



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**3925 CYPRESS DRIVE
PETALUMA, CA**

**Office Space
Office/Warehouse Space for Lease
Reduced Rates**



Go beyond broker.

REPRESENTED BY:

JAMES MANLEY, PARTNER
LIC # 01140457 (707) 664-1400, EXT 307
JMANLEY@KEEGANCOPPIN.COM

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM



OFFICE SPACE OFFICE/WAREHOUSE SPACE FOR LEASE



3925 CYPRESS DRIVE
PETALUMA, CA

OFFICE SPACE
OFFICE/WAREHOUSE
SPACE FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- Three Spaces Available
- Abundant Parking
- Easy Access to Hwys 101 & 116
- Solar Powered Building

LEASE TERMS

RATE

Suite B: \$1.50/psf/mo Full Service Gross

Suite D: \$1.35/psf/mo (Office) Full Service Gross

\$1.25/psf/mo (Industrial) Full Service Gross

Suite E: Negotiable Full Service Gross

TERMS

Full Service Gross

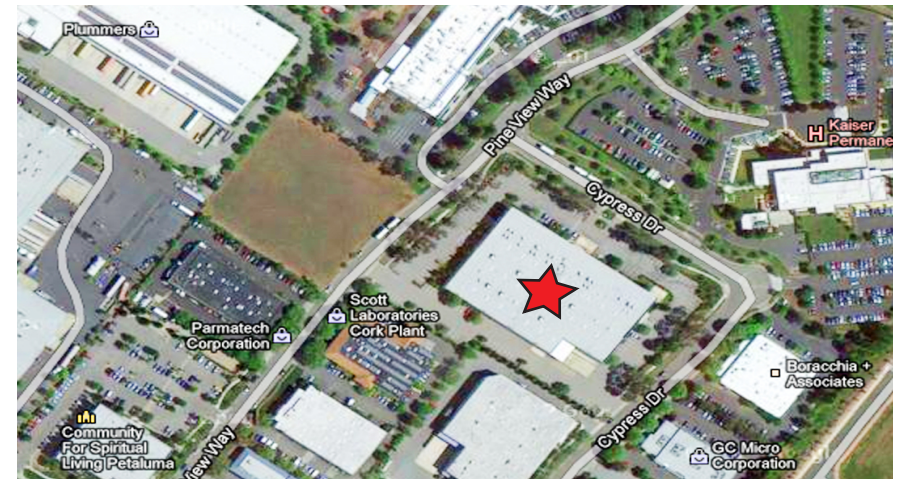
SUITE

DESCRIPTION

SUITE B: 3,917+/- sq ft First Floor Office Space with Studio/Showroom

SUITE D: 28,448+/- sq ft Warehouse and Office Space

SUITE E2: 3,419+/- sq ft Walk-up Office Space



Keegan & Coppin Co., Inc.
1201 North McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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AVAILABLE SPACES

FIRST FLOOR

SUITE B: Office 3,917+/- sq ft

DESCRIPTION

Suite B is set up as a photography studio/showroom for high end textiles and housewares. It offers an open floorplan with beautiful laminate wood floor finishes. This is a high identity, direct access suite with an expansive glass line.

Available Immediately



SUITE D: Warehouse 18,958+/- RSF
(Part of Office & Industrial Unit)

Industrial space has up to 22' clear height, several small work/storage rooms, a private restroom core, break room, and staging area. Space is connected to en suite stairway and a roll-up door. Full building circulation.

Available within 30 days.



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AVAILABLE SPACES

SECOND FLOOR

SUITE D: Office 9,490+/- RSF
(Part of Office & Industrial Unit)

DESCRIPTION

2nd Floor Office Space has 4 private offices, a large conference room along window-line, Interior space has an IT room, two internal offices and three storage rooms for samples or equipment. Space includes a private restroom core, mail room and kitchenette.

Available within 30 days.



SUITE E2: Office 3,419+/- sq ft

Walk-up only unit divided into two large offices with a central hallway. Unit has direct access to a common area kitchen/restroom core shared with one other tenant.



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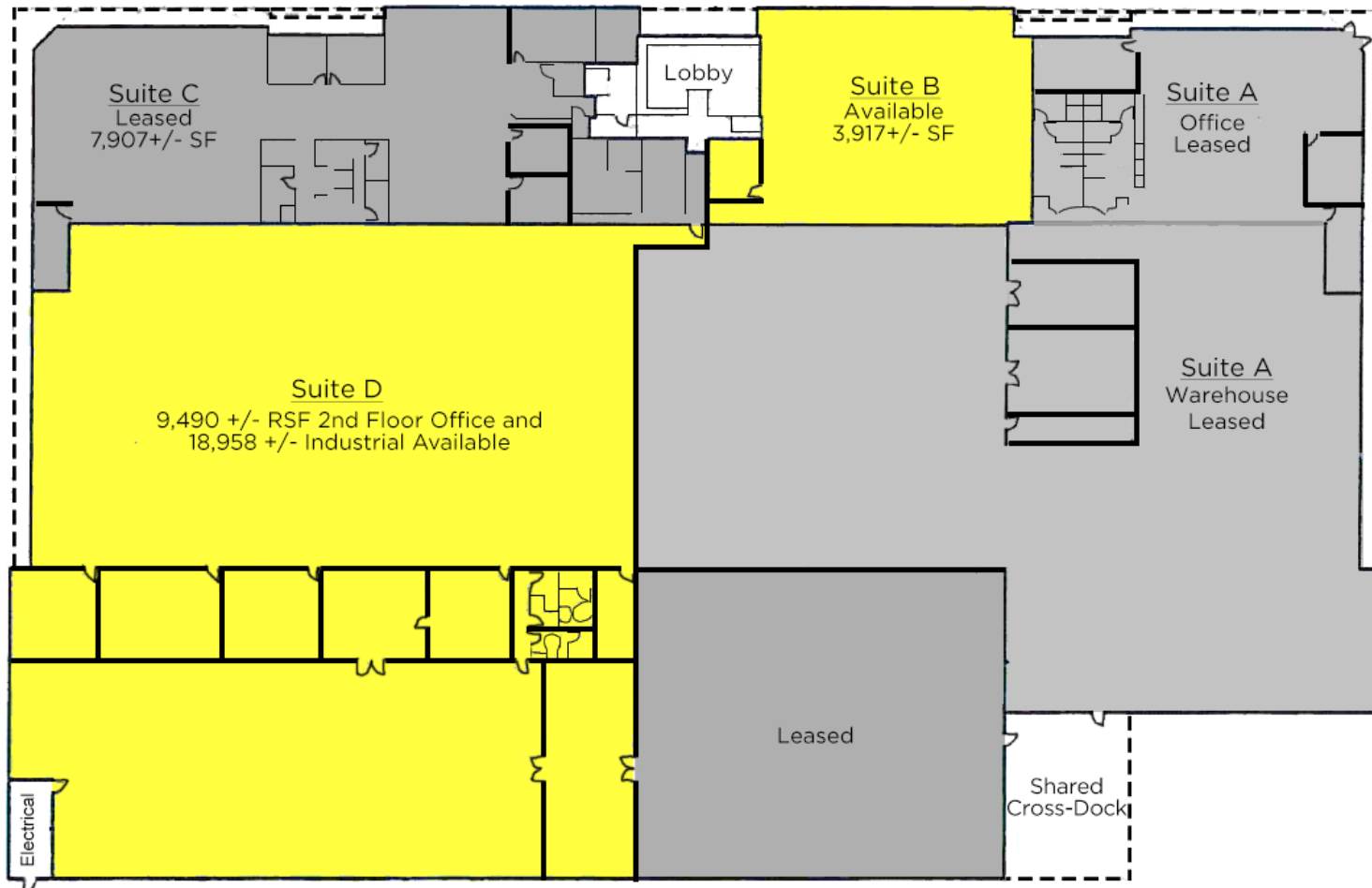
3925 CYPRESS DRIVE, PETALUMA, CA FLOOR PLANS - FIRST FLOOR



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FIRST FLOOR SUITES B-D



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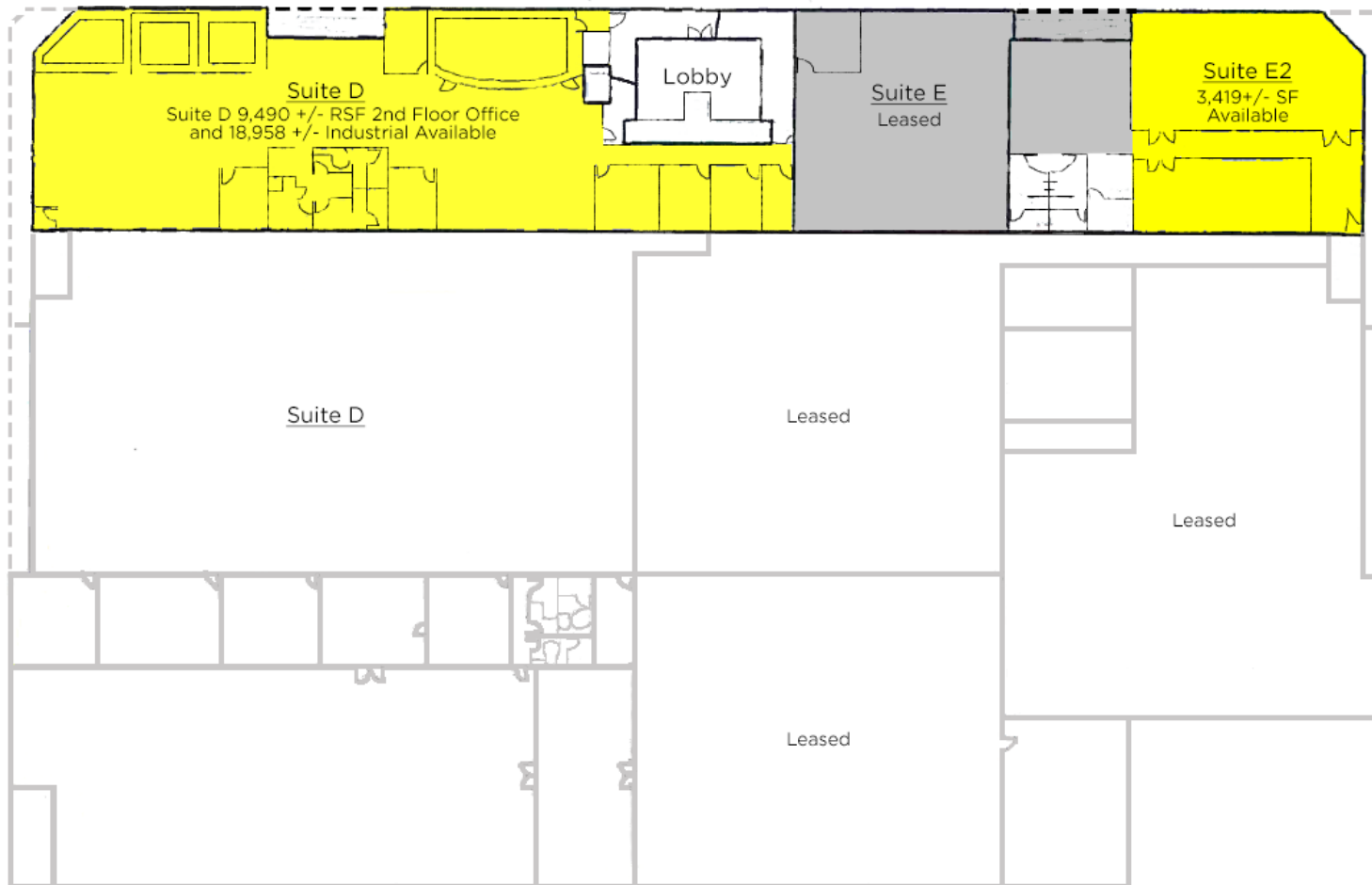
3925 CYPRESS DRIVE, PETALUMA, CA FLOOR PLANS - SECOND FLOOR



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SECOND FLOOR SUITES A-2, E, D



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3925 CYPRESS DRIVE, PETALUMA, CA PHOTOS



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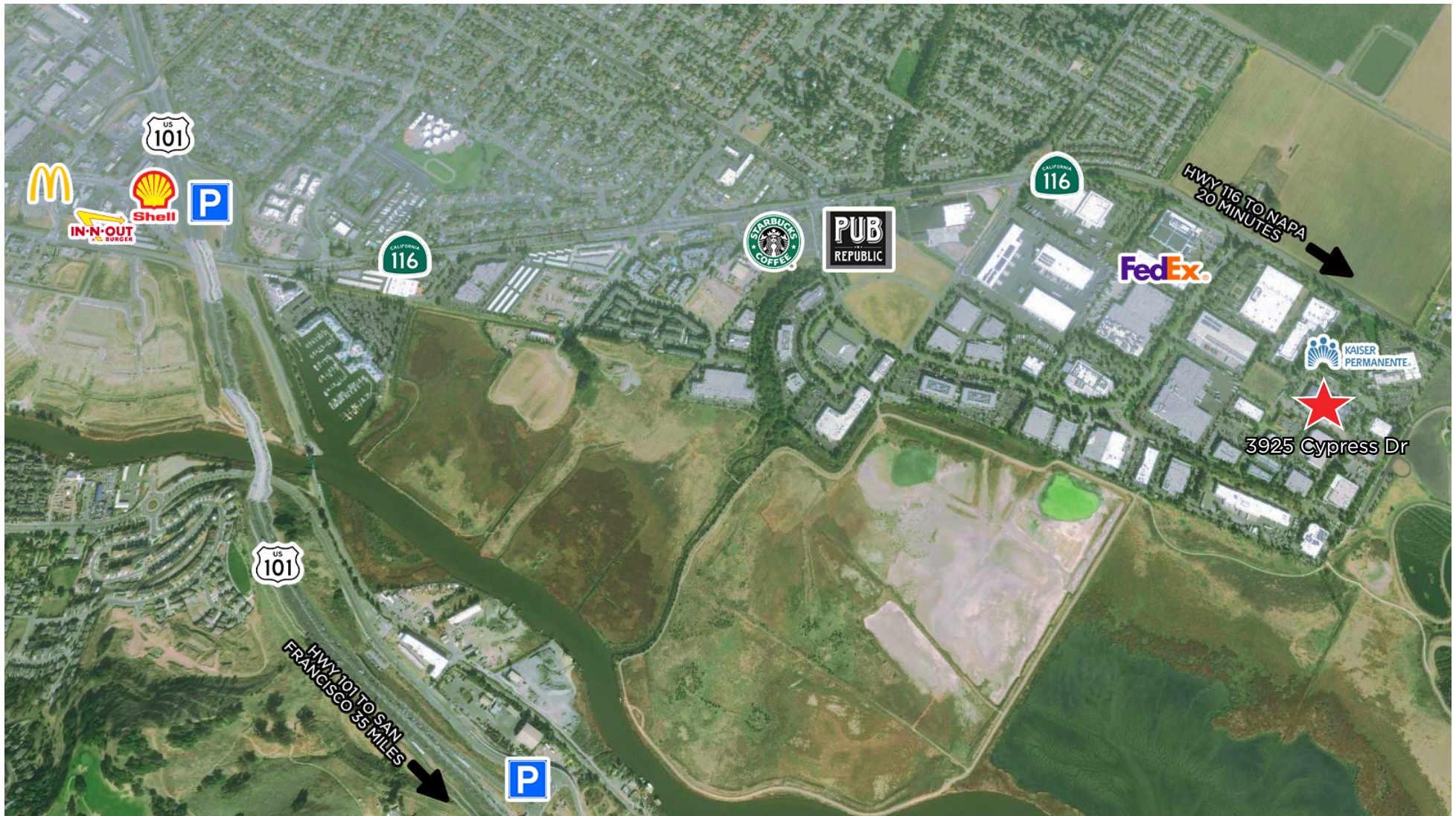


3925 CYPRESS DRIVE, PETALUMA, CA AERIAL MAP



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