



For lease

101 2nd Street | Petaluma, CA 94952

±2,343 SF - ±11,540 SF of Class “A” Office Space

Excellent Location in the Heart of the Theatre District | Adjacent to the Petaluma River

Project Availabilites

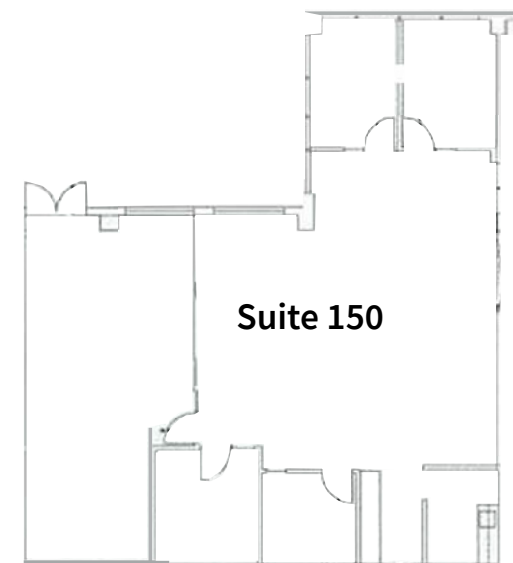
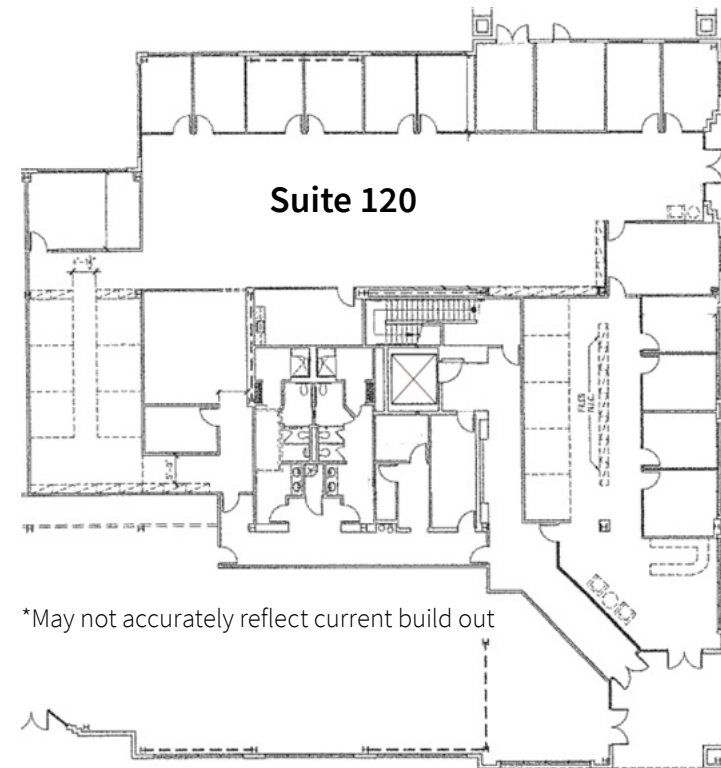
Suite 120: ±9,197 SF

- Space includes multiple private offices, conference rooms, workroom, kitchenette, storage / IT area, & open space for reception & cubicles
- High ceilings with floor to ceiling windows
- On-building signage is available
- Available: 09/01/2025

Suite 150: ±2,343 SF

- Space includes multiple private offices, conference room, kitchenette, and open space for cubicles
- High ceilings with floor to ceiling windows
- Available: Q4 2025

Suites 120 & 150 can be combined for a total of ±11,540 SF



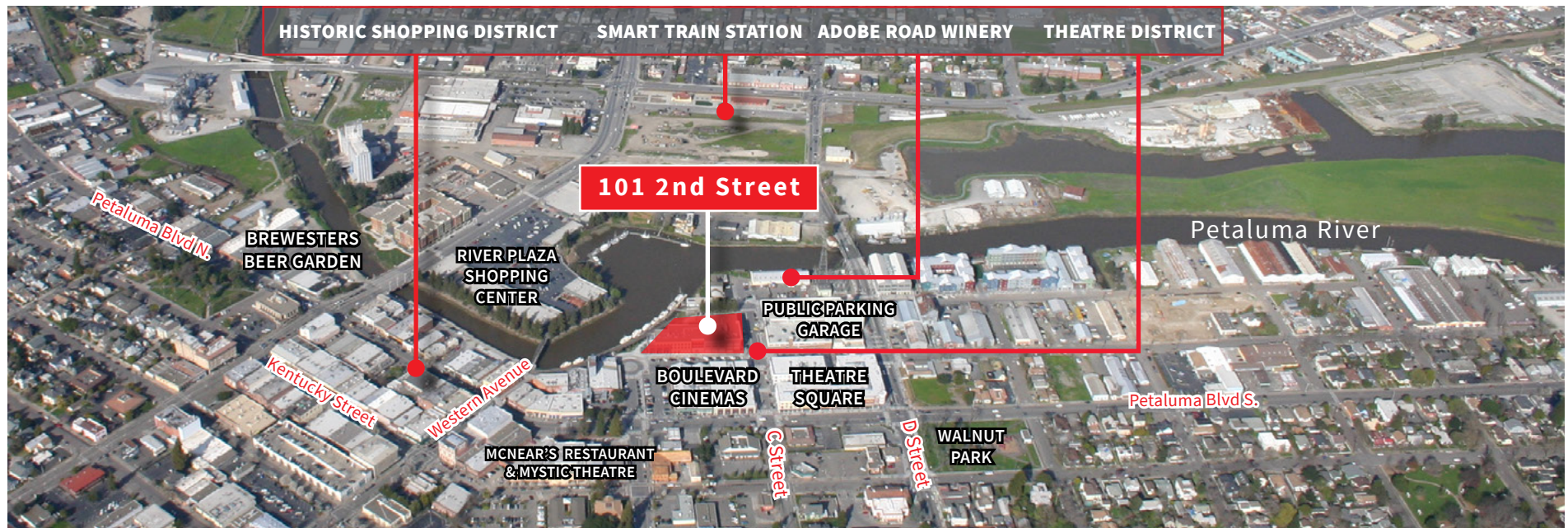
Project Photos



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Convenient Location

101 2nd Street is located in the heart of charming Petaluma's Theatre District - the region's premier open-air dining and retail destination venue featuring local downtown shopping, savory eateries, and entertainment.



Coming in 2025: Adobe Road Winery

±16,000 SF Waterfront Entertainment Complex

101 2nd Street is adjacent to Adobe Road Winery.
Click [**HERE**](#) to take a fly through tour of the project!



Regional Access

101 2nd Street / Petaluma, CA

Nestled on the Petaluma River between scenic farmlands and the rugged California coast, this picturesque town serves as an ideal base for exploring Sonoma County's renowned wineries, coastlines, and redwood forests, while putting award-winning restaurants, boutique shopping, and outdoor recreation right at your doorstep.



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