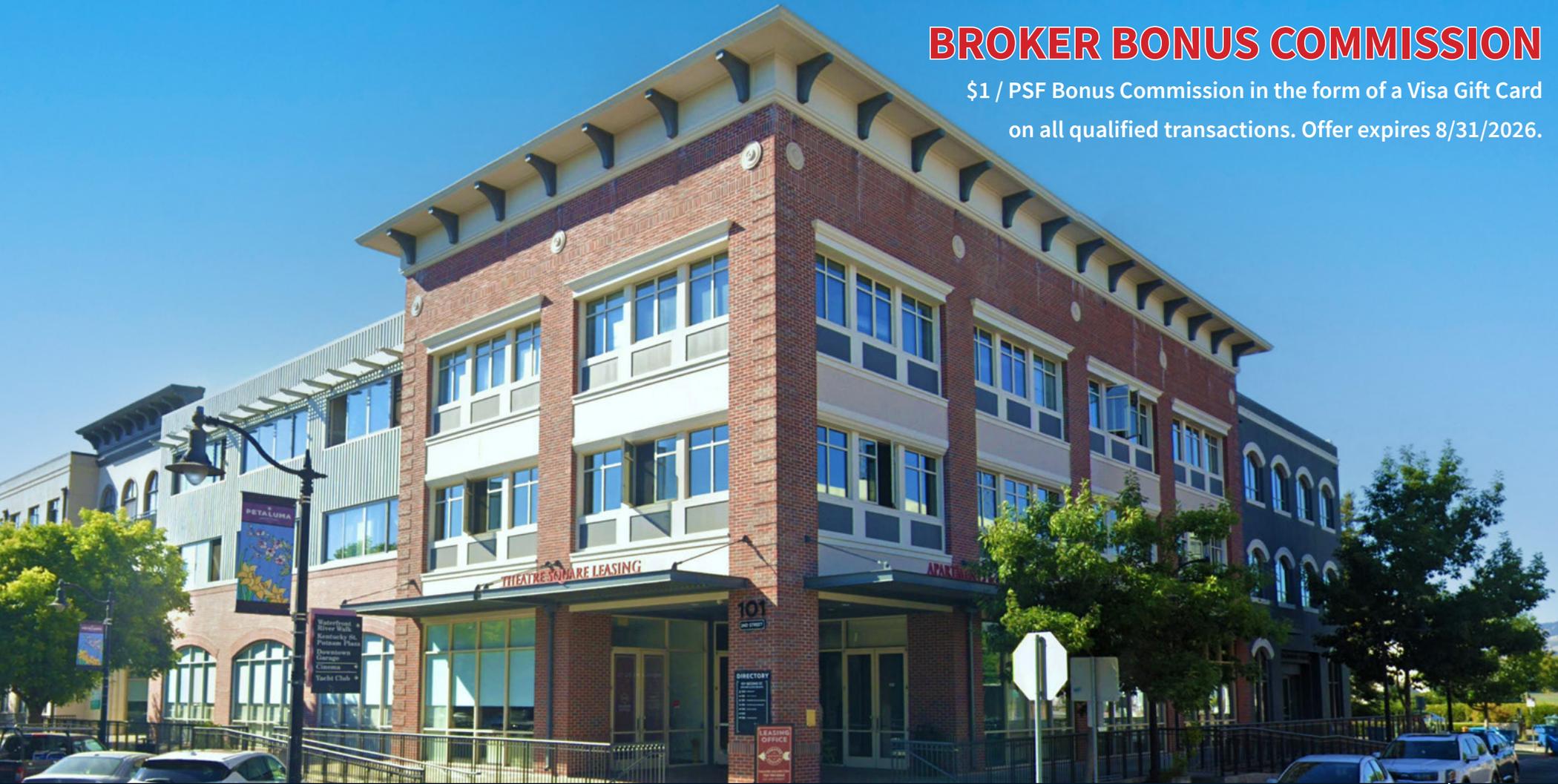


BROKER BONUS COMMISSION

\$1 / PSF Bonus Commission in the form of a Visa Gift Card
on all qualified transactions. Offer expires 8/31/2026.



For lease

101 2nd Street | Petaluma, CA 94952

±2,156 SF - ±11,540 SF of Class “A” Office Space

Excellent Location Within the Theatre District | Adjacent to the Petaluma River | Free Parking Garage Just Steps Away



Jones Lang LaSalle Brokerage, Inc. CA Real Estate License #01856260

Project Availabilites

*Suite 120: ±9,197 SF

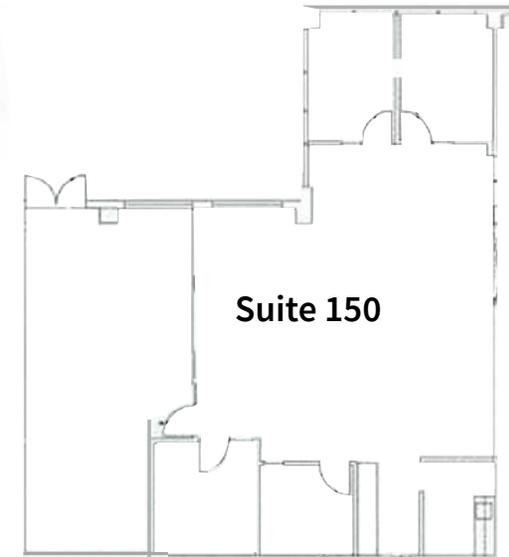
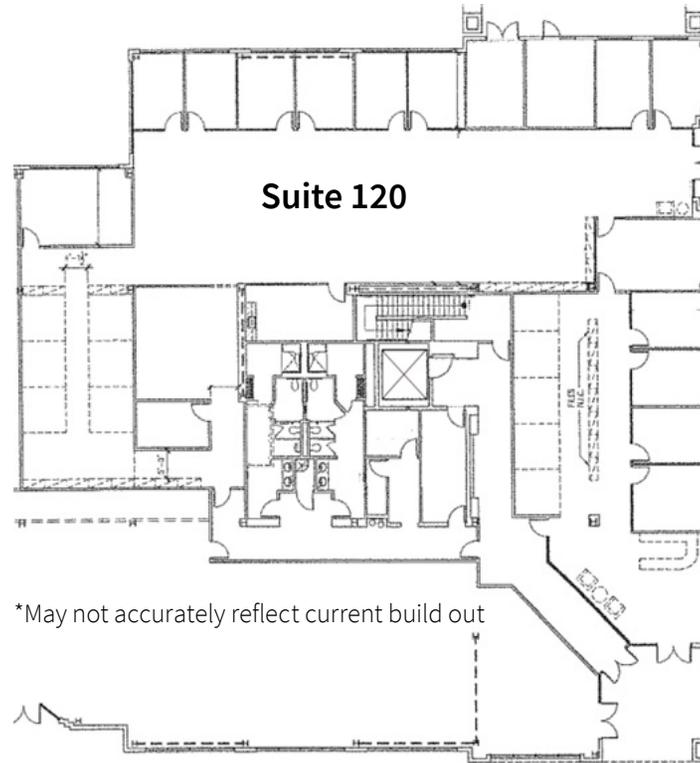
- Space includes multiple private offices, conference rooms, workroom, kitchenette, storage / IT area, and open space for reception and cubicles
- High ceilings with floor to ceiling windows
- Dedicated, double glass door entries
- On-building signage is available

*Suite 150: ±2,343 SF

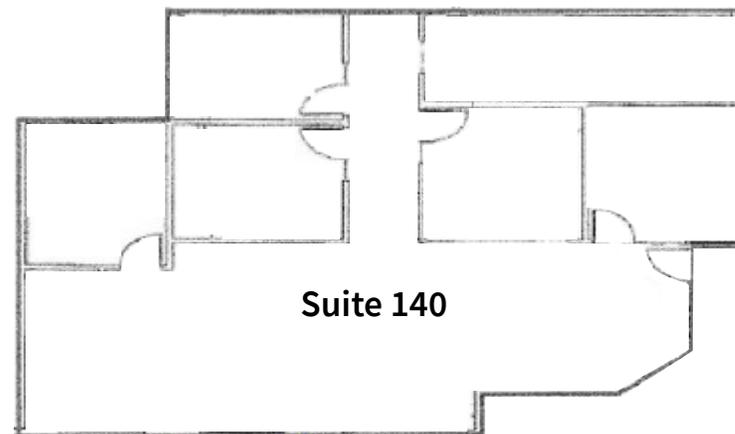
- Space includes multiple private offices, conference room, kitchenette, and open space for cubicles
- High ceilings with floor to ceiling windows
- Dedicated, double glass door entries

Suite 140: ±2,156 SF

- Space includes (4) private offices, (1) conference room, kitchenette, storage / IT area and open space for cubicles
- High ceilings with floor to ceiling windows



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



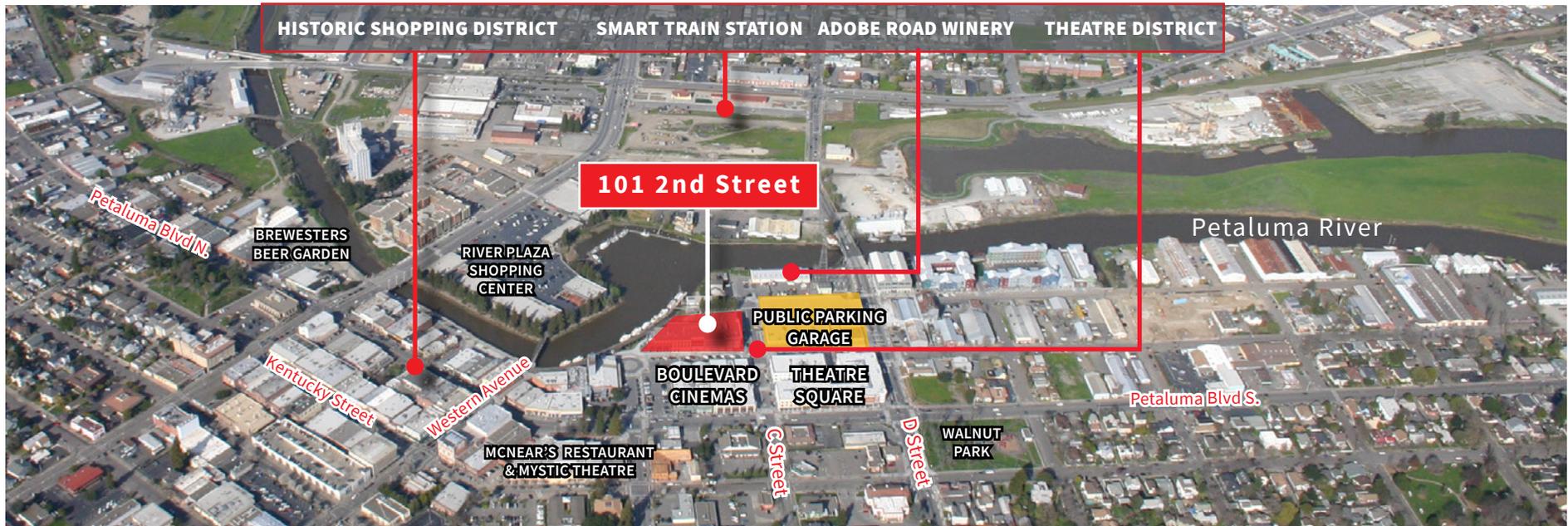
Project Photos



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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 shopping, savory eateries, and entertainment. Ample free parking is available at the public parking garage directly across the street from the property.



Coming Soon: 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

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.



For more information, please contact:

Tony Sarno

RE Lic# 01430933

tony.sarno@jll.com

+1 707 227 7800

Laura Duffy

RE Lic# 01927922

laura.duffy@jll.com

+1 415 686 0255



Jones Lang LaSalle Brokerage, Inc.
RE Lic #01856260