

Petaluma | California

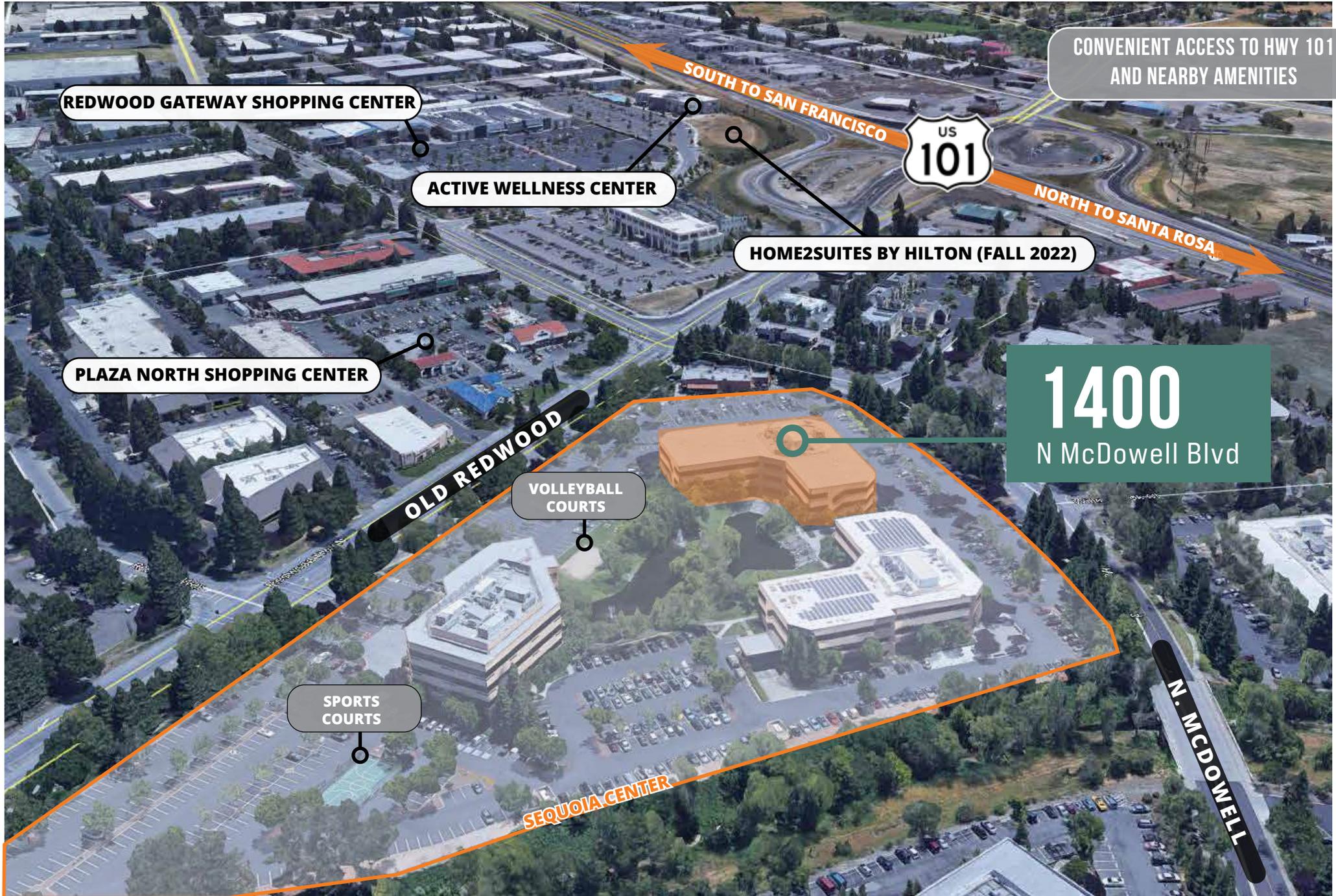
1400

N McDowell Blvd
Sequia Business Center

www.1400northmcdowellblvd.com



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



REDWOOD GATEWAY SHOPPING CENTER

ACTIVE WELLNESS CENTER

HOME2SUITES BY HILTON (FALL 2022)

PLAZA NORTH SHOPPING CENTER

OLD REDWOOD

VOLLEYBALL COURTS

SPORTS COURTS

SEQUOIA CENTER

CONVENIENT ACCESS TO HWY 101 AND NEARBY AMENITIES



SOUTH TO SAN FRANCISCO

NORTH TO SANTA ROSA

1400
N McDowell Blvd

N. MCDOWELL

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



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!

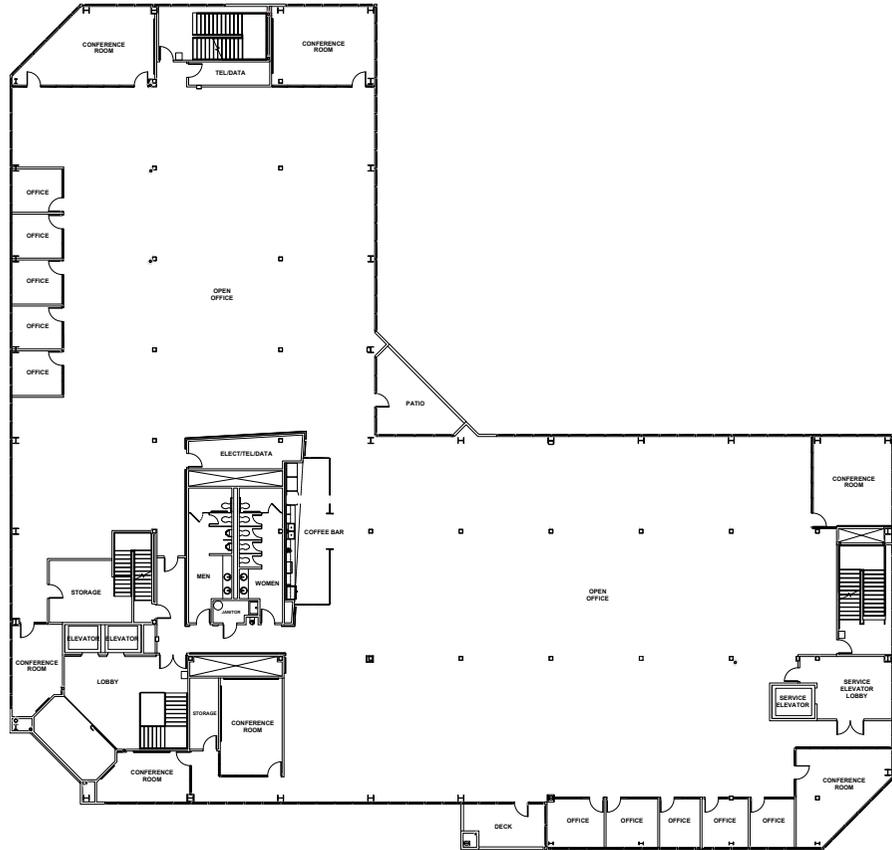
±24,000 SF Available

- 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



Jordan Lazor

+1 415 299 6859
jordan.lazor@am.jll.com
Lic. #2011117

Tony Sarno

+1 415 299 6866
tony.sarno@am.jll.com
Lic. #01430933

Laura Duffy

+1 415 299 6864
laura.duffy@am.jll.com
Lic. #01922792

Glen Dowling

+1 415 299 6868
glen.dowling@am.jll.com
Lic. #00890450

