

Petaluma | California

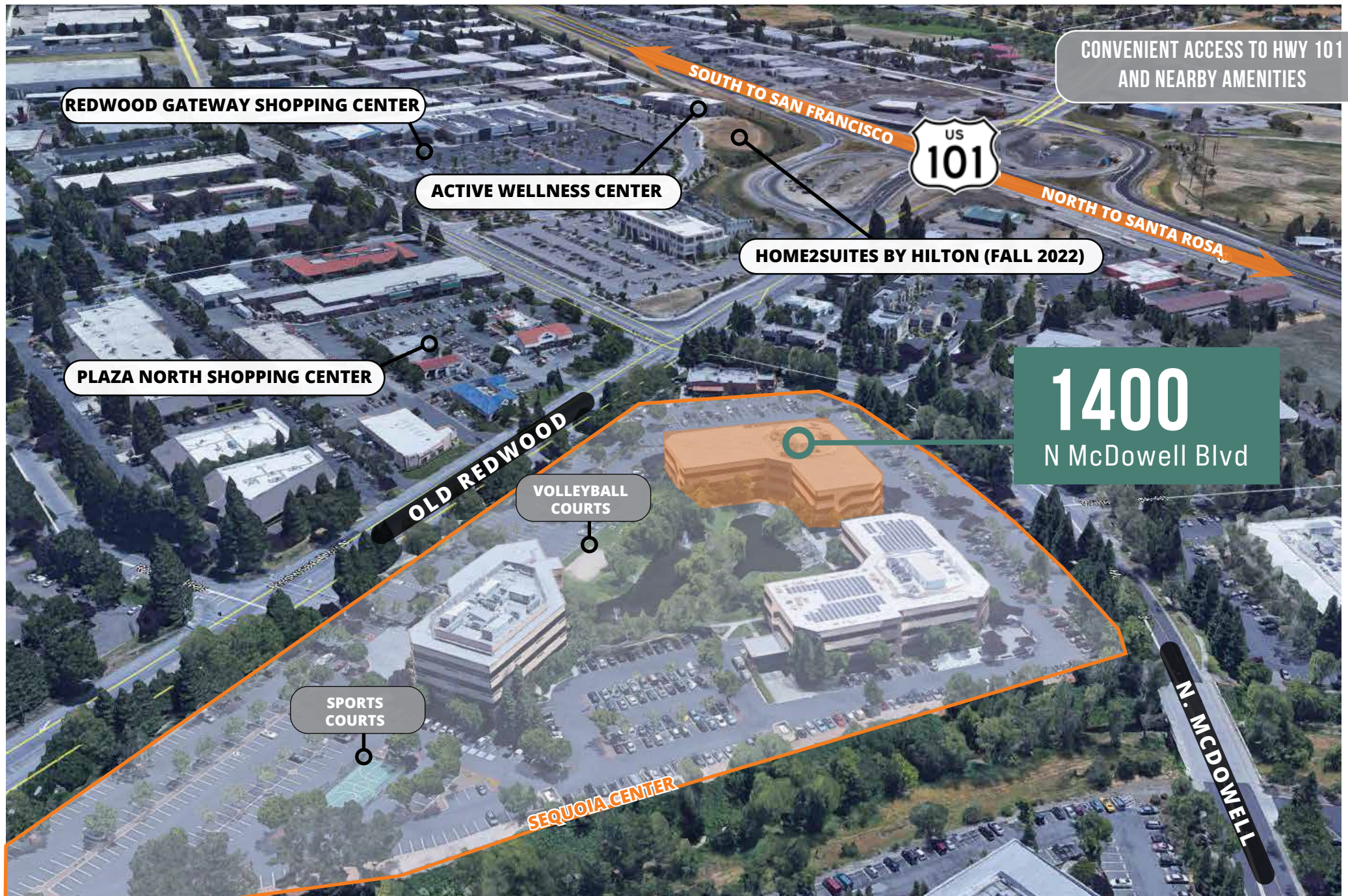
1400

N McDowell Blvd
Sequia Business Center

www.1400northmcdowellblvd.com



±11,550 SF - ±24,000 SF OF CLASS 'A' OFFICE SPACE FOR LEASE



PROJECT HIGHLIGHTS



AMENITIES

Immediately adjacent to Plaza North & Redwood Gateway Shopping Centers with restaurants and entertainment. Walking distance to a full service gym



PREMIER LOCATION

Located in the Sequoia Center, a 3-building multi-tenant office campus within the Redwood Business Park



CAMPUS SETTING

Expansive mountain views and suites with balconies. Outdoor patio areas & tenants can enjoy on-site volleyball & sports courts, lake and water features



COMMON TENANT LOUNGE

Full kitchen facilities and seating areas on Floor 2



HIGH TECH

Redundant telecommunications (SONET Ring) supports high tech and telecom requirements



PARKING

Ample free parking for employees and clients plus an automated card key system for safe after-hour access. Electric car charging stations, including 10 new Webasto TurboDX Level 2 EV charging stations

Building Size: 72,000 RSF

Stories: 3

Parking: 3.6 per 1,000 SF

Constructed: 1996

1400
N McDowell Blvd

HealthNut 2Go

Micro Market

NOW OPEN

- Completely Autonomous Self-Checkout Convenience
- **Accessible 24/7** Via Key Card Only
- Healthy Snacks / Beverages
- Fresh Sandwiches / Wraps / Salads
- **\$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!

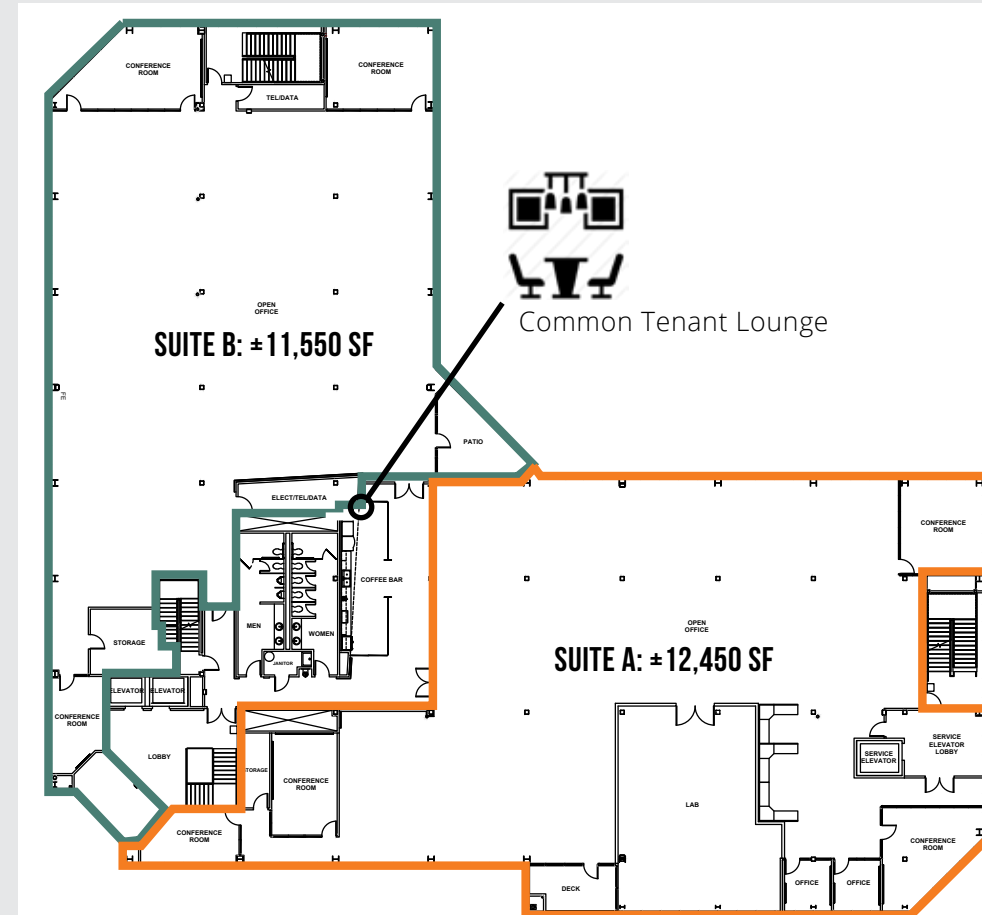
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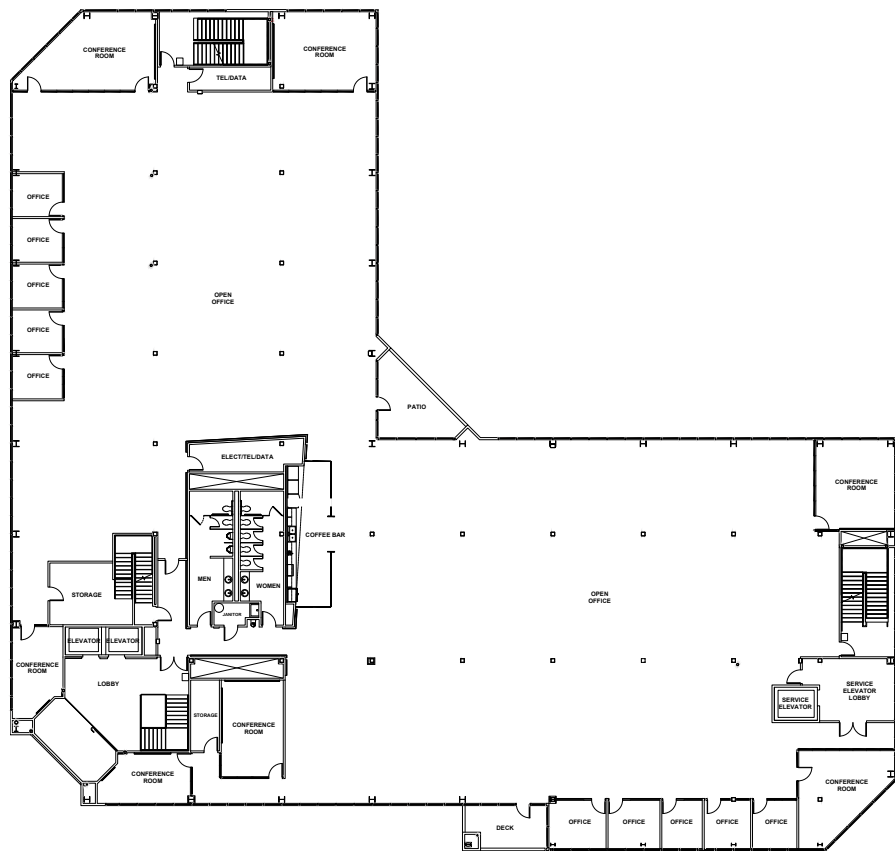
1400 N McDowell Blvd | Petaluma **3**

±24,000 SF Available

- Suite A: ±12,450 SF
- Suite B: ±11,550 SF
- High-end finishes throughout
- Common tenant lounge
- Expansive views throughout

2ND FLOOR - CURRENT LAYOUT





2ND FLOOR - CONCEPTUAL LAYOUT





NEIGHBORHOOD Amenities

Petaluma, CA

1400

N McDowell Blvd



HealthNut2Go

**Micro
Market**

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