



**BASIN STREET**  
PROPERTIES



**Full Fee for Procuring Brokers**

Full fee for any lease signed before March 31, 2021  
(min. three-year term).

***Tour Incentive***

\$150 Visa gift card for each qualified tour



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**39,528 SF - 13,523 SF - 8,165 SF - 7,202 SF - 4,075 SF**

**CONTACT: +1 415 485 0500**

**1800-2100 SOUTH**

**S. MCDOWELL BLVD | PETALUMA, CA**



# 1800-2100 S. MCDOWELL

## HIGHLIGHTS

- Class 'A' office space

### BUILDING 1800

Suite 210: ±13,523 SF (\$2.40 Full Service)

Suite 220: ±8,165 SF (\$2.40 Full Service)

Suite 230: ±7,202 SF (\$2.40 Full Service)

### BUILDING 2100

Entire first floor up to ±39,528 SF, divisible to ±10,000 SF (\$2.40 Full Service)

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

- Expansive glass lines offering abundant natural light and quality views of the adjacent Shollenberger Park
- Finished ceiling height ranging from 10' to 18'
- Near Starbucks, restaurants and other food and beverage amenities
- Prompt decision-making and uncomplicated negotiations by local, reputable owner
- Showers & lockers

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# PETALUMA, CALIFORNIA

## SPACE AVAILABLE

### 2100

Suite 2100: ±39,528 SF (\$2.40 Full Service)

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

### 1800

Suite 210: ±13,523 SF (\$2.40 Full Service)

Suite 220: ±8,165 SF (\$2.40 Full Service)

Suite 230: ±7,202 SF (\$2.40 Full Service)

## AMENITIES

- Bordering 500 acres of protected wetlands bird sanctuary at Shollenberger Park, featuring walking paths, work out opportunities, or just an escape from the office.
- Just blocks from additional retail centers offering Lakeville Fitness, many other restaurant choices and retail services.
- Easy access to Highways 116 and 101, 37, and downtown Petaluma.

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## 1ST FLOOR PLAN

- SPACE AVAILABLE:  
Suite 2100: ±39,528 SF  
(\$2.40 Full Service)







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2100 S. McDOWELL







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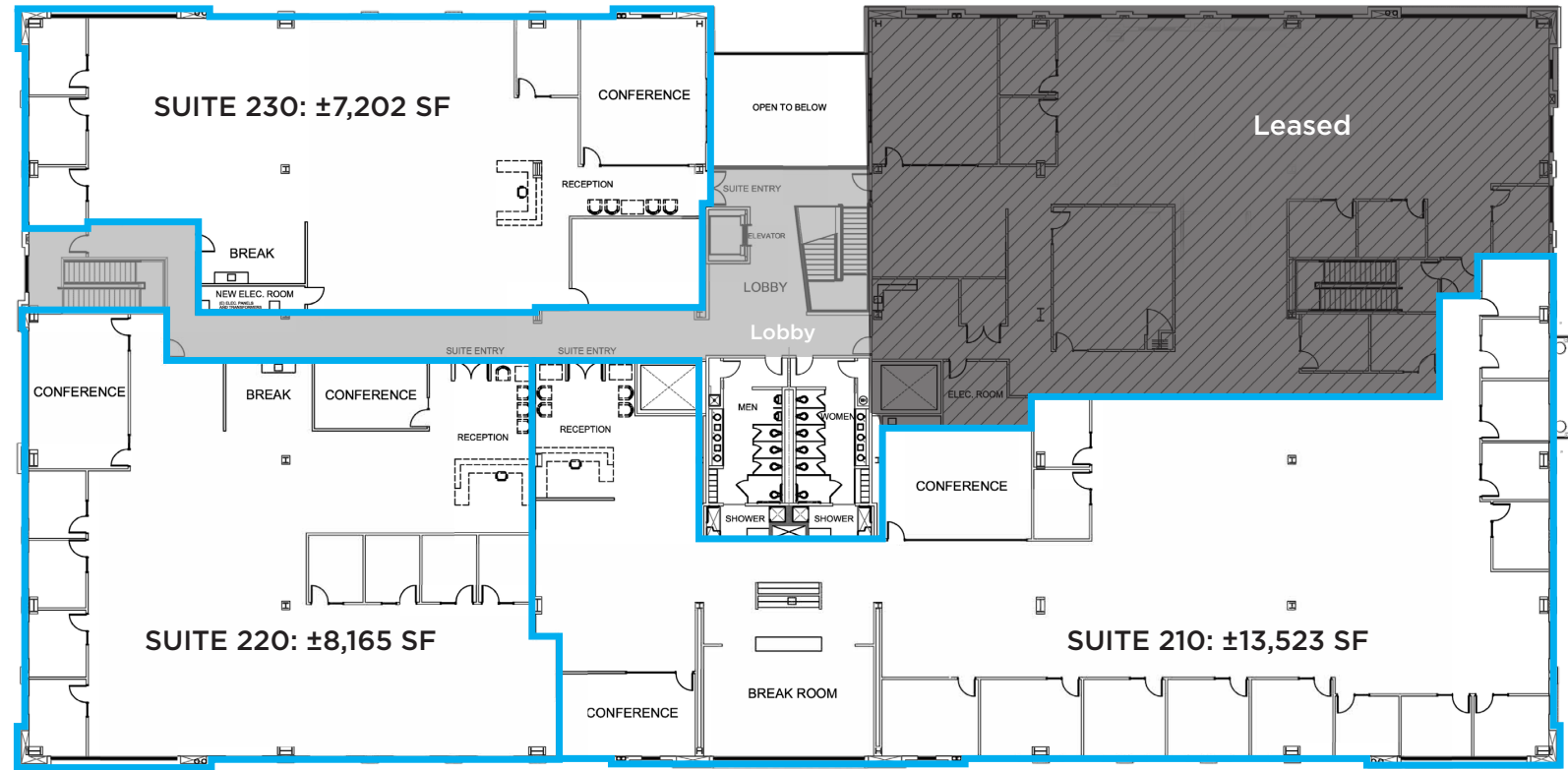
**2100 S. McDOWELL**





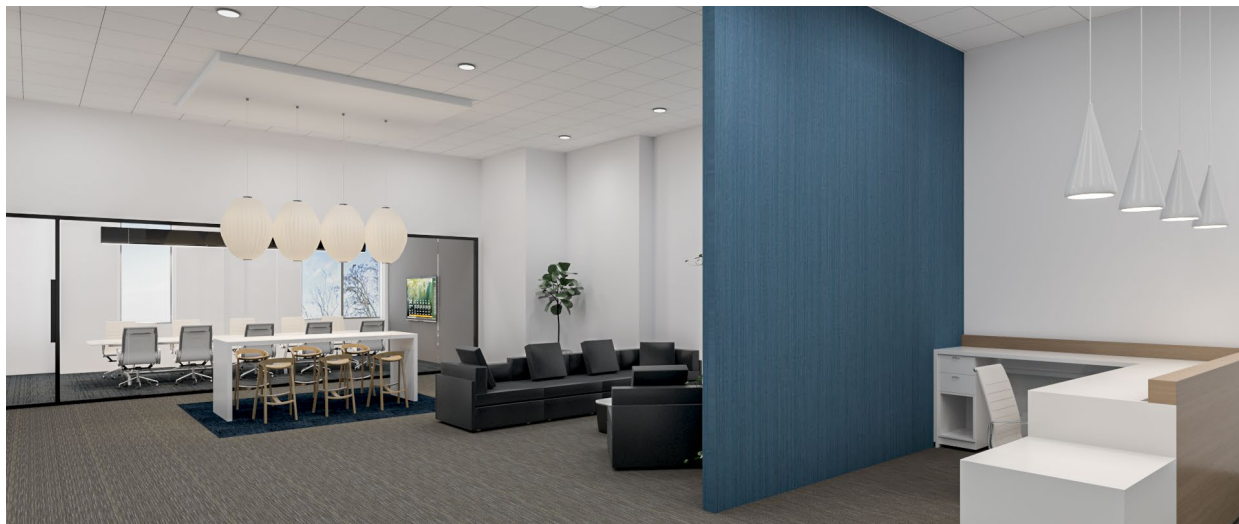
## 2ND FLOOR PLAN

- SPACE AVAILABLE:  
Suite 210: ±13,523 SF  
Suite 220: ±8,165 SF  
Suite 230: ±7,202 SF  
(\$2.40 Full Service)



1800 S. MCDOWELL

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# SUITE 210 - ±13,523 SF

1800 S. MCDOWELL



## FINAL PROGRAMMING METRICS

13,523

**Approx. Rentable  
Square Feet**

73

**Number of  
Assigned Seats**

185

**Approx. RSF per  
Assigned Seat**

Individual Spaces	Provided
Workstations 5FT	58
Enclosed Office	15
<b>Collaborative Spaces</b>	
Meeting Room-10P	1
Meeting Room-16P	1
Library Booth	2
Open Collaboration	2
Lounge-8P	1
<b>Support + Wellbeing Spaces</b>	
Perch-6P	1
Cafe	1
Concierge/Greeting	1
IDF Room	1
File Cabinets	8
Copy-Print-Supply Point	1

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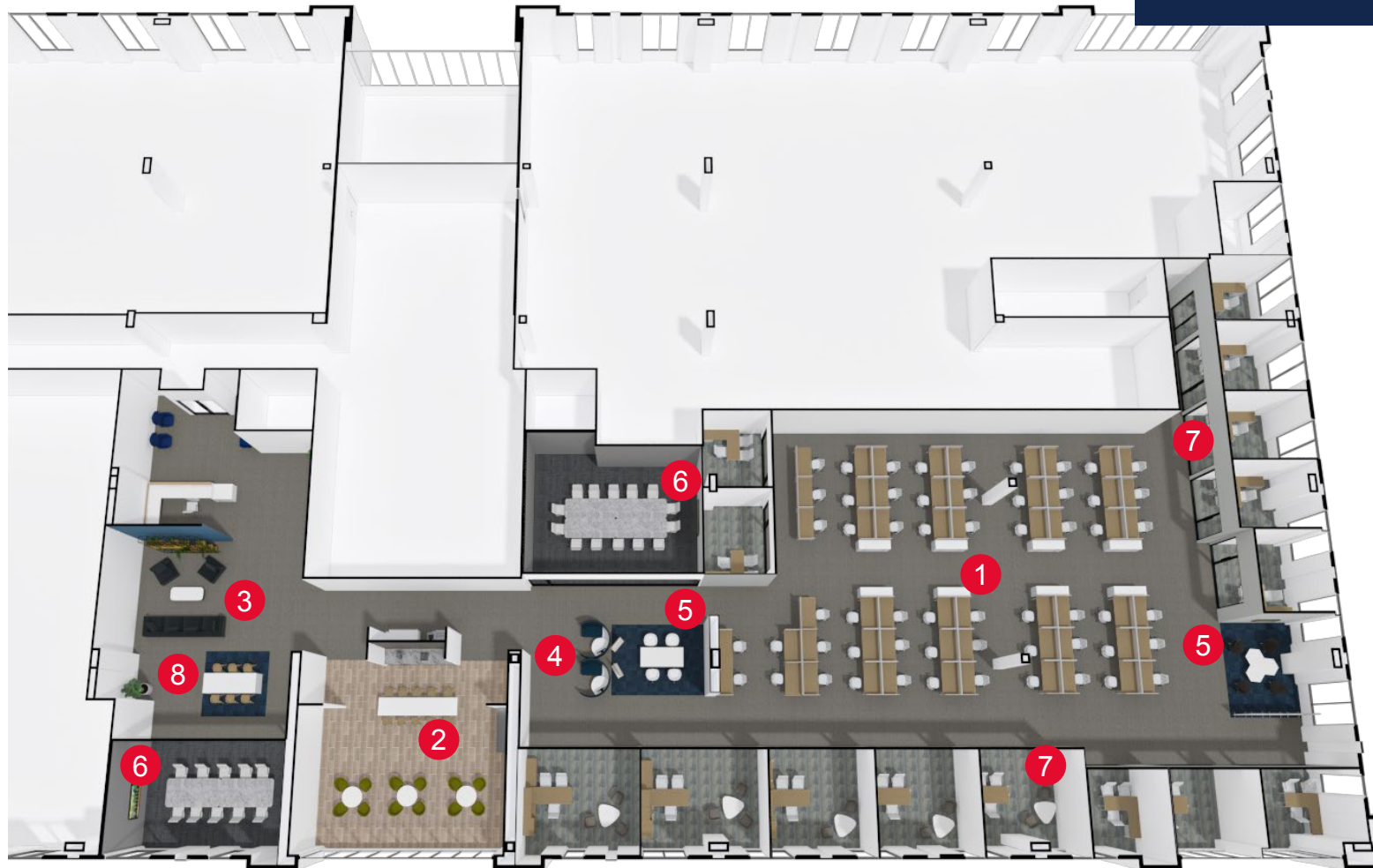
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# SUITE 210

1800 S. MCDOWELL



- 1 WORKSTATIONS
- 2 CAFÉ
- 3 LOUNGE
- 4 LIBRARY BOOTHS
- 5 OPEN COLLABORATION
- 6 MEETING ROOM
- 7 OFFICE
- 8 PERCH

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# SUITE 230 - ±7,202 SF

Individual Spaces	Provided Seat Count	Support + Wellbeing Spaces	Provided
Workstations 5FT	27	Lounge-8P	1
Enclosed Office	9	Cafe	1
		Concierge/Greeting	1
Collaborative Spaces	Provided	Wellness Room	1
Focus Booth-2P	2	Storage	2
Huddle Room-4P	1	Electrical Room	1
Meeting Room-10P	1	IDF Room	1
Presentation Room-14P	1	Copy-Print-Supply Room	1
Perch	1		



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# SUITE 230

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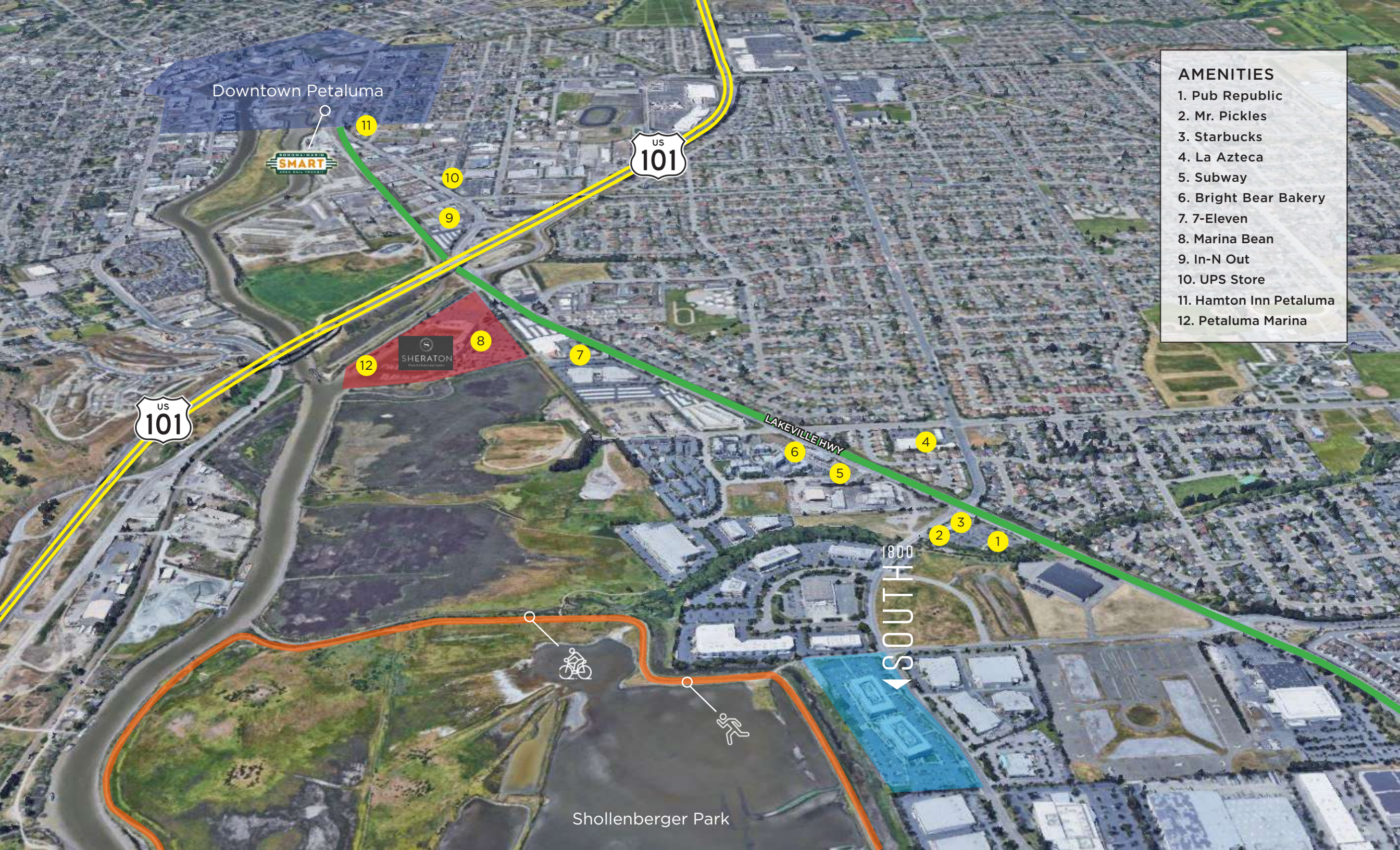
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Downtown Petaluma



LAKEVILLE HWY

1800  
SOUTH

Shollenberger Park

- AMENITIES**
1. Pub Republic
  2. Mr. Pickles
  3. Starbucks
  4. La Azteca
  5. Subway
  6. Bright Bear Bakery
  7. 7-Eleven
  8. Marina Bean
  9. In-N Out
  10. UPS Store
  11. Hamton Inn Petaluma
  12. Petaluma Marina



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## 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

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STEVEN LEONARD



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SCOTT STRANZL



MIKE WILLIAMS



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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.

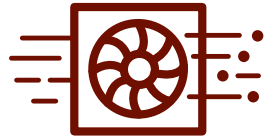
During this unprecedented time, we continue to follow best practices and protocols as set forth by the leading health organizations. Many resources required to adhere to these best practices are limited due to the prioritization of hospitals, healthcare workers and first responders. We are working closely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





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