ±3,335 SF

\*In place furniture available

\*\*210 and 220 can be combined for a total of ±7,410 SF (contiguous)

**Asking rent \$2.40 PSF full service**



Outside Meeting Area

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# 1800 S. MCDOWELL

## 2ND FLOOR PLAN

### AVAILABLE SPACE

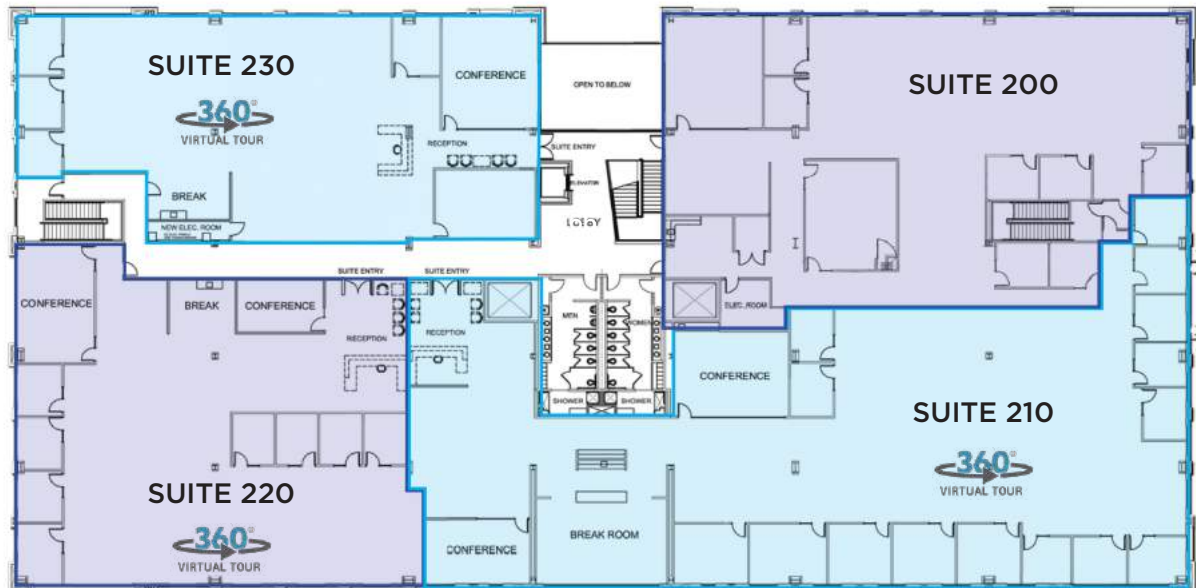
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Suite 230: ±7,202 SF

**Total: ±37,416 SF**





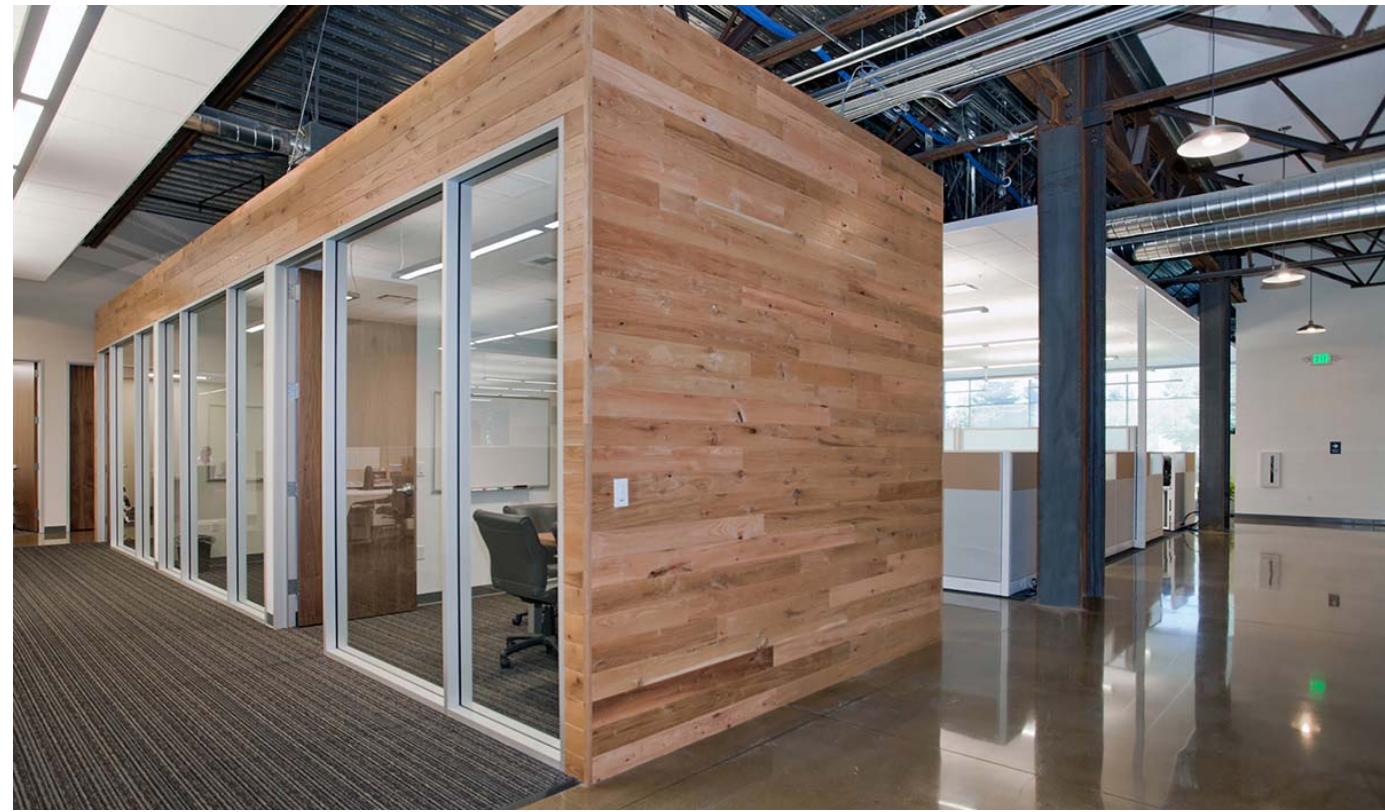
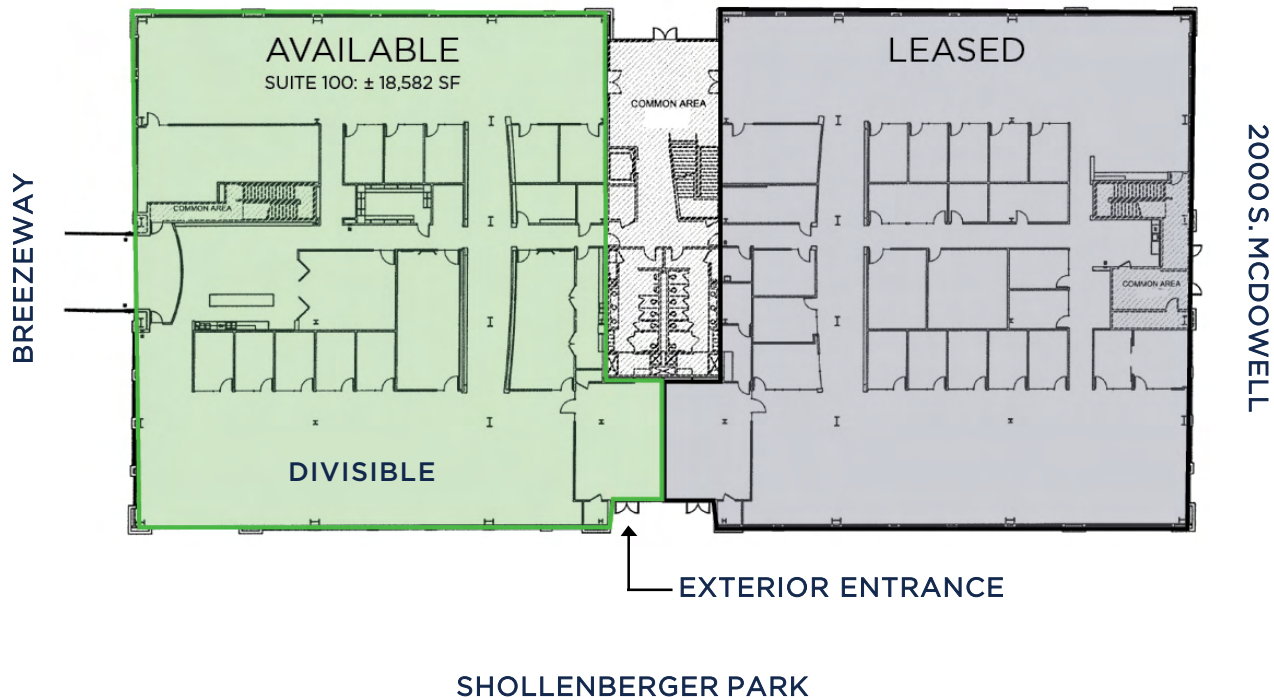
# 2000 S. MCDOWELL

## 1ST FLOOR PLAN

### AVAILABLE SPACE

Suite 100: ±18,582 SF (divisible) **\$1.00 PSF Introductory Rate**

SOUTH MCDOWELL





# 2000 S. MCDOWELL

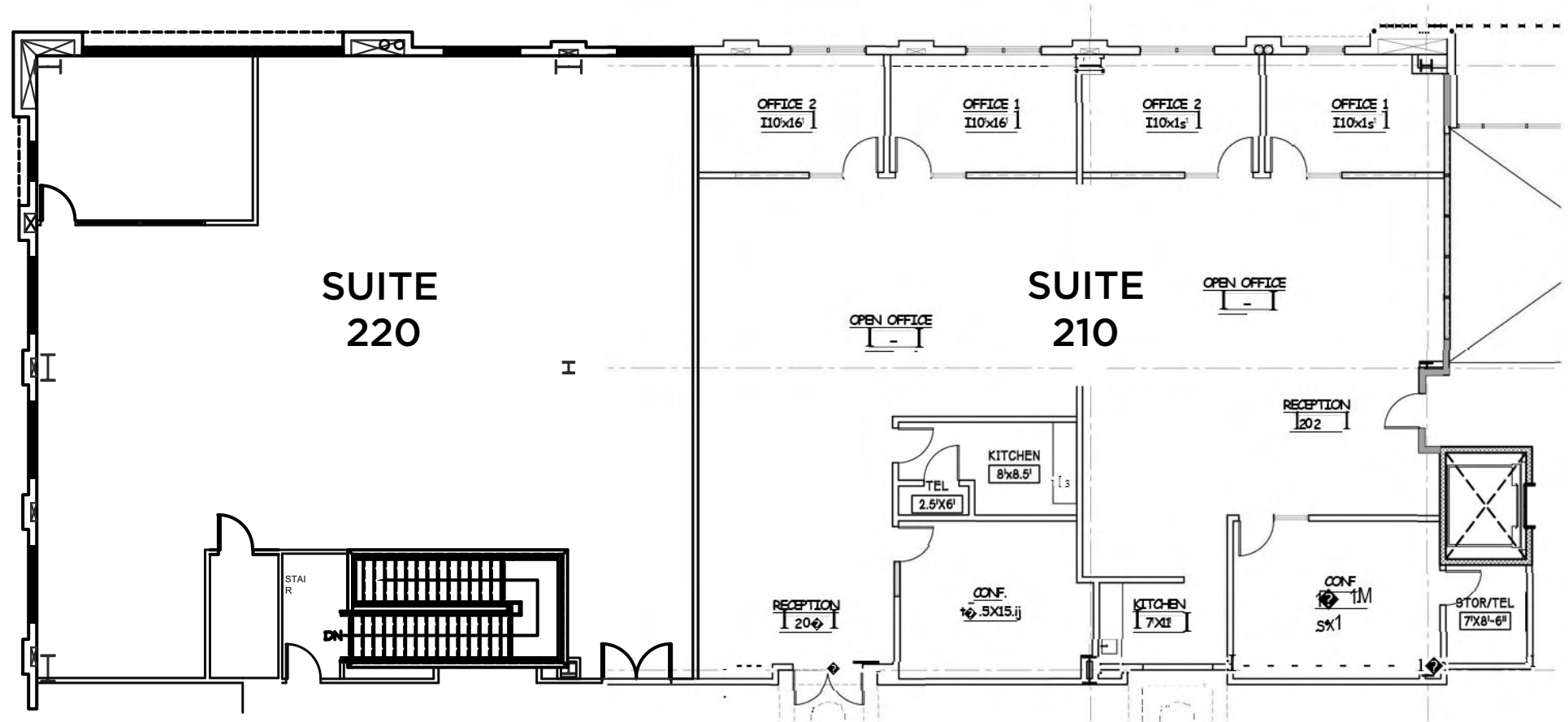
## 2ND FLOOR PLAN

### AVAILABLE SPACE

Suite 210: ±4,075 SF  
(\$2.40 Full Service)

Suite 220: ±3,335 SF  
(\$2.40 Full Service)

Can be combined for a  
total: ±7,410 SF





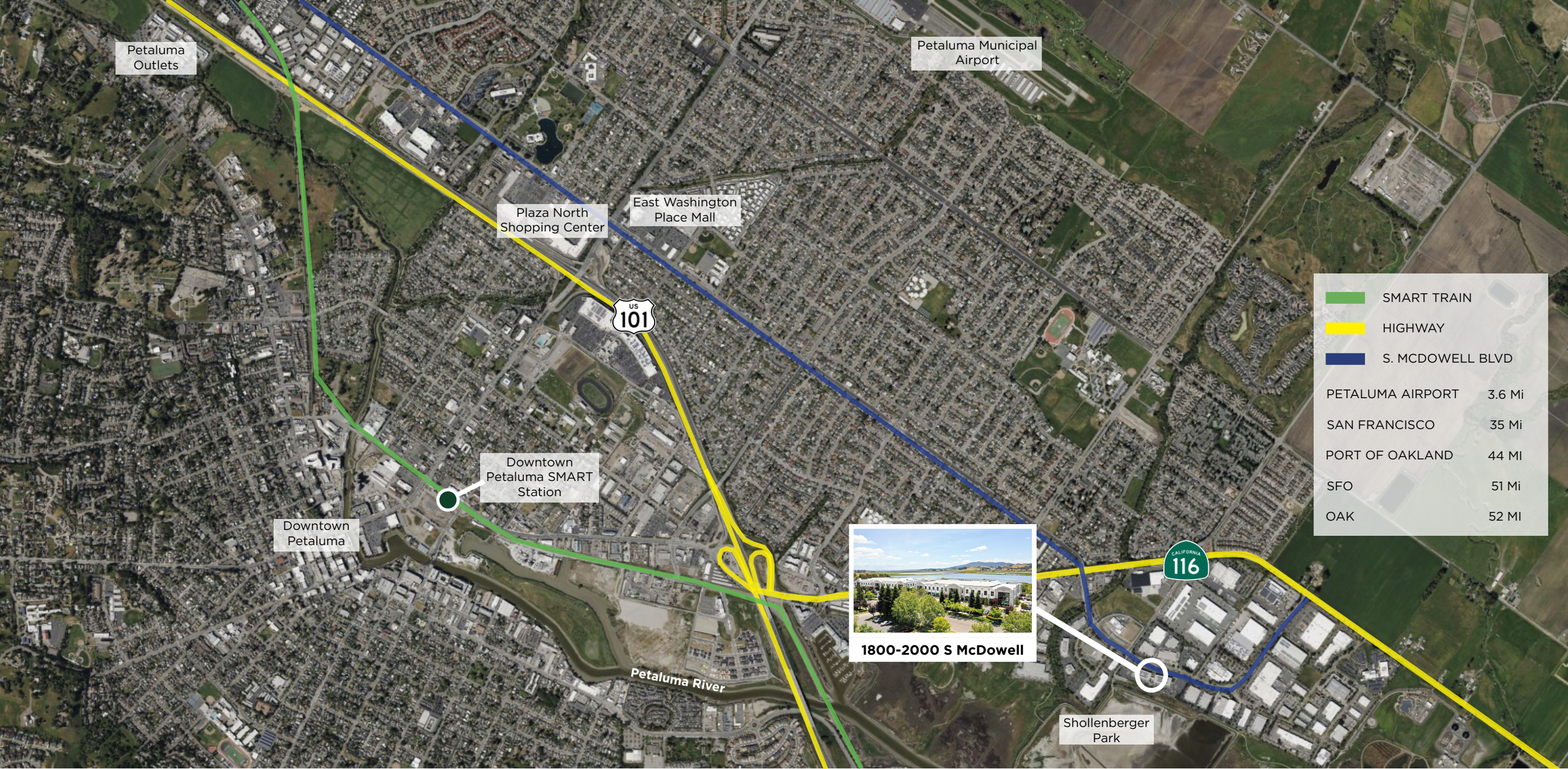
# 2000 S. MCDOWELL

\$1.00 PSF Introductory Rate

## 1ST FLOOR







## 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