



BASIN STREET
PROPERTIES

FOR LEASE

4,595 SF - 2,250 SF - 1,993 SF - 1,838 SF

CONTACT: +1 415 485 0500



REDWOOD BUSINESS CENTER

1383-1385 N. MCDOWELL BLVD | PETALUMA, CA

1383 & 1385 N. MCDOWELL

HIGHLIGHTS

- Located in the Redwood Business Park at the north end of Petaluma, California
- Freeway visible and easy access to US 101
- Striking window lines with gorgeous Sonoma hill views
- Energy management system
- After hours key card access
- Balcony spaces
- Next to Plaza North Shopping Center
- Located on Sonoma County Transit Bus Lines 44 and 48, and close to Golden Gate Transit
- Nearby restaurants and amenities include: Applebee's, Caffe Giostra, Starbucks, Namaste Cafe, Gohan Japanese Restaurant, Kohl's, Pier 1 Imports, Synergy Health Club, Henhouse Brewery, Lagunitas Brewery, Griffo Distillery & Tasting

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PETALUMA, CALIFORNIA

SPACE AVAILABLE

4 Spaces available 4,595 SF - 2,250 SF - 1,993 SF - 1,838 SF

- 4,595 SQ FT medical space. Great use for plastic surgeons, dermatologists, ophthalmologists and dentists.
- Showers
- Next door to Synergy Health Club, a fully equipped fitness center with aquatic center, Kadence Indoor Cycling Studio, studio classes, fitness camps, luxurious locker rooms and spa and massage services.

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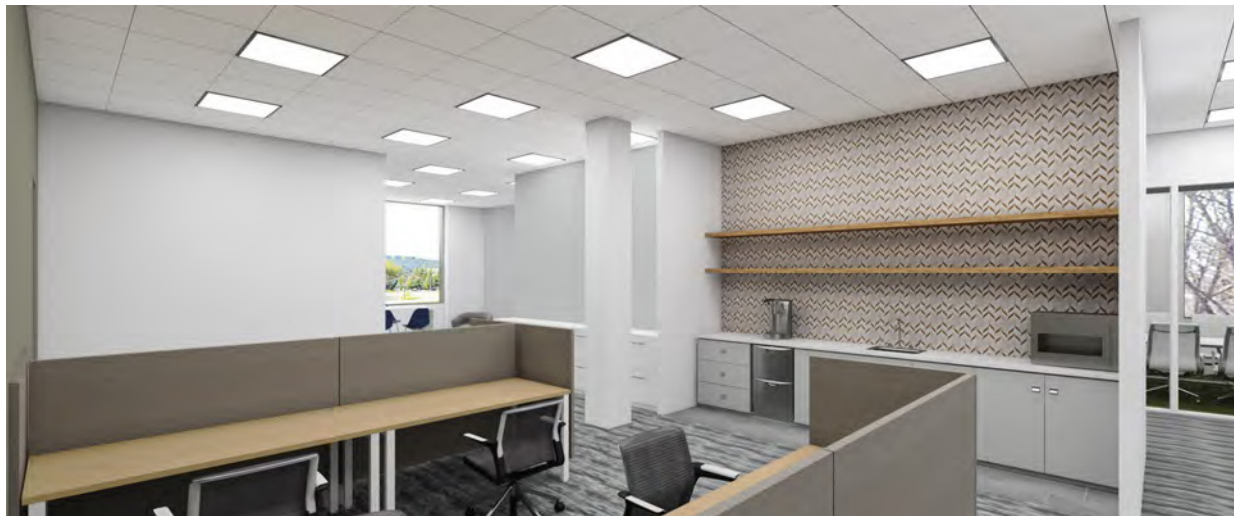
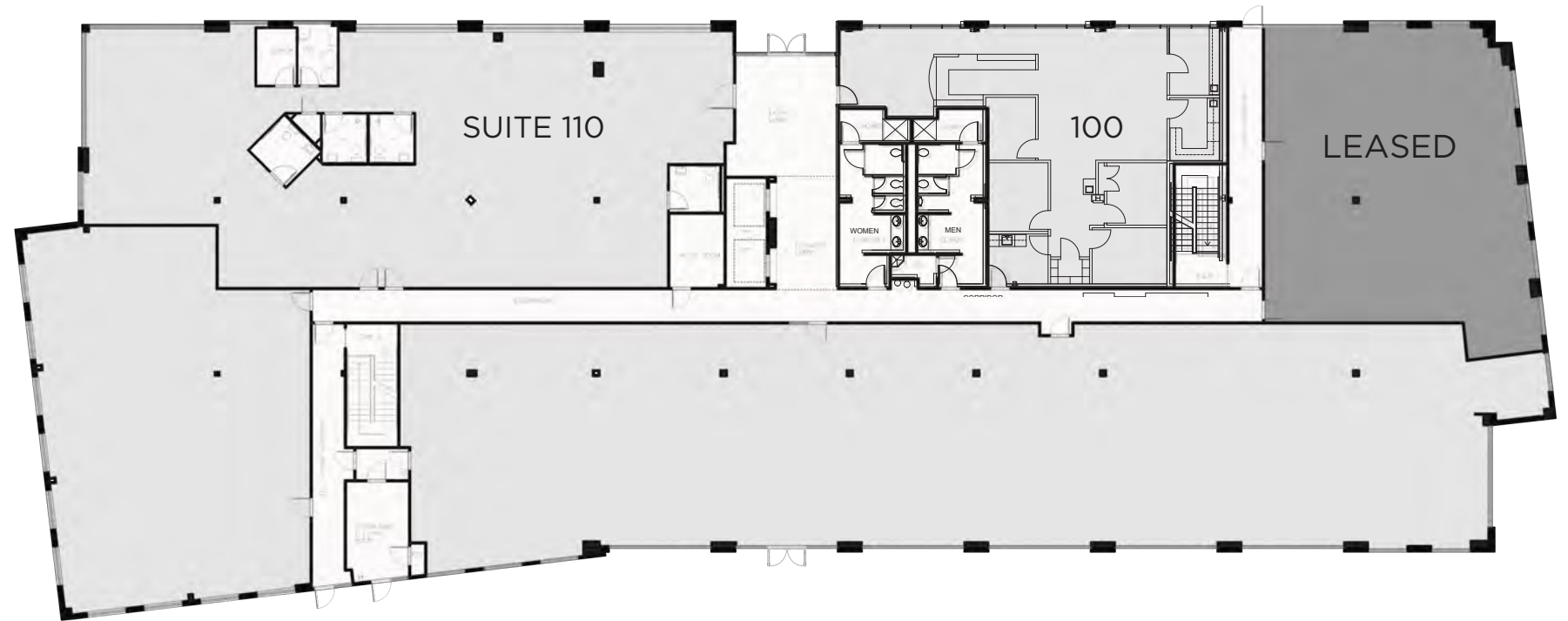
1ST FLOOR PLAN

SUITE 110: ±4,595 RSF

- Former medical suite
- Double door off lobby

SUITE 100: ±1,993 RSF

- Located immediately off the lobby
- Currently used as a semi medical office
- Great natural light
- Higher end finishes



FINAL PROGRAMMING METRICS

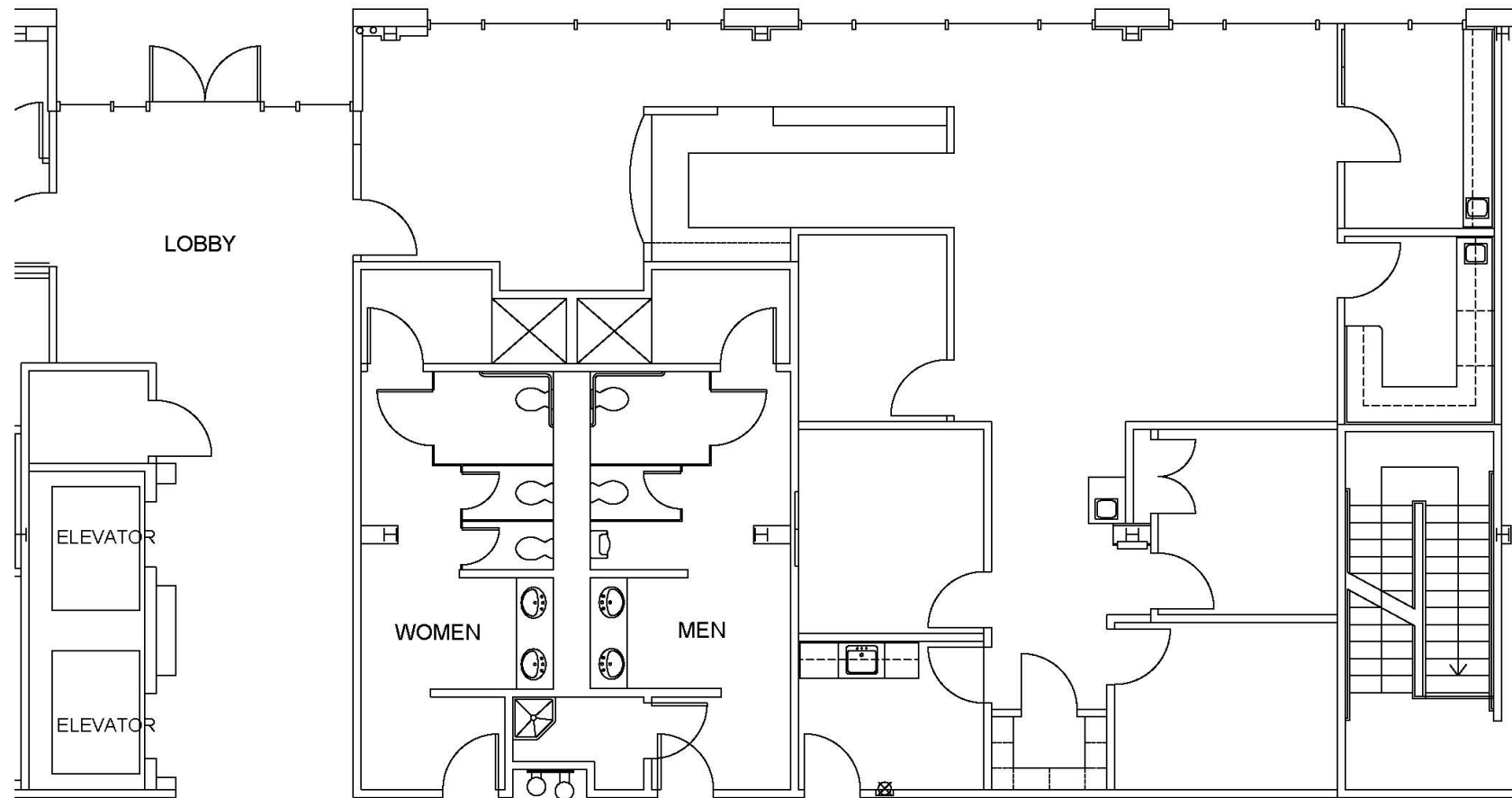
4,595

SUITE 110
Square Feet

1,993

SUITE 100
Square Feet

SUITE 100



SUITE 100
1,993 SQ. FT.

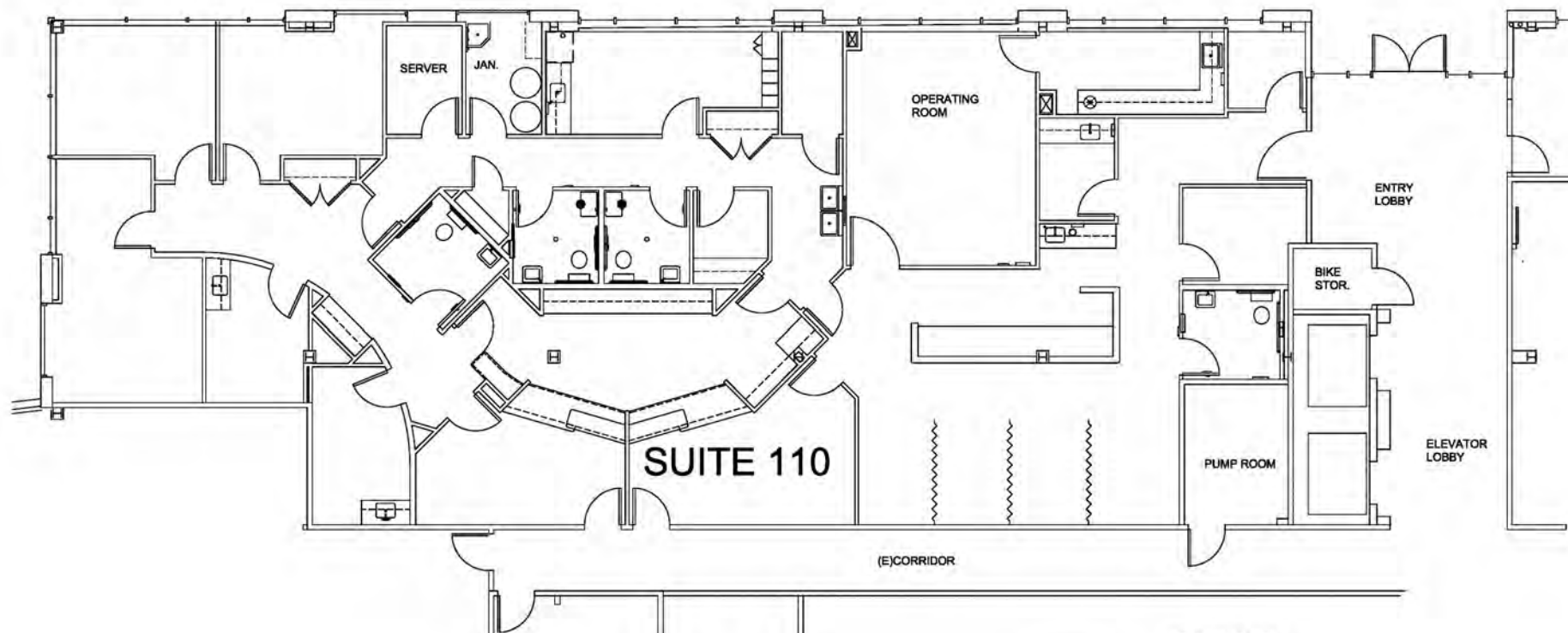
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SUITE 110



SUITE 110
4,595 SQ. FT.

- Double door entry off lobby
- In suite restrooms
- Plumbing and sinks in office for medical use

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2ND FLOOR PLAN

SUITE 205: ±1,838 RSF

- Furniture in Place
- Move in ready
- Open ceiling

SUITE 210: ±2,250 RSF

- Furniture in Place
- Move in ready
- Open ceiling
- Can be combined
±4,088 RSF



FINAL PROGRAMMING METRICS

4,088

Approx. Rentable
Square Feet

TBD

Number of
Assigned Seats

TBD

Approx. RSF per
Assigned Seat

SUITE 210



SUITE 210
2,250 SQ. FT.

Furniture in Place
Move in ready
Open ceiling
Can be combined ±4,088 RSF

Individual Spaces	Provided
Workstations 6FT	10
Enclosed Office	3
Collaborative Spaces	Provided
Huddle Room-4P	1
Support + Wellbeing Spaces	Provided
Pantry	1
Storage	1
IDF Closet	1
Copy-Print-Supply Point	1

[CLICK HERE FOR 3D FLOOR PLAN](#)

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GRIFFO
DISTILLERY

Synergy Health Club
by St. Joseph Health

HENHOUSE
BREWING COMPANY

KOHL'S

GOHAN

BEYOND
THE GLORY
BAR & GRILL



REDWOOD
BUSINESS
CENTER

NORTH MCDOWELL BLVD

PETALUMA BLVD

RETAIL PAD
APPROVED
TO BREAK
GROUND

Applebee's

CAFFE GIOSTRA
DONUT DEN
UPS STORE
O! SUSHI

LAGUNITAS
BREWING COMPANY

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.”



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