



Keegan & Coppin
COMPANY, INC.

FOR SUBLEASE

1450 N. MCDOWELL BOULEVARD
PETALUMA, CA

REDWOOD BUSINESS PARK

STI
Sonoma Technology

Go beyond broker.

PRESENTED BY:

JEFFREY WILMORE, PARTNER
LIC # 01241054 (707) 528-1400, EXT 252
JWILMORE@KEEGANCOPPIN.COM

DEMI BASILIADES, SREA
LIC # 02080190 (707) 664-1400, EXT 105
DBASILIADES@KEEGANCOPPIN.COM



PROPERTY DETAILS



1450 N. MCDOWELL BOULEVARD
PETALUMA, CA

REDWOOD BUSINESS PARK

PROPERTY INFORMATION

HIGHLIGHTS

- High-end finishes throughout
- FOB Security System
- Lab space has static dissipative flooring and 220V/110V power
- 100 ton chillers
- Outdoor seating
- Building Showers

SUBLEASE OFFICE SPACE

GROUND FLOOR

Suite 100: 8,825+/- sq ft

Suite 110: 4,529+/- sq ft

Suite 120: 5,342+/- sq ft (Direct w/ Landlord)

Suite 150: 4,400+/- sq ft

SECOND FLOOR

Suite 200: 4,170+/- sq ft

Suite 210: 4,550+/- sq ft

Suite 220: 4,963+/- sq ft

Suite 250: 4,037+/- sq ft

Suites can all be combined.

DESCRIPTION

- Prominent Entrance with two story atrium lobby
- Large training room with available Audio Video installed
- Nice break room
- Large kitchen facility
- Storage facility with roll up door
- Balanced mix of private offices, conference rooms, and open area
- Excellent views with natural light throughout second floor
- Large kitchen facility
- High quality furniture can be available
- Showers

ABOUT CORNERSTONE

CORNERSTONE

Cornerstone is a North Bay commercial property owner and developer. Locally owned and managed, Cornerstone prides itself on caring for its clients by providing unmatched administrative and facilities-based service. Customizing terms and space to each tenant's needs provides the flexibility needed by all growing businesses. Cornerstone has the in-house building management expertise to efficiently execute both large and small projects. In addition to leasing their building spaces, Cornerstone is committed to transforming the North Bay and being a community leader in finding solutions to address issues such as housing, childcare, public transportation and workforce training. Their mission is to support local, sustainable activities and bring more business to the North Bay. As a forward-thinking and innovative company, Cornerstone continues to identify opportunities in the community where they can make a difference.

LEASE TERMS

Rate

\$1.75 per sq ft MG

Parking

3.5/1,000

Terms

Modified Gross

Base year for operating expenses

Sublease Expiration: June 30, 2027

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AREA DESCRIPTION



1450 N. MCDOWELL BOULEVARD
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DESCRIPTION OF AREA

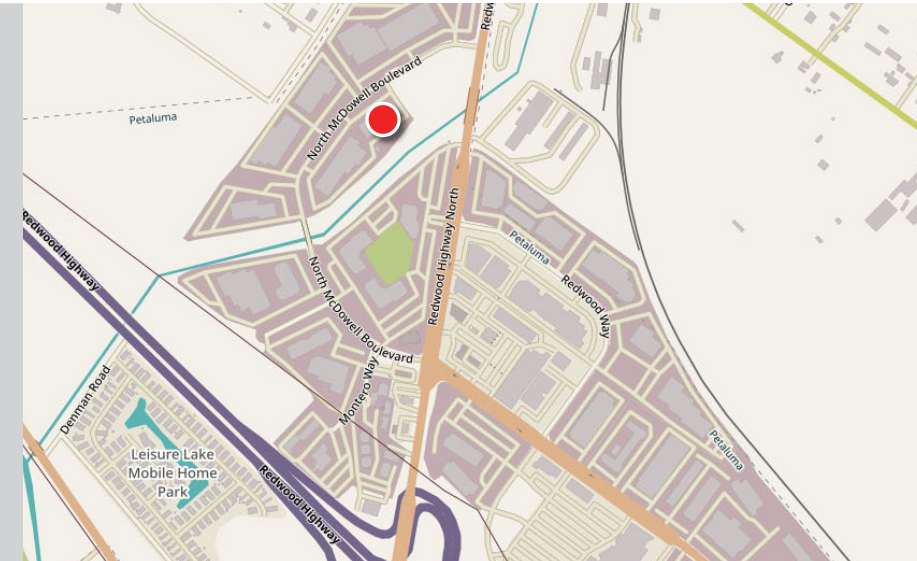
One hour north of the Golden Gate Bridge in Sonoma County in the midst of Wine Country. "Be enchanted by charming and historic Petaluma. Petaluma melds hometown USA with sophisticated Wine Country style."

NEARBY AMENITIES

- Lagunita's Brewing Company
- Restaurants and shops
- Starbucks
- Applebees
- Synergy Sports Club

TRANSPORTATION ACCESS

- Near Highway 101
- Sonoma Transit
- Golden Gate Transit



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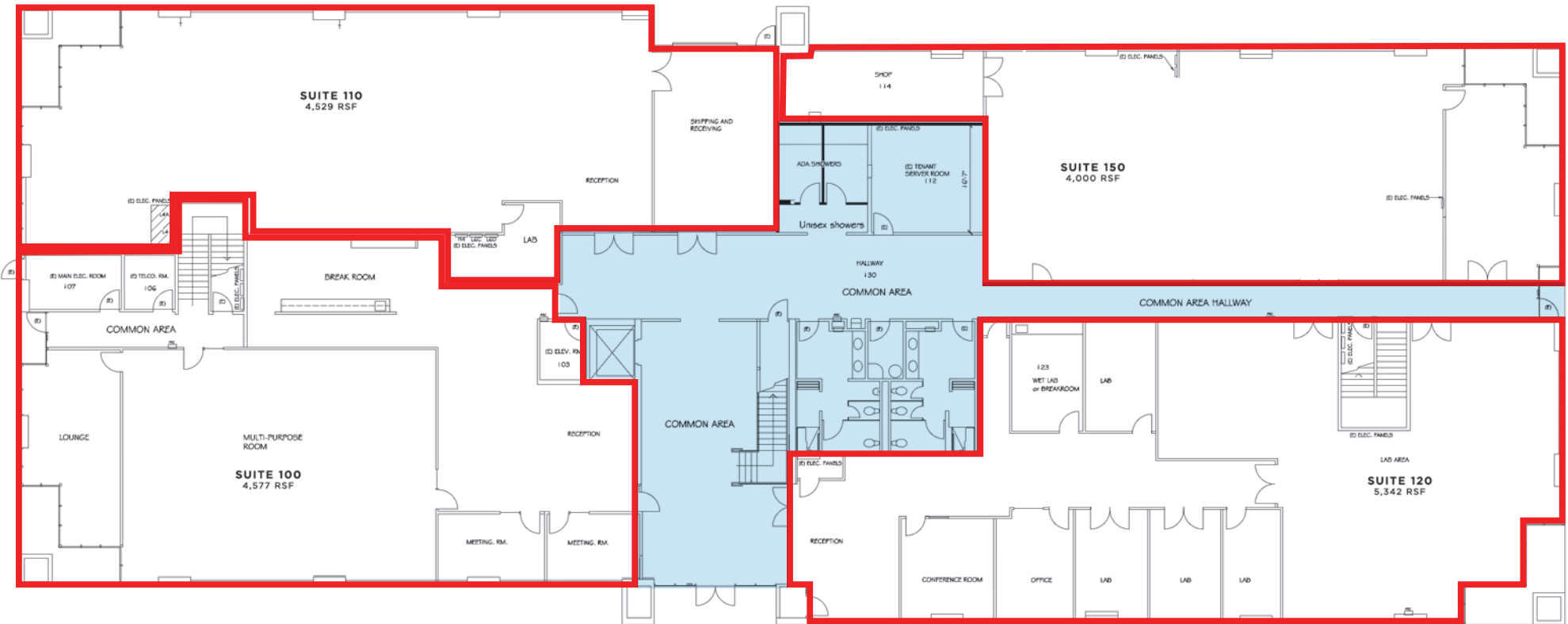
FLOOR PLAN

FIRST FLOOR



1450 N. MCDOWELL BOULEVARD
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AVAILABLE

COMMON AREA

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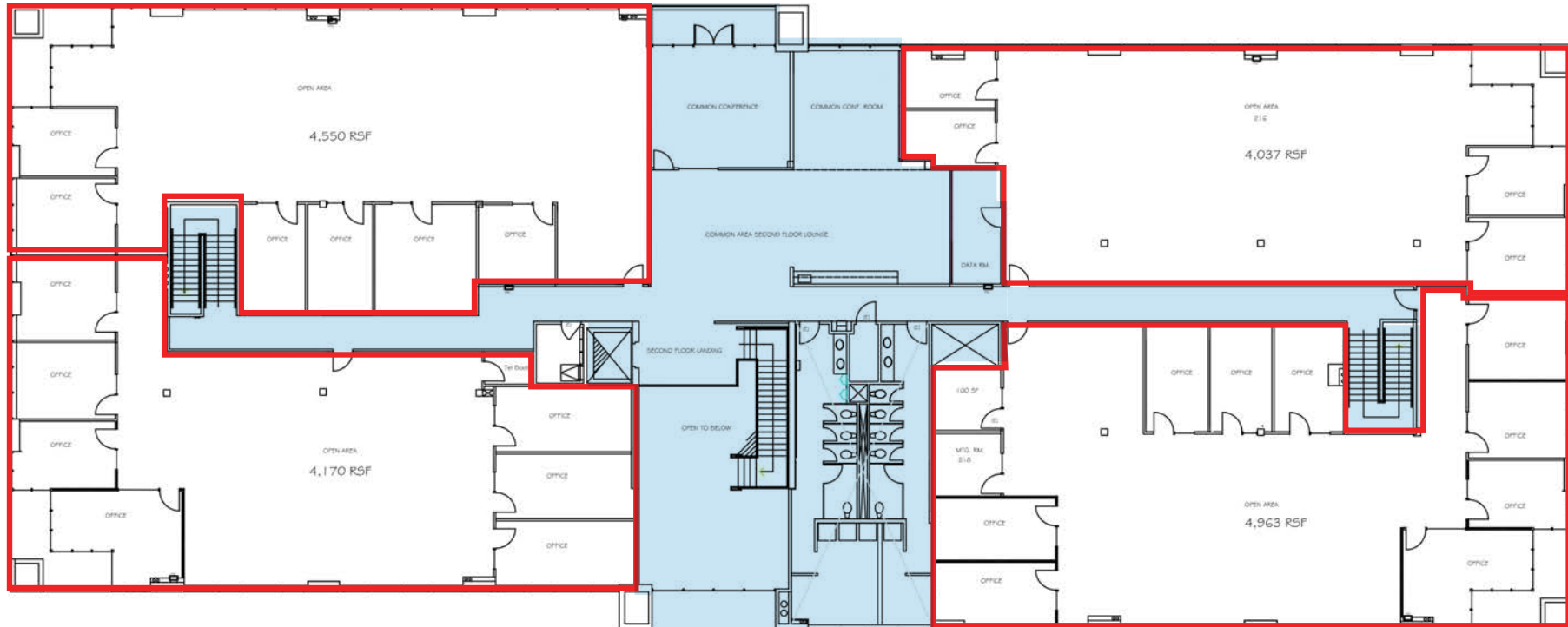
FLOOR PLAN

SECOND FLOOR



1450 N. MCDOWELL BOULEVARD
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**REDWOOD
BUSINESS PARK**



- AVAILABLE
- COMMON AREA

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PROPERTY PHOTOS



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VICINITY MAP



1450 N. MCDOWELL BOULEVARD
PETALUMA, CA

REDWOOD BUSINESS PARK



Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

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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