



# PETALUMA

## MARINA BUSINESS CENTER

755, 765 & 775 Baywood Drive | Petaluma, CA



### VIBRANT OFFICE SPACE ON THE PETALUMA MARINA @ HWY 101



BASIN STREET  
PROPERTIES



SUITES FOR LEASE  
±337 SF - ±5,171 SF



PROJECT VIDEO

[www.PetalumaMarinaBusinessCenter.com](http://www.PetalumaMarinaBusinessCenter.com)  
707 217 7196 | [www.JLL.com](http://www.JLL.com)



## VIRTUAL TOUR

BLDG 765 | STE. 239

±4,100 SF



Operable Windows for Optimal Air Quality



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Immediate access & visibility from Highways 101 and 116



Excellent access to rapidly growing, highly-educated local labor pool



Outstanding river, marina and mountain views from most suites



Operable windows allow natural air-flow through your space



10 new EV Charging Stations



Secure electronic key card-key system with 24/7 tenant access



Property management & facility engineer onsite for immediate maintenance needs



Abundant onsite parking - 90 stalls covered beneath onsite solar panel system, which generates 373,110 kW of power annually



Tenant Lounge with free Wi-Fi



# QUALITY LIFESTYLE AMENITIES AT YOUR DOORSTEP

Benefits enjoyed by tenants at Petaluma Marina Business Center include immediate dock access to the Petaluma River - boat, kayak or take a quick SUP ride on your lunch break! Running and biking trails are accessible from the property to Schollenberg Park, a 165-acre wetland park nearby. The Sheraton Hotel & Conference Center is located directly adjacent to the property.

Downtown Petaluma's Theatre District is located just 1.5 miles away from Petaluma Marina Business Center, offering a lively farm-to-table riverfront dining and shopping scene. Brew-pubs, wine-tasting, art galleries, live music and seasonal farmer's markets make Petaluma a top choice for North Bay employees to live and work. Less than an hour's drive from San Francisco, East Bay and the rugged California coastline, Petaluma continues to attract a quickly growing, well-educated labor pool, seeking the exceptional quality of life the local area affords.



## KAYAK, BOATING & PADDLE BOARDING

Situated directly on the river, the Petaluma Marina Business Center boasts immediate access to the water - right outside your office door.

Launch your own kayak or paddle board off of the dock, rent one from local vendors, or take your boat to lunch downtown!



## BIKE & HIKING TRAILS

Petaluma Marina Business Center is located steps from Shollenberger Park, a 165-acre wetland park.

Popular for hiking, biking and bird-watching, the park features a two-mile circular trail and a one-mile cutoff trail across an iron bridge, spanning Adobe Creek and running through Alman Marsh to the Petaluma Marina.

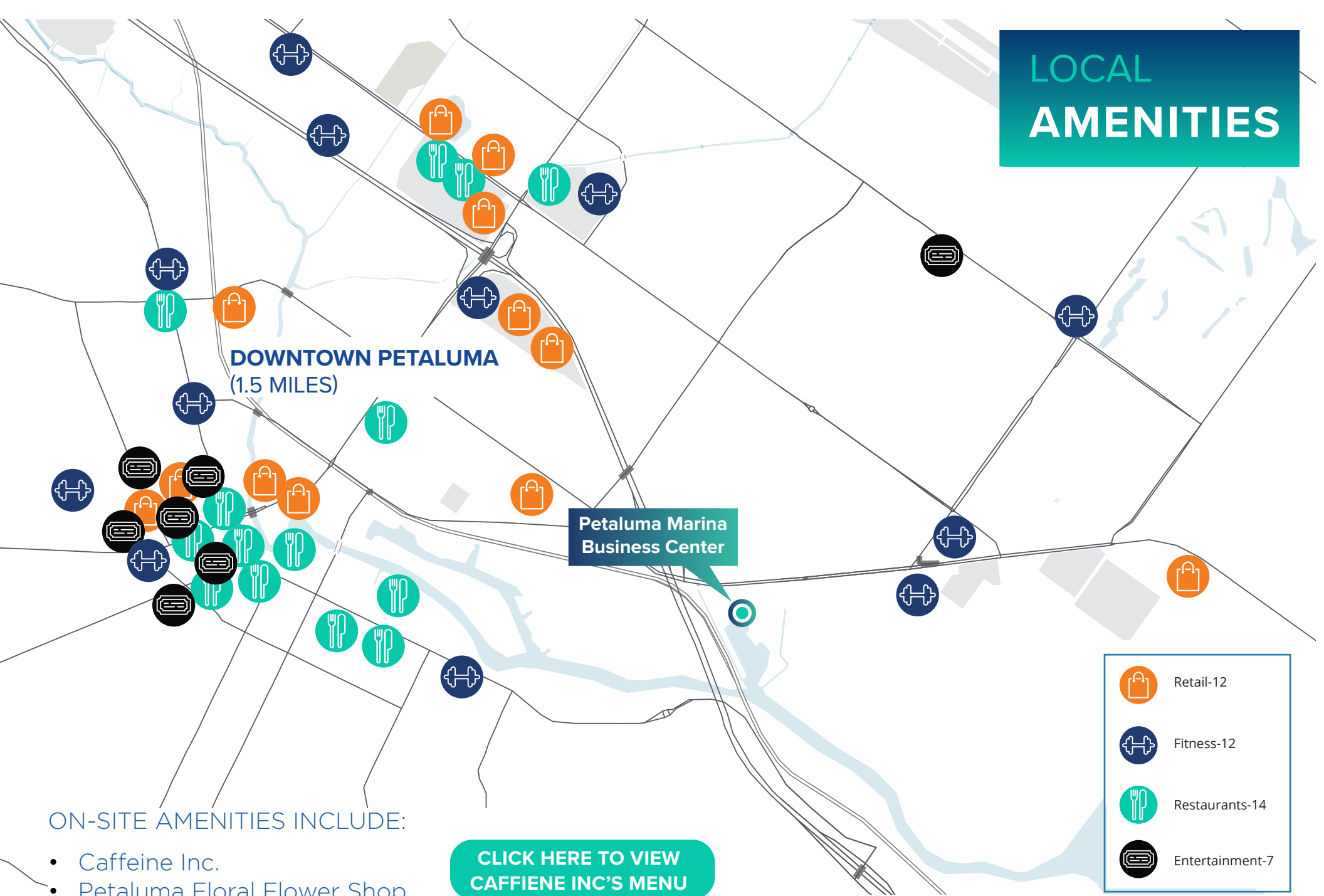


**JLL**

PETALUMA MARINA BUSINESS CENTER



# LOCAL AMENITIES



**DOWNTOWN PETALUMA**  
(1.5 MILES)

**Petaluma Marina  
Business Center**

	Retail-12
	Fitness-12
	Restaurants-14
	Entertainment-7

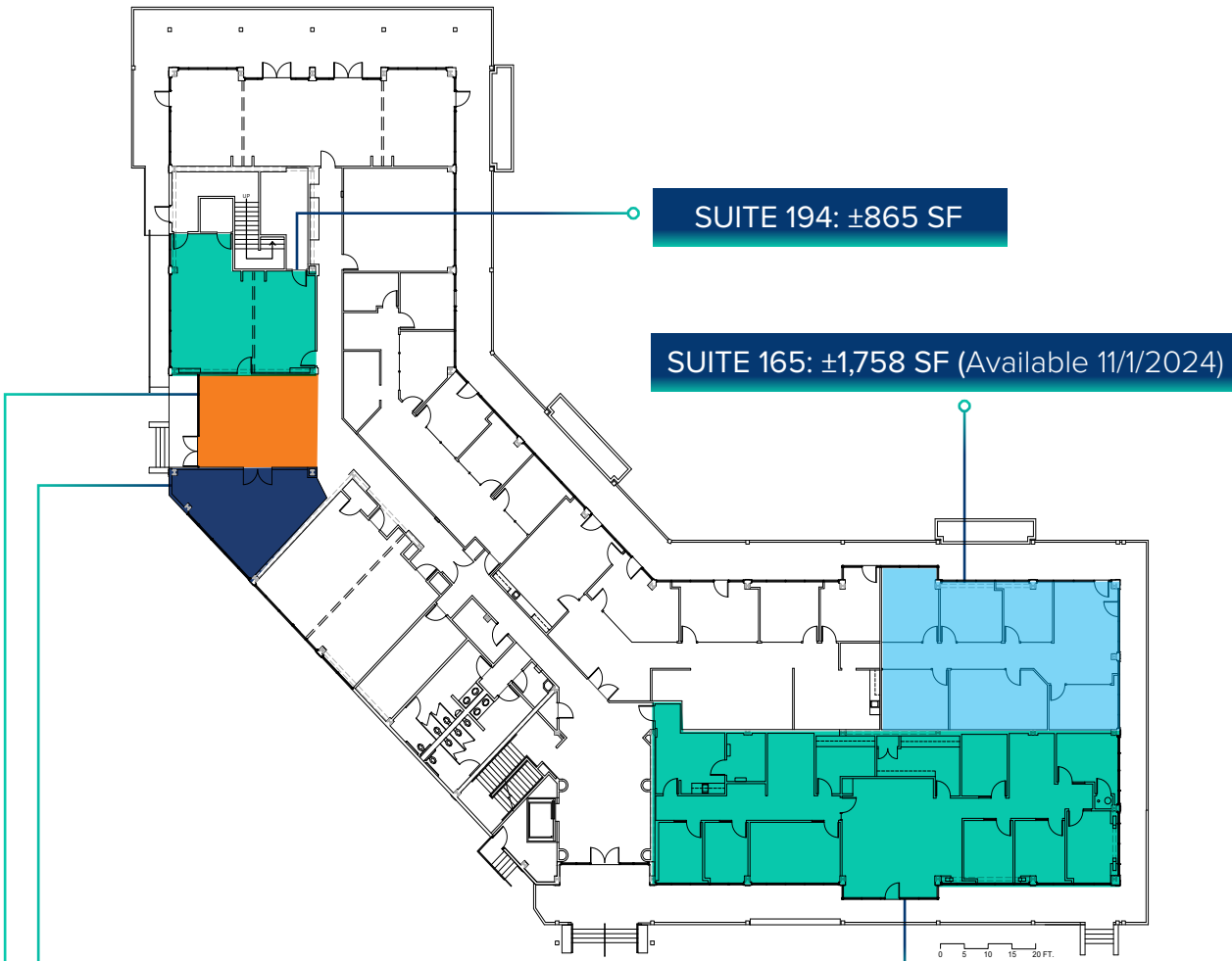
## ON-SITE AMENITIES INCLUDE:

- Caffeine Inc.
- Petaluma Floral Flower Shop
- Phase 3 Hair Salon
- Tenant lounge with free wi-fi
- Common conference room

[CLICK HERE TO VIEW  
CAFFIENE INC'S MENU](#)

# 755 BAYWOOD DRIVE

## FIRST FLOOR



SUITE 194: ±865 SF

SUITE 165: ±1,758 SF (Available 11/1/2024)

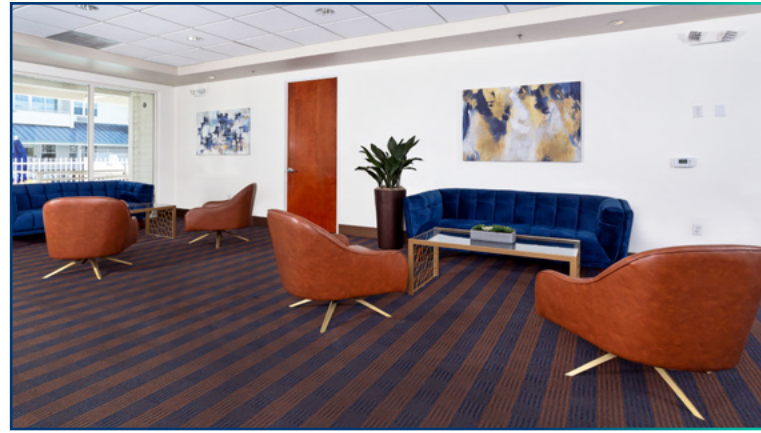
SUITE 170: ±3,413 SF

COMMON CONFERENCE ROOM

TENANT LOUNGE WITH FREE WI-FI

\*Suites 165 & 170 can be combined for a total of ±5,171 SF

LOUNGE



COMMON CONFERENCE ROOM



LOUNGE



# 765 BAYWOOD DRIVE

## FIRST FLOOR

SUITE 146: ±1,482 SF

SUITE 131: ±398 SF



# 765 BAYWOOD DRIVE

## SECOND FLOOR

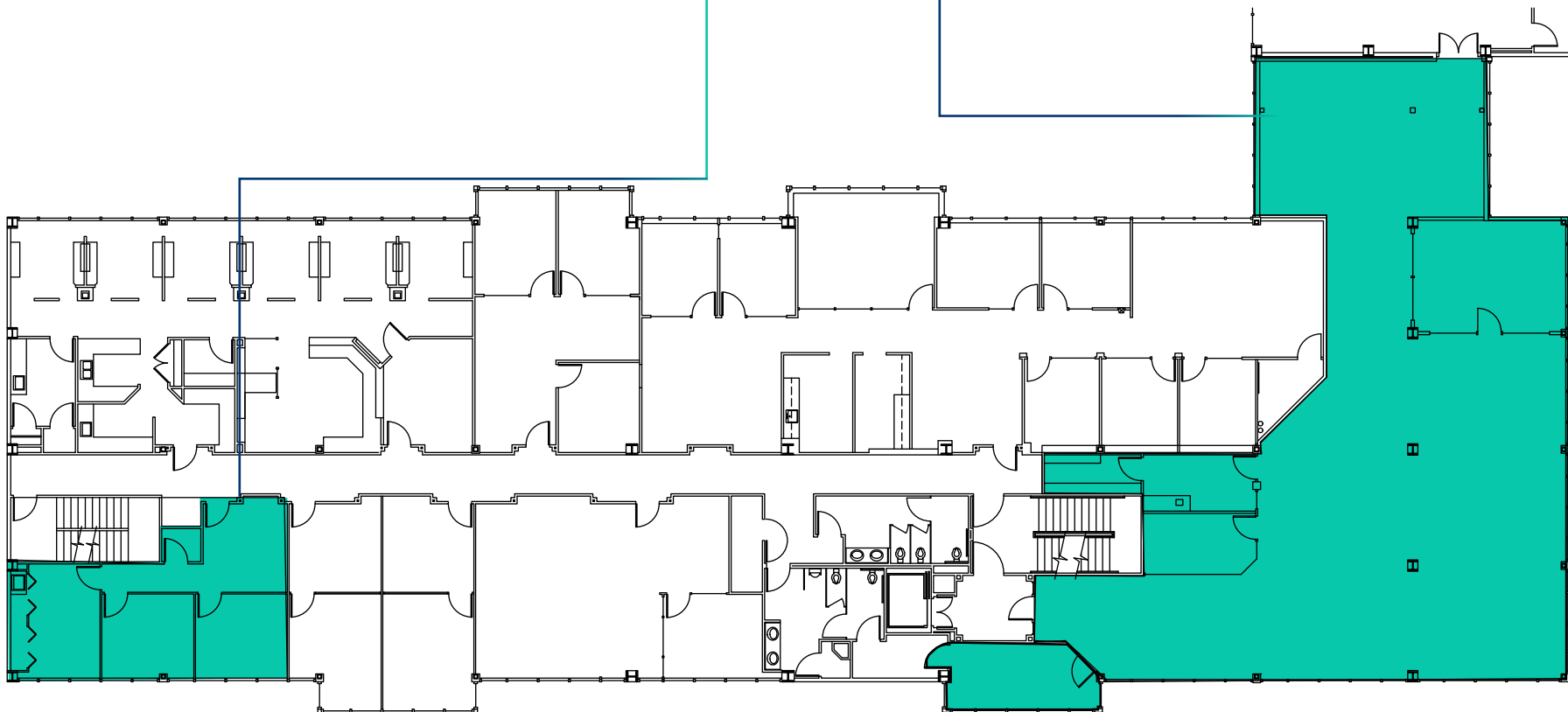


VIRTUAL TOUR

BLDG 765 | STE. 239  
±4,100 SF

SUITE 231: ±762 SF

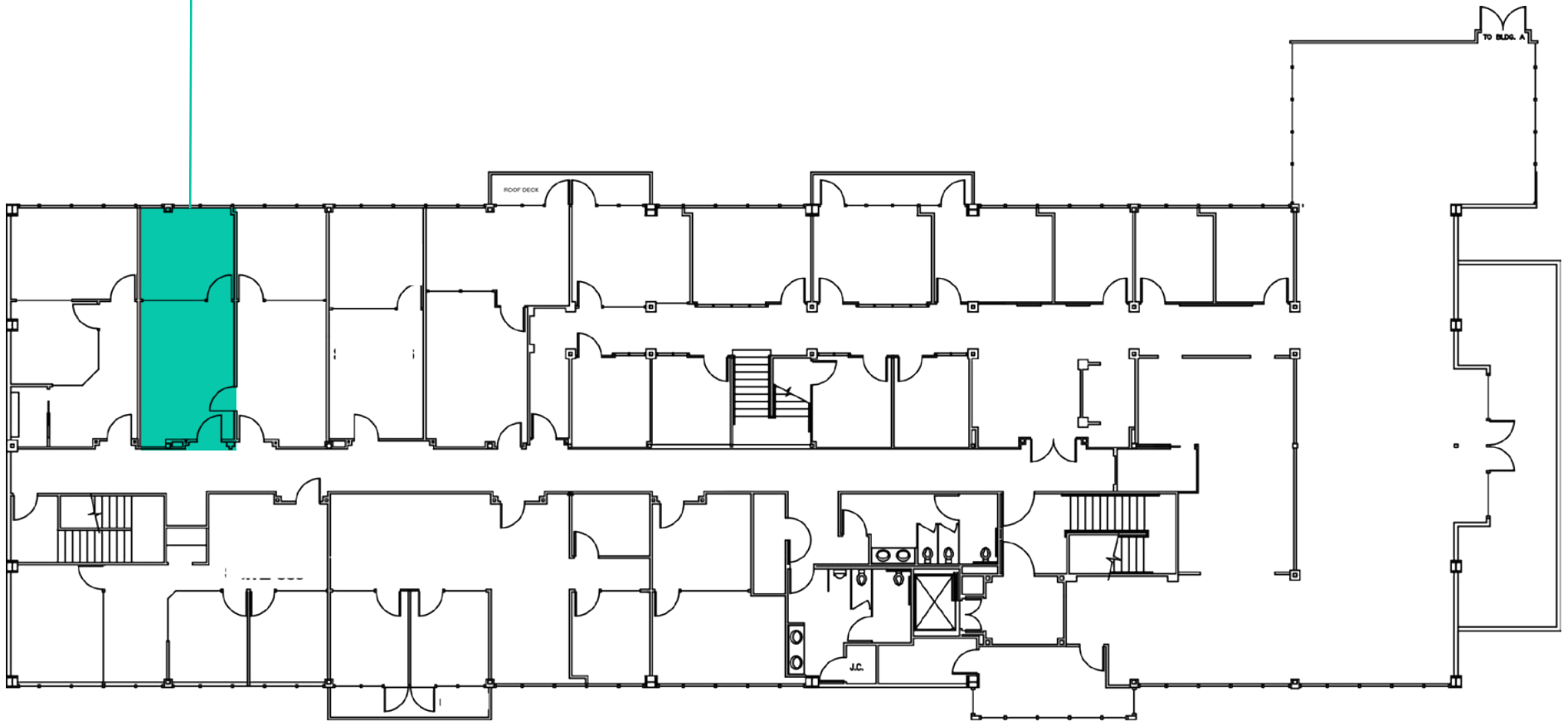
SUITE 239: ±4,100 SF



# 765 BAYWOOD DRIVE

## THIRD FLOOR

SUITE 337 B: ±405 SF (Available in 30 days)



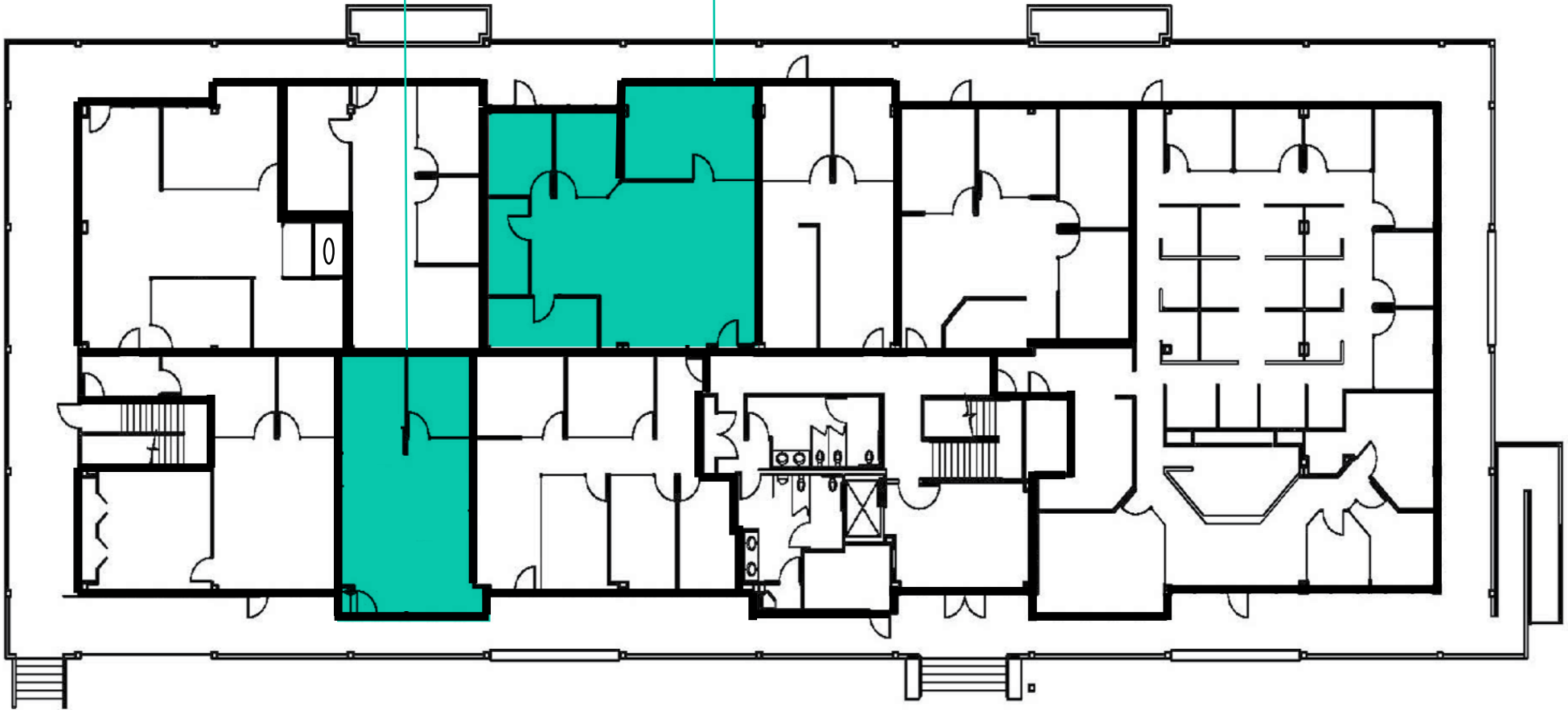


# 775 BAYWOOD DRIVE

## FIRST FLOOR

SUITE 111: ±1,502 SF

SUITE 102: ±727 SF

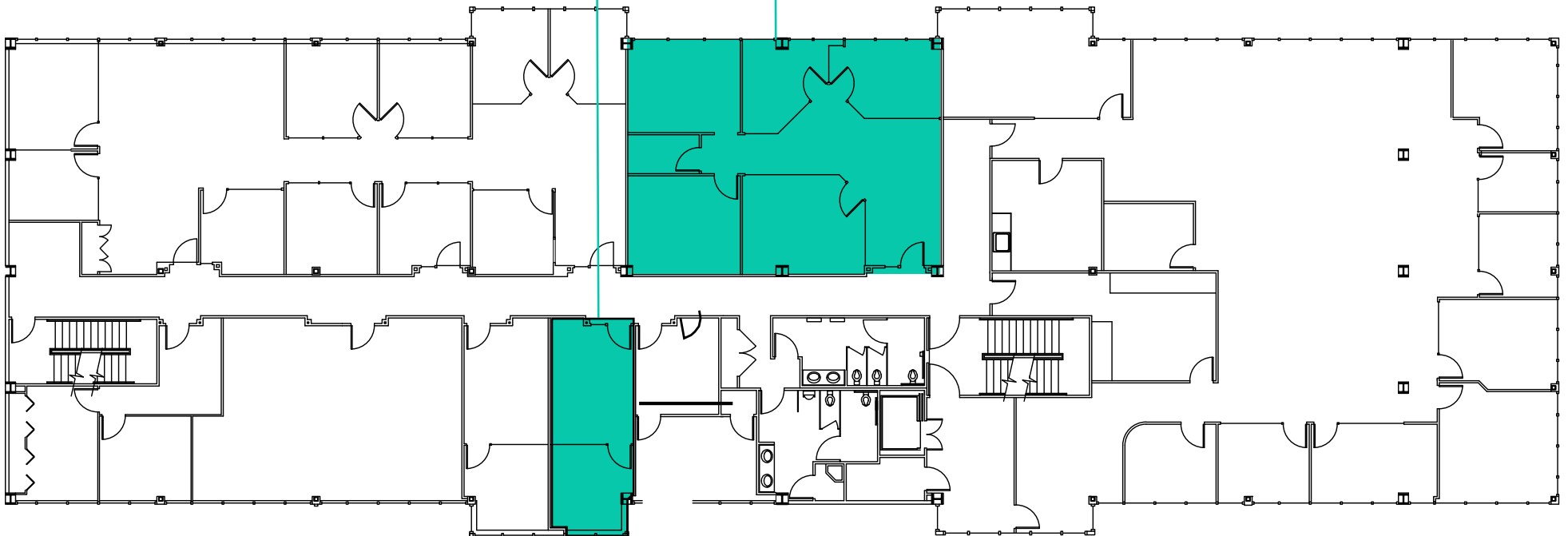


# 775 BAYWOOD DRIVE

## SECOND FLOOR

SUITE 213: ±1,426 SF

SUITE 201 B : ±337 SF



# LEASING TEAM JLL

PROJECT VIDEO

TO SCHEDULE A TOUR OR FOR MORE INFORMATION, PLEASE CONTACT:

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**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.

[www.Basin-Street.com](http://www.Basin-Street.com)