



PETALUMA

MARINA BUSINESS CENTER

755, 765 & 775 Baywood Drive | Petaluma, CA

VIBRANT OFFICE SPACE ON THE PETALUMA MARINA @ HWY 101



SUITES FOR LEASE  
±398 -7,600 SF

[www.PetalumaMarinaBusinessCenter.com](http://www.PetalumaMarinaBusinessCenter.com)  
707 421 2900 | [www.JLL.com](http://www.JLL.com)







## VIRTUAL TOUR

BLDG 765 | STE. 239

±3,688 SF



BASIN STREET  
PROPERTIES



Operable Windows for  
Optimal Air Quality



Newly refurbished spaces – ready for  
immediate occupancy



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 (Planned)



## 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.







PETALUMA MARINA BUSINESS CENTER





# LOCAL AMENITIES

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

**DOWNTOWN PETALUMA**  
(1.5 MILES)

**Petaluma Marina  
Business Center**

## ON-SITE AMENITIES INCLUDE:

- Marina Bean Coffee Shop
- Petaluma Floral Flower Shop
- Phase 3 Hair Salon

The Marina Commons Self-Serve Micro Market is now open. The Tenant Lounge and Conference Room with free Wi-Fi will open later this spring.

**IMMEDIATE ACCESS & VISIBILITY FROM HWY 101**



707 421 2900 | [www.JLL.com](http://www.JLL.com)

# 755 BAYWOOD DRIVE

## FIRST FLOOR

### MARINA COMMONS

# Micro Market

**NOW OPEN**

Located on  
the ground floor  
of Building 755.

- Completely Autonomous Self-Checkout Convenience
- Open to tenants during business hours.
- Healthy Snacks / Beverages
- **\$5 Coupon** for our first 50 market customers (in the app)
- Rewards Programs
- Individual & Corporate Accounts Available

Simply **SHOP, SCAN**  
items at Kiosk or Mobile App  
**PAY and GO!**



TENANT LOUNGE WITH FREE WI-FI (Planned)

COMMON CONFERENCE ROOM

[www.PetalumaMarinaBusinessCenter.com](http://www.PetalumaMarinaBusinessCenter.com)

707 421 2900

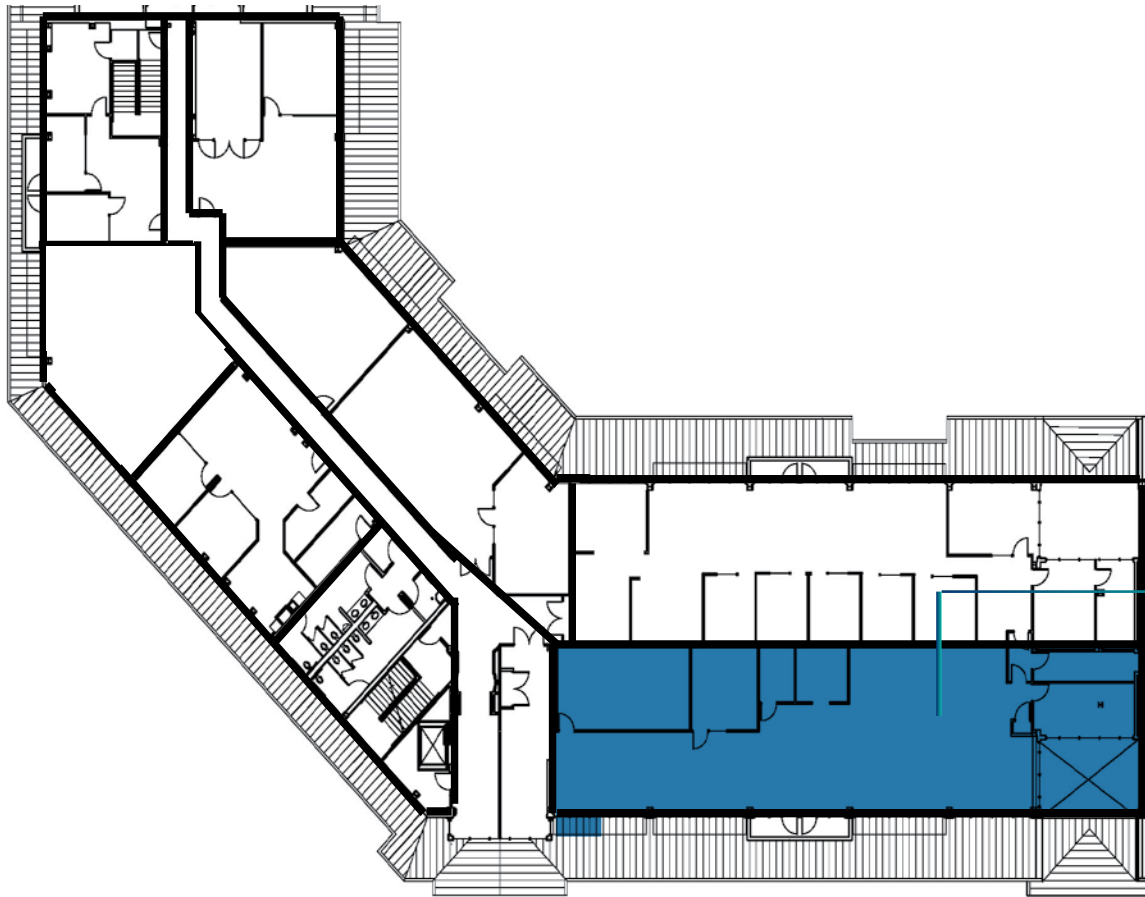
[www.JLL.com](http://www.JLL.com)

  
BASIN STREET  
PROPERTIES

 JLL

# 755 BAYWOOD DRIVE

## THIRD FLOOR



### **RENT INCENTIVE - Suite 390 (3,789 SF)**

**PAY ON ONLY 2,000 SF  
FOR FIRST 3 YEARS OF 5-YEAR LEASE**

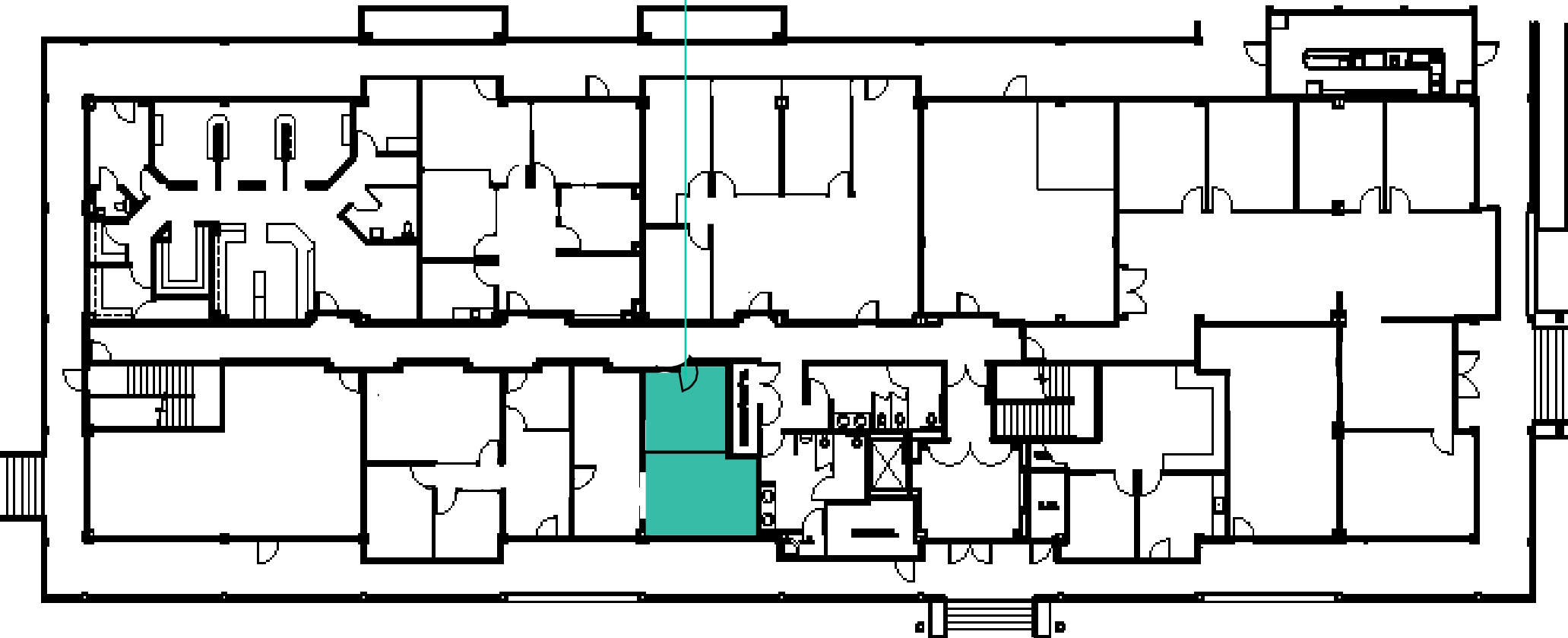
CONTACT JLL FOR DETAILS

SUITE 390: ±3,789 SF

# 765 BAYWOOD DRIVE

## FIRST FLOOR

SUITE 131: ±398



# 765 BAYWOOD DRIVE

## SECOND FLOOR



### VIRTUAL TOUR

BLDG 765 | STE. 237

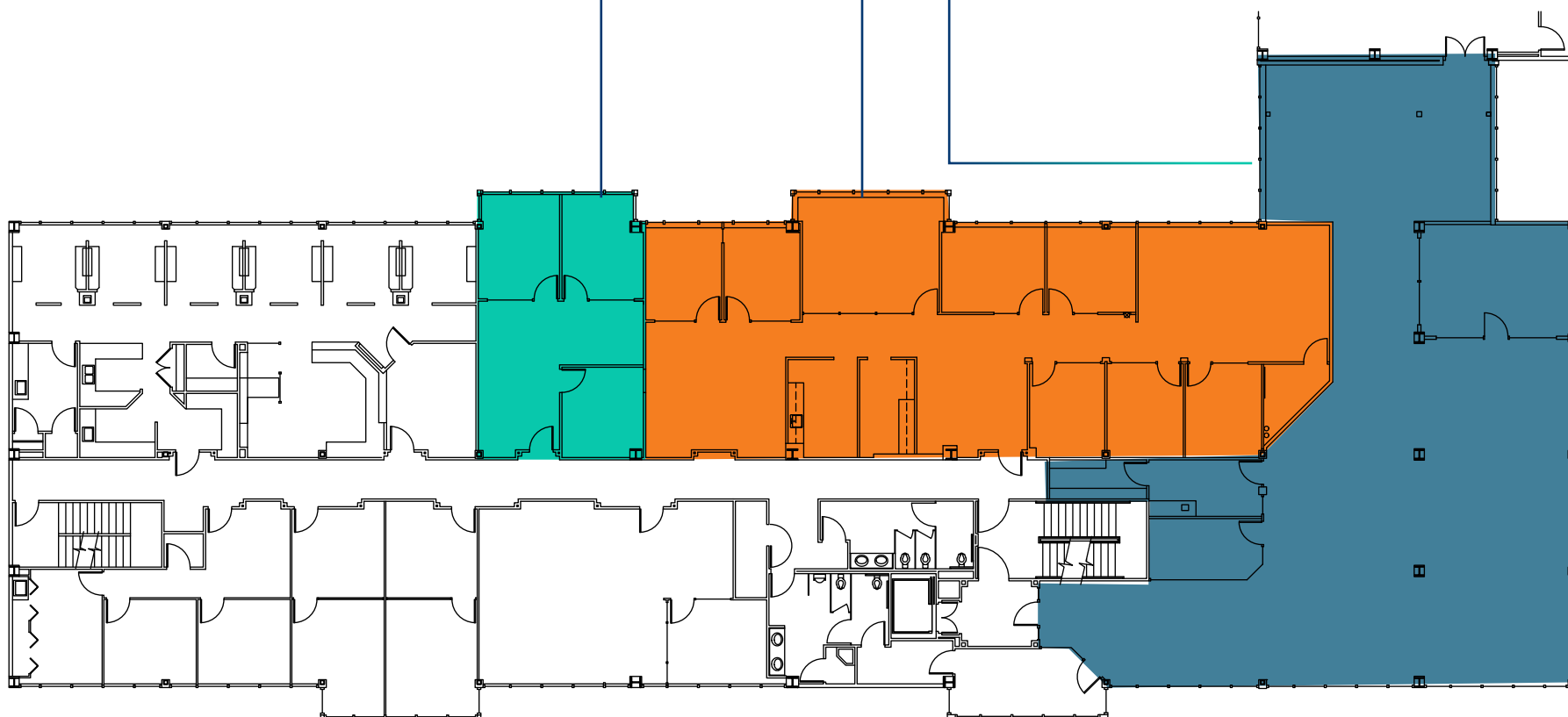
±3,074 SF

SUITE 235: ±838 SF

COMBINE SUITES:  
±7,600 SF

SUITE 237: ±3,074 SF

SUITE 239: ±3,688 SF





# 765 BAYWOOD DRIVE

## THIRD FLOOR



# LEASING TEAM JLL

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

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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)