

1383

N McDowell Blvd
Petaluma CA

FOR LEASE

CLASS 'A' OFFICE SUITES

OLD REDWOOD HWY

N. MCDOWELL BLVD

REDWOOD WAY



CONVENIENT ACCESS TO
HWY 101 ON AND OFF RAMP

PROJECT HIGHLIGHTS

Building Size: ±58,299 RSF

Stories: 3

Parking: 4.6 per 1,000 SF

Constructed: 2007 & 2015



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 gym within walking distance



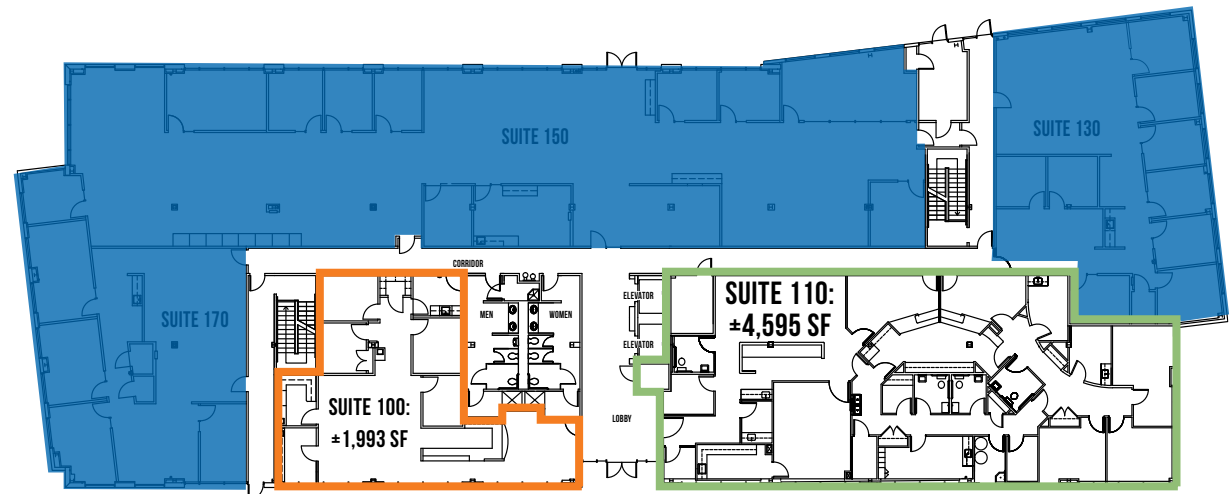


±6,588 SF Available

- Suite 100: ±1,993 SF
- Suite 110: ±4,595 SF
- Suites feature direct lobby access
- Abundant natural light
- Extensive glassline and visibility

Ground floor suites feature convenient, direct entrances from main lobby and extensive glasslines

1383 - FLOOR 1





SUITE 210: ±2,250 SF

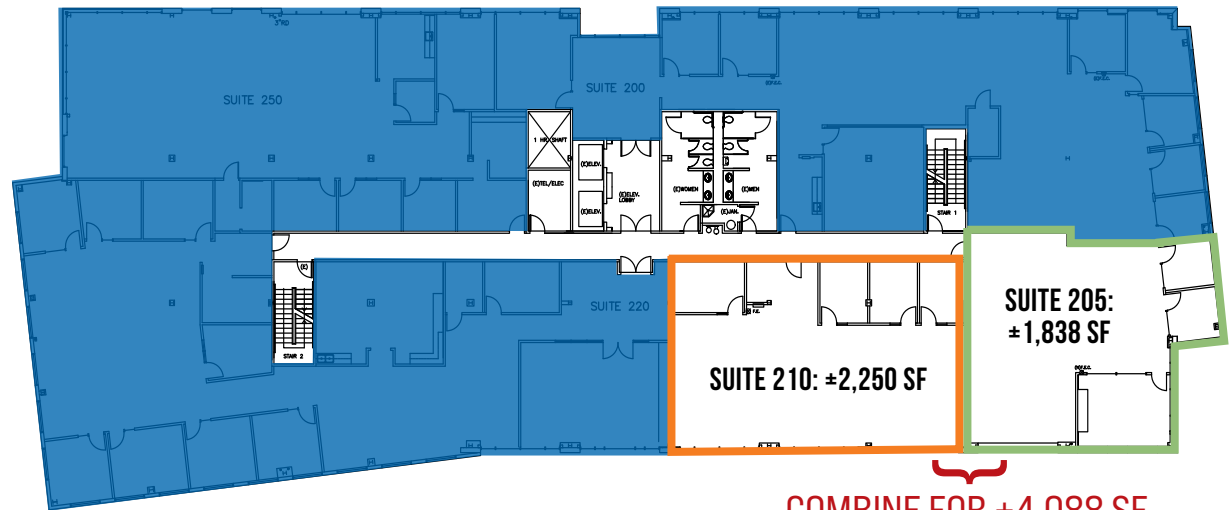
- Four private offices, open area
- Can be combined for ±4,088 SF

Current Leasing Incentive on Suite 210: 6 Months Free Rent*

*42-month minimum term, contact broker for more details

SUITE 205: ±1,838 SF

- Move in ready - Furniture available
- Two private offices, open area
- Conference Room
- Extensive glassline, open ceilings
- Can be combined for ±4,088 SF



1383 - FLOOR 2

NEARBY Amenities

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**HOME2SUITES BY HILTON
(OPENING FALL 2022)**

ACTIVE WELLNESS CENTER

REDWOOD GATEWAY SHOPPING CENTER

NORTH TO SANTA ROSA



SOUTH TO SAN FRANCISCO

OLD REDWOOD HWY

N MCDOWELL BLVD

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