

PROJECT VIDEO 



# 1420

N McDowell Blvd  
Sequoia Center



**UP TO ±47,050 SF OF CLASS 'A' OFFICE SPACE FOR LEASE**



# PROJECT HIGHLIGHTS

**Building Size:** 70,855 RSF

**Stories:** 3

**Parking:** 3.6 per 1,000 SF

**Constructed:** 1996

**AVAILABLE:** 2nd Floor: ±23,246 SF (divisible)

3rd Floor: ±23,804 SF (divisible)

**1420**  
N McDowell Blvd



## PREMIER LOCATION

1420 N McDowell is part of the Sequoia Center, a 3-building multi-tenant office campus within the Redwood Business Park



## SOLAR

Existing solar technology system installed, including a Grid-Tied Photovoltaic System consisting of 262 Solar Modules and DC rating of 76.8kw offering tenants the potential of decreased electricity expenses



## CAMPUS SETTING

Expansive mountain views, suites with balconies, outdoor patio areas, on-site volleyball and sports courts, and scenic lake and water features



## AMENITIES

Adjacent to Plaza North and Redwood Gateway Shopping Centers, offering dining and entertainment options, with a full-service gym within walking distance



## DOCK ACCESS

Rare, convenient access to dock-high door and covered loading platform



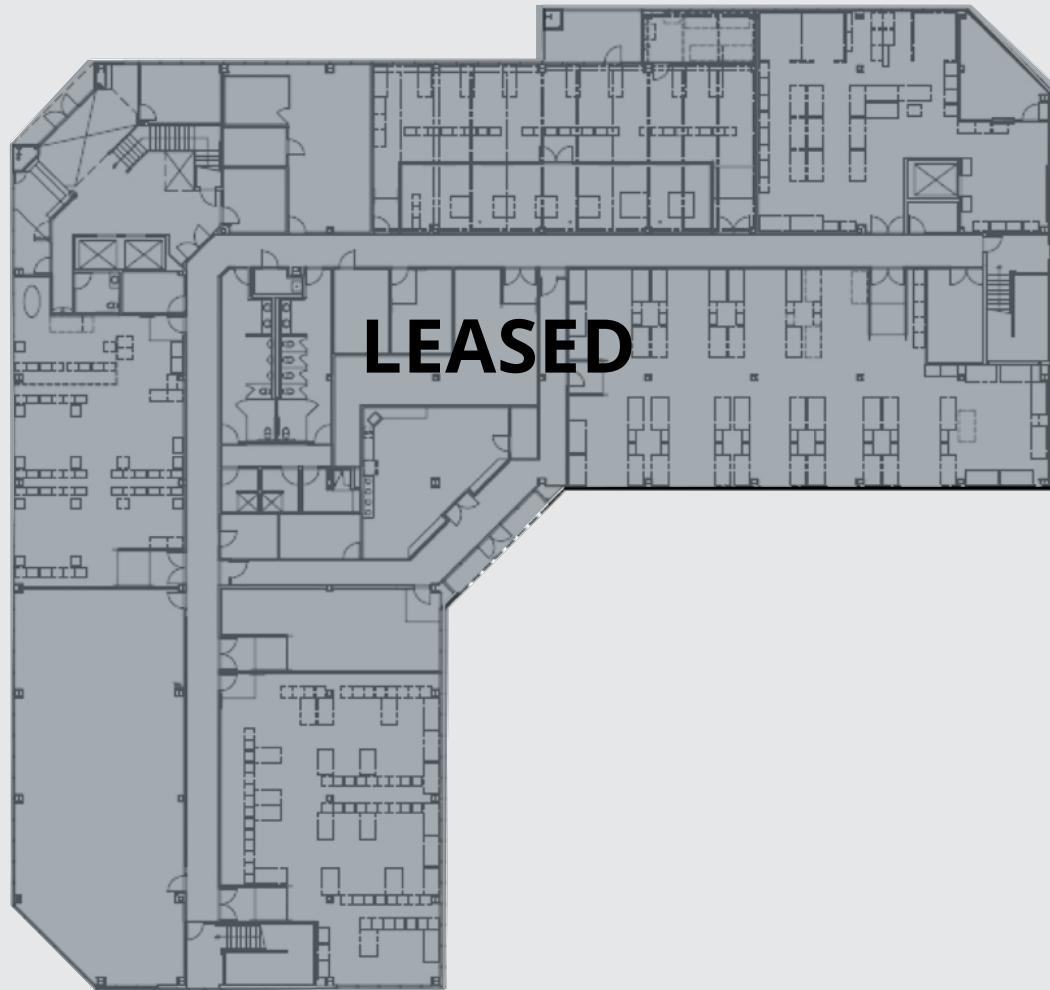
## PARKING

Abundant free parking for employees and clients, complemented by electric vehicle charging facilities, including 10 EV super chargers



## HIGH TECH

Advanced telecommunications infrastructure (SONET Ring) supports high-tech requirements, while an automated card key system ensures secure after-hours access

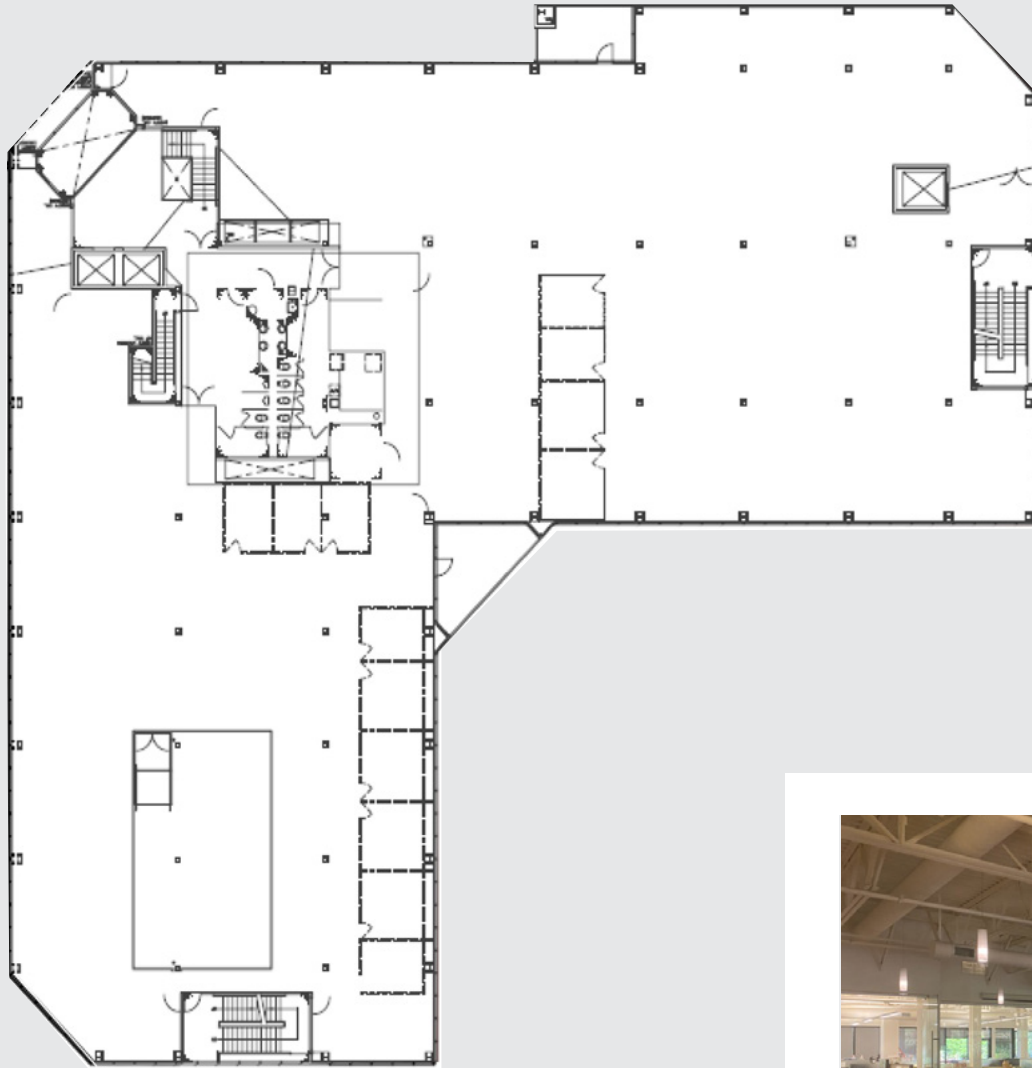


**1ST FLOOR FULLY LEASED**



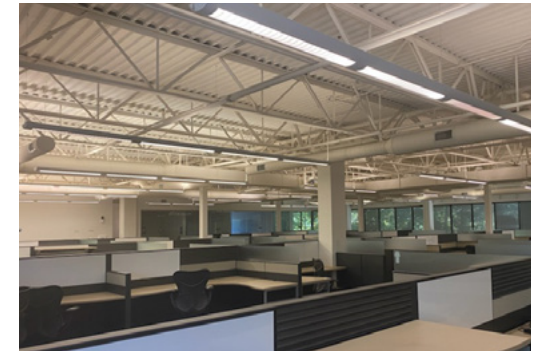
**±23,806 SF**

- First class, bright & open reception area
- Mostly open office area with extensive glassline
- Access to covered, double dock apron loading door

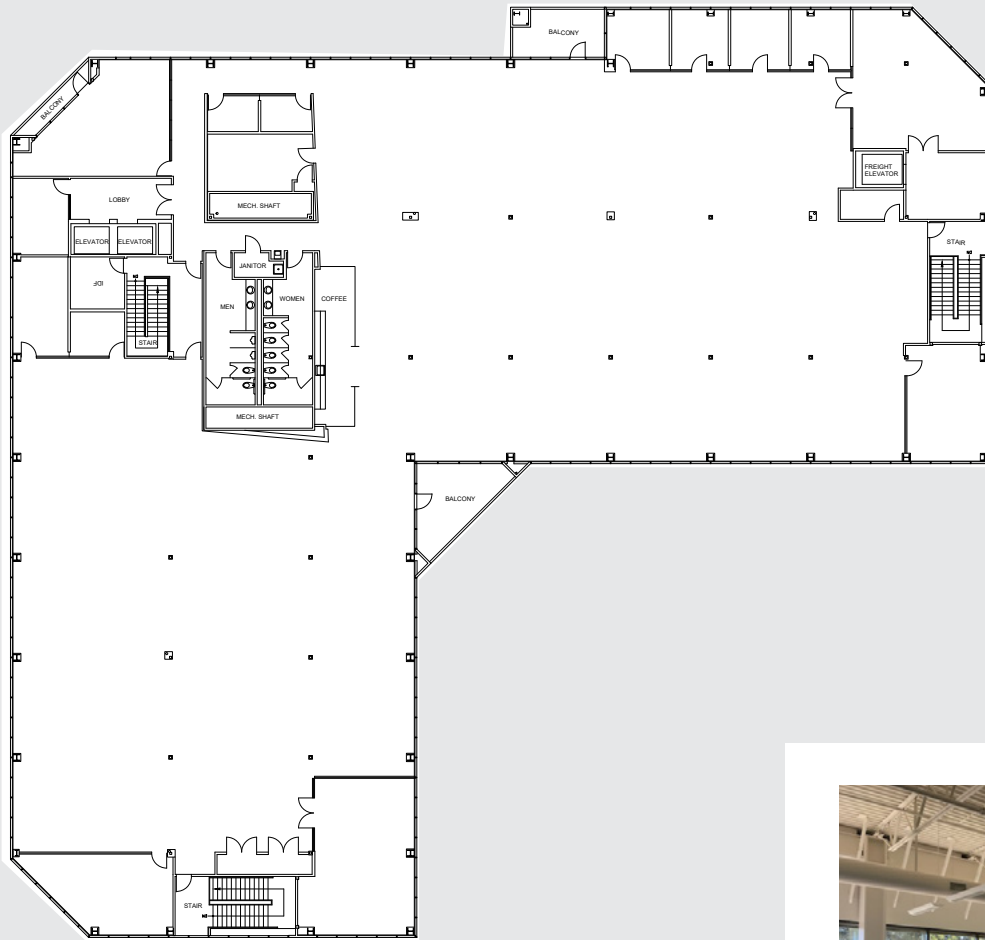


±23,246 RSF

- 13 private offices
- 1 conference room
- Large open office area
- Expansive views throughout
- Divisible to 7,500 RSF



**2ND FLOOR AVAILABLE**

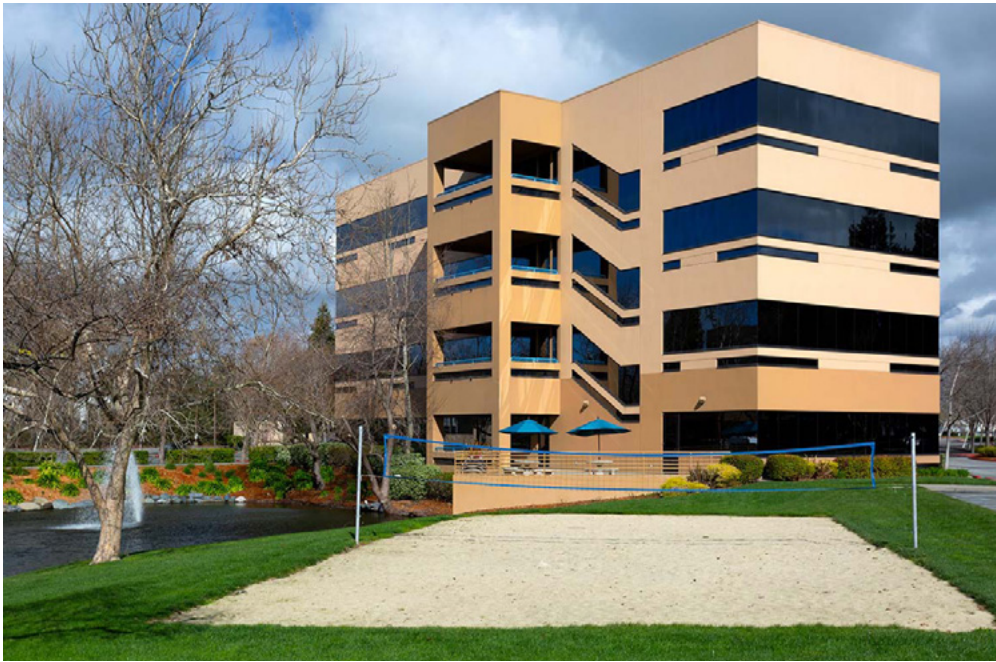


±23,804 RSF

- 10 private offices
- 1 large and 1 small conference room
- Kitchen
- Elevator accessing space from ground floor
- Balcony access overlooking ponds/walking paths
- Excellent views of surrounding hillsides
- Divisible to 7,500 RSF



**3RD FLOOR AVAILABLE**



# NEARBY AMENITIES

Petaluma, CA

# 1420

N McDowell Blvd



**Glen Dowling**

+1 707 227 7800

glen.dowling@jll.com

Lic. #00890450

**Jordan Lazor**

+1 415 595 5102

jordan.lazor@jll.com

Lic. #02011117

**Tony Sarno**

+1 707 217 7196

tony.sarno@jll.com

Lic. #01430933

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