



REDWOOD BUSINESS CENTER

1385 N. McDowell Blvd

Petaluma | California

NORTH PETALUMA'S PREMIER CLASS "A" OFFICE SUITES FOR LEASE

CONVENIENT ACCESS + VISIBILITY TO HWY 101 | SIGNAGE OPPORTUNITIES AVAILABLE

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



BUILDING FEATURES

1385 N. McDowell Blvd | Petaluma, CA

- Entire 3rd Floor: ±19,389 SF
- Entire 2nd Floor: ±19,389 SF (*shell condition*)

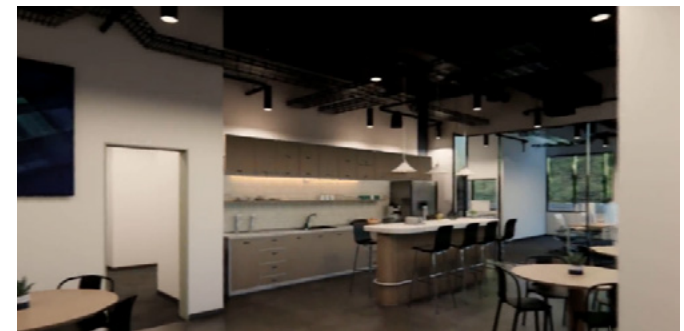
<u>Stories</u>	<u>Parking</u>	<u>Constructed</u>
3	4.6 per 1,000 SF	2015

Suites at **Redwood Business Center** feature an efficient mix of private offices and open space.

Shared Tenant amenities include a large tenant lounge with breakroom facilities, conference rooms, and an outdoor seating area.



Shared Amenities - Tenant Lounge + Breakroom



PREMIER LOCATION

Convenient access and visibility from Highway 101, building signage opportunities available

PARKING

Ample free parking for employees and clients plus an automated card key system for safe after-hour access

AMENITIES

Immediately adjacent to abundant retail amenities and walking distance to a full service, state-of-the-art gym

ABUNDANT NATURAL LIGHT

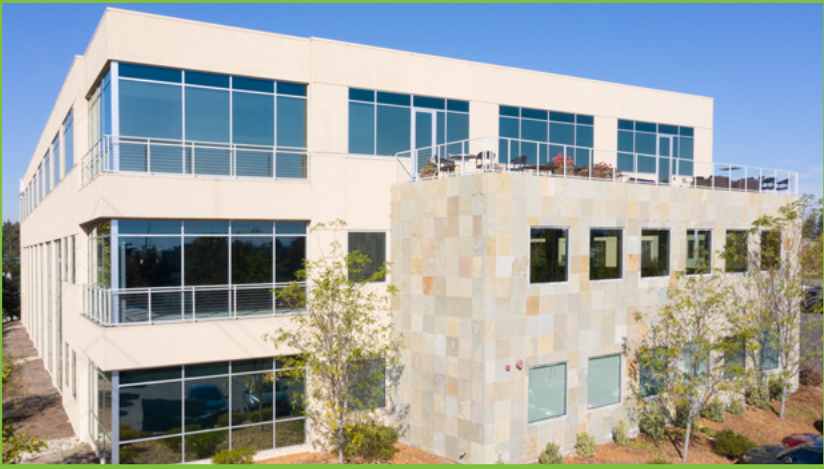
Open ceilings and abundant natural light create a spacious, modern atmosphere

OUTDOOR SEATING AREAS

Multiple outdoor balconies with beautiful views of the Sonoma Hills

MODERN INFRASTRUCTURE

Facility is equipped with high-speed internet and modern HVAC systems and features high quality finishes throughout



 JLL

1385 N MCDOWELL BLVD



3RD FLOOR SUITES AVAILABLE

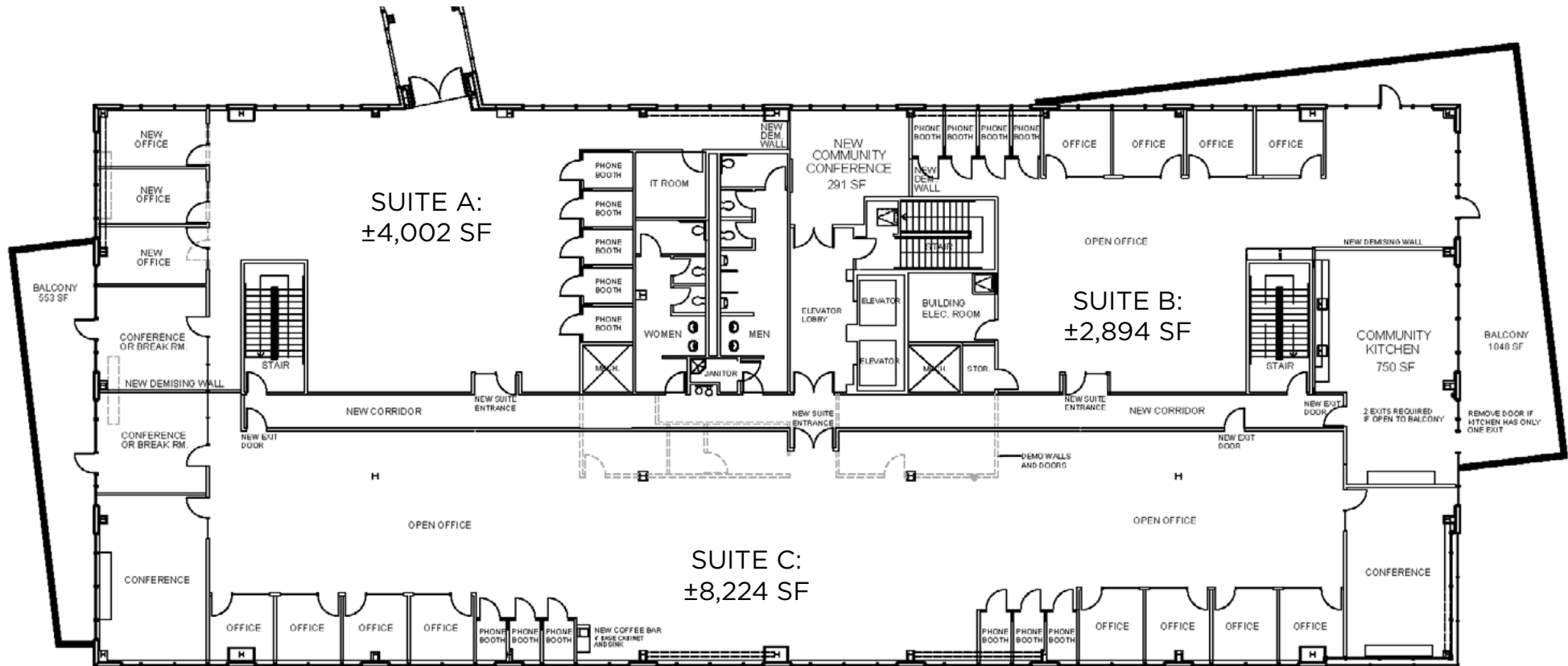
SUITE A: ±4,002 RSF

SUITE B: ±2,894 RSF

SUITE C: ±8,224 RSF

COMBINE SUITES FOR

±17,388 RSF



NEARBY AMENITIES

North to Santa Rosa



REDWOOD BUSINESS CENTER
1385 N MCDOWELL BLVD



Walking Distance

Active Wellness Center.....	442 Steps (5 mins)
Home 2 Suites by Hilton.....	387 Steps (3 mins)
Beyond the Glory Sports Bar.....	221 Steps (1 min)
Gohan Japanese.....	250 Steps (2 mins)
Bianchini's Deli.....	293 Steps (2.5 mins)
Starbucks.....	451 Steps (5 mins)
Cafe Giostra.....	553 Steps (6 mins)
Applebee's.....	567 Steps (6 mins)
Lagunitas Brewing Company.....	884 Steps (9 mins)

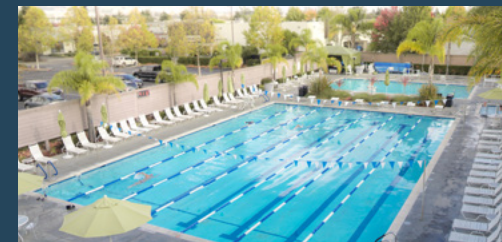


Direct Access to Hwy 101
Adjacent to on / off ramp



Active Wellness Center

Walking distance to full service, state-of-the-art gym with heated lap & recreational pools



◀ South to
Marin



REDWOOD BUSINESS CENTER

1385 N. McDowell Blvd

Petaluma | California

▶ North to
Rohnert Park +
Santa Rosa

1385

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