REDWOOD
BUSINESS CENTER
1385 N. McDowell Blvd

Petaluma | California

NORTH PETALUMA'S PREMIER CLASS "A" OFFICE SUITES FOR LEASE

CONVENIENT ACCESS + VISIBILITY TO HWY 101 | SIGNAGE OPPORTUNITIES AVAILABLE

JLL | BASIN STREET PROPERTIES

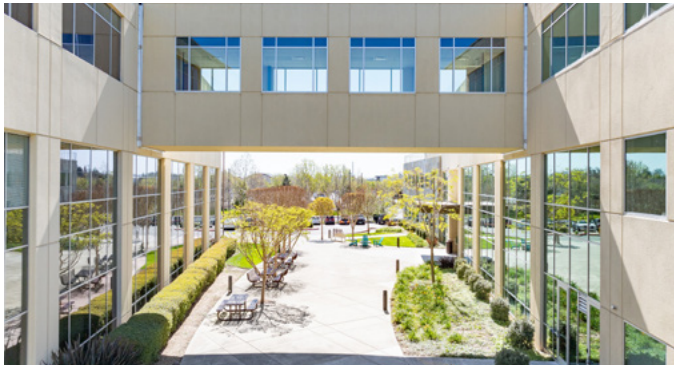
Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

BUILDING FEATURES

1385 N. McDowell Blvd | Petaluma, CA

- Entire 3rd Floor: ±20,005 SF
- Entire 2nd Floor: ±18,773 SF *(shell condition)*

Stories	Parking	Constructed
3	4.6 per 1,000 SF	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 walking distance to a full service, state-of-the-art gym

ABUNDANT NATURAL LIGHT

Open ceilings and abundant natural light create a spacious, modern atmosphere

OUTDOOR SEATING AREAS

Multiple outdoor balconies with beautiful views of the Sonoma Hills

MODERN INFRASTRUCTURE

Facility is equipped with high-speed internet and modern HVAC systems and features high quality finishes throughout

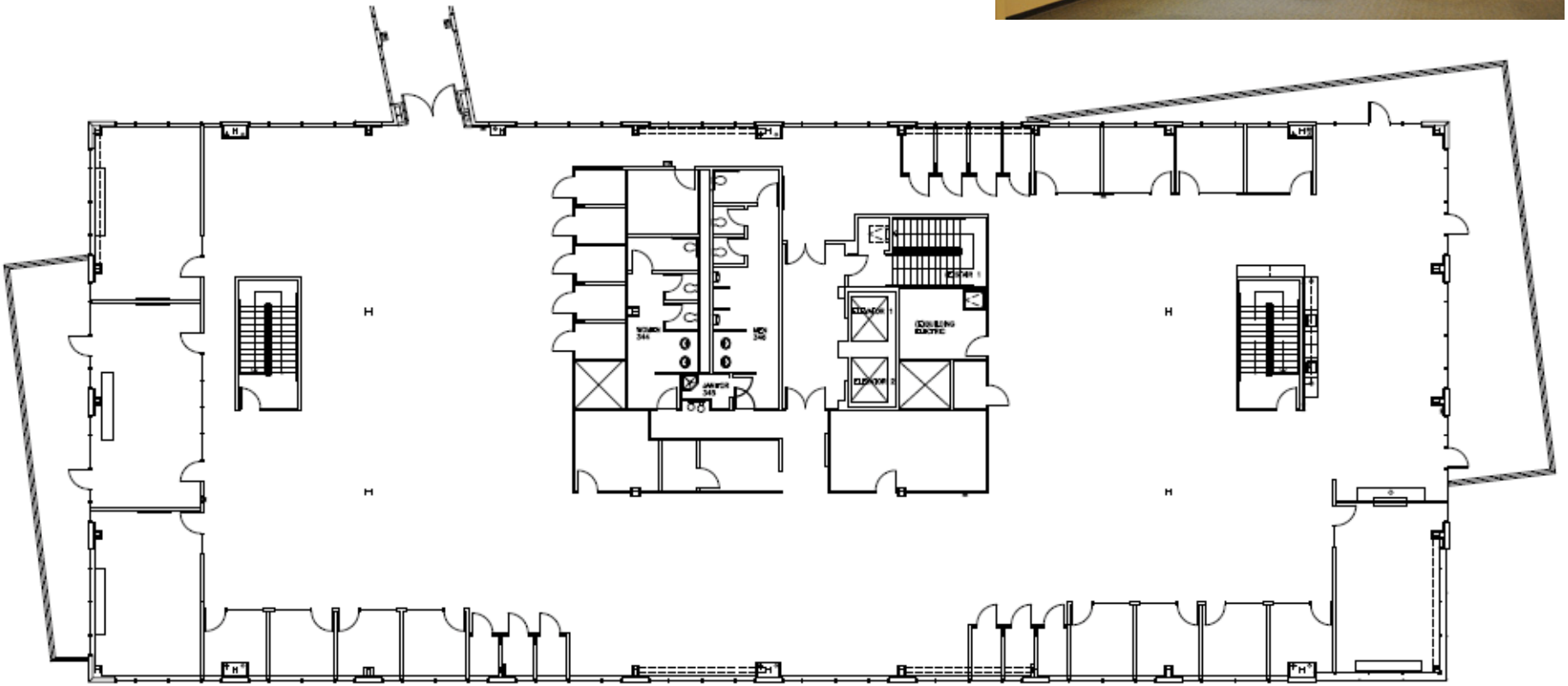
Signage opportunities available

Prime location just off HWY 101

1385 N MCDOWELL BLVD

3RD FLOOR PLAN - ±20,005 SF

- Interior full height glass walls
- Efficient layout of private offices and conference rooms
- In suite kitchen and break area



JLL

1385 N MCDOWELL BLVD

3RD FLOOR - CONCEPTUAL PLAN

Want to Envision What Your Space Can Look Like?

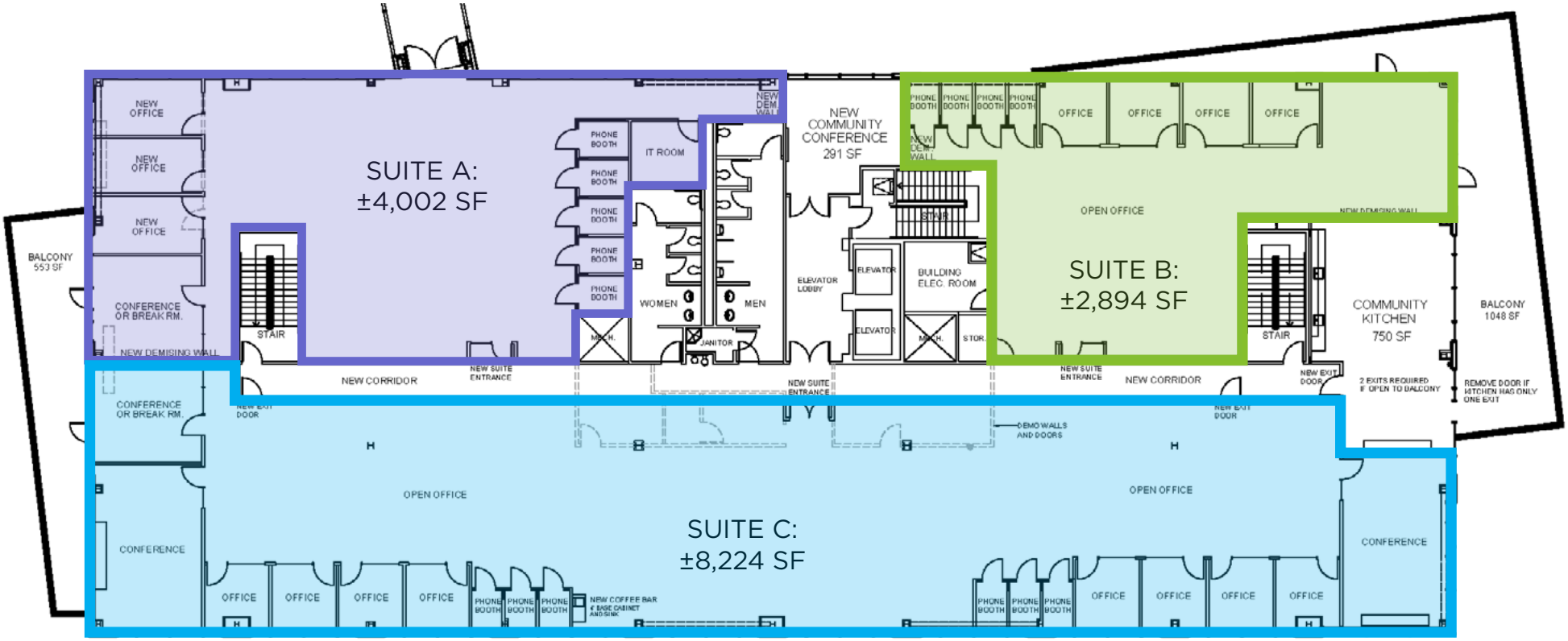
Check out these Conceptual 3D Walk-Through Visualizations!

SUITE A: ±4,002 SF - 3D VISUALIZATION

SUITE B: ±2,894 SF - 3D VISUALIZATION

SUITE C: ±8,224 SF - 3D VISUALIZATION

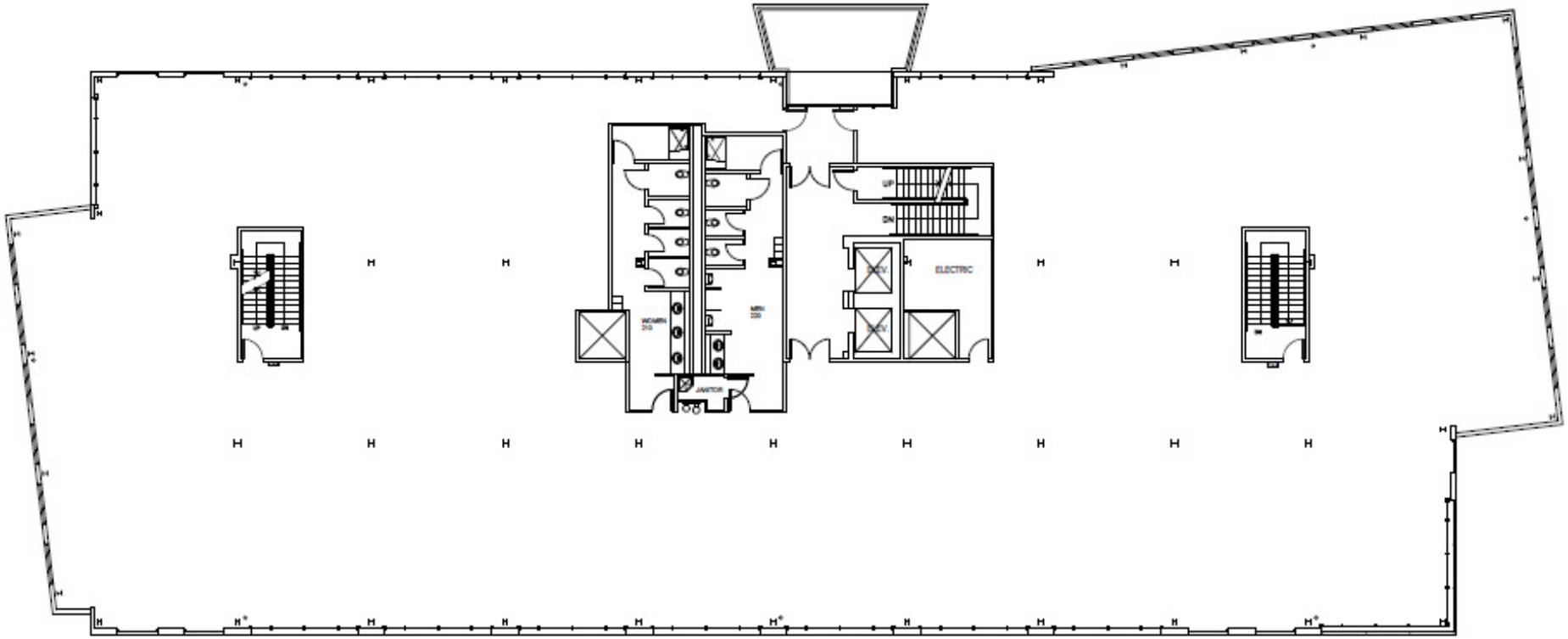
COMBINE SUITES FOR ±17,388 SF



1385 N MCDOWELL BLVD

2ND FLOOR PLAN - ±18,773 SF

*** Shell condition - ready for custom build-out**



NEARBY AMENITIES

Walking Distance

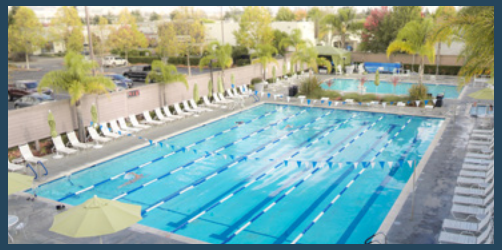
Active Wellness Center	442 Steps (5 mins)
Home 2 Suites by Hilton	387 Steps (3 mins)
Beyond the Glory Sports Bar	221 Steps (1 min)
Gohan Japanese	250 Steps (2 mins)
Bianchinni's Deli	293 Steps (2.5 mins)
Starbucks	451 Steps (5 mins)
Cafe Giostra	553 Steps (6 mins)
Applebee's	567 Steps (6 mins)
Lagunitas Brewing Company	884 Steps (9 mins)

Direct Access to Hwy 101

Adjacent to on / off ramp

Active Wellness Center

Walking distance to full service, state-of-the-art gym with heated lap & recreational pools



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JLL | BASIN STREET PROPERTIES

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