



Keegan & Coppin
COMPANY, INC.

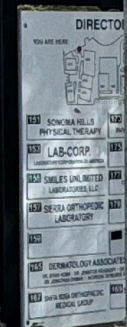
FOR LEASE

169/171 LYNCH CREEK WAY
PETALUMA, CA

Professional/Medical
Office Condo



169



Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM

SUMMER JAGER, AGENT
LIC # 02222063 (707) 664-1400, EXT 313
SJAGER@KEEGANCOPPIN.COM



PROPERTY DESCRIPTION



169/171 LYNCH CREEK WAY
PETALUMA, CA

PROFESSIONAL/MEDICAL
OFFICE CONDO

PROPERTY INFORMATION

HIGHLIGHTS

- Desirable Endcap Unit
- Single-Tenant Condo
- Convenient Location
- Sliding Glass Doors
- On-Site Parking
- Close to Amenities
- Across the Street from Petaluma Valley Hospital

SPACE DESCRIPTION

2,400+/- SF Previously used for physical therapy, the current floorplan includes a spacious waiting area, reception, five private office/treatment rooms, large meeting/conference room, kitchen, laundry room, private restroom and generous open area. Featuring four sliding glass doors for fresh air, vaulted ceilings at the front portion of the suite and a flexible layout, this unit could suit a myriad of uses.

169/171 Lynch Creek Way offers a distinctive opportunity for traditional medical/dental practices, as well as services like chiropractic care, acupuncture, optometry, allergy testing, med spas, physical therapy, medical massage, and alternative medicine. Other uses, such as professional or administrative offices like CPA, attorney, and architectural, etc., are possible with Association approval.

LEASE TERMS

Rate

\$1.70 per sq ft

Terms

Gross Lease

Separately Metered PG&E and Water

Parking

On-Site

Zoning

PUD

Mar-Mon Medical Park

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.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM

SUMMER JAGER, AGENT
LIC # 02222063 (707) 664-1400, EXT 313
SJAGER@KEEGANCOPPIN.COM



AREA DESCRIPTION



169/171 LYNCH CREEK WAY
PETALUMA, CA

PROFESSIONAL/MEDICAL
OFFICE CONDO

DESCRIPTION OF AREA

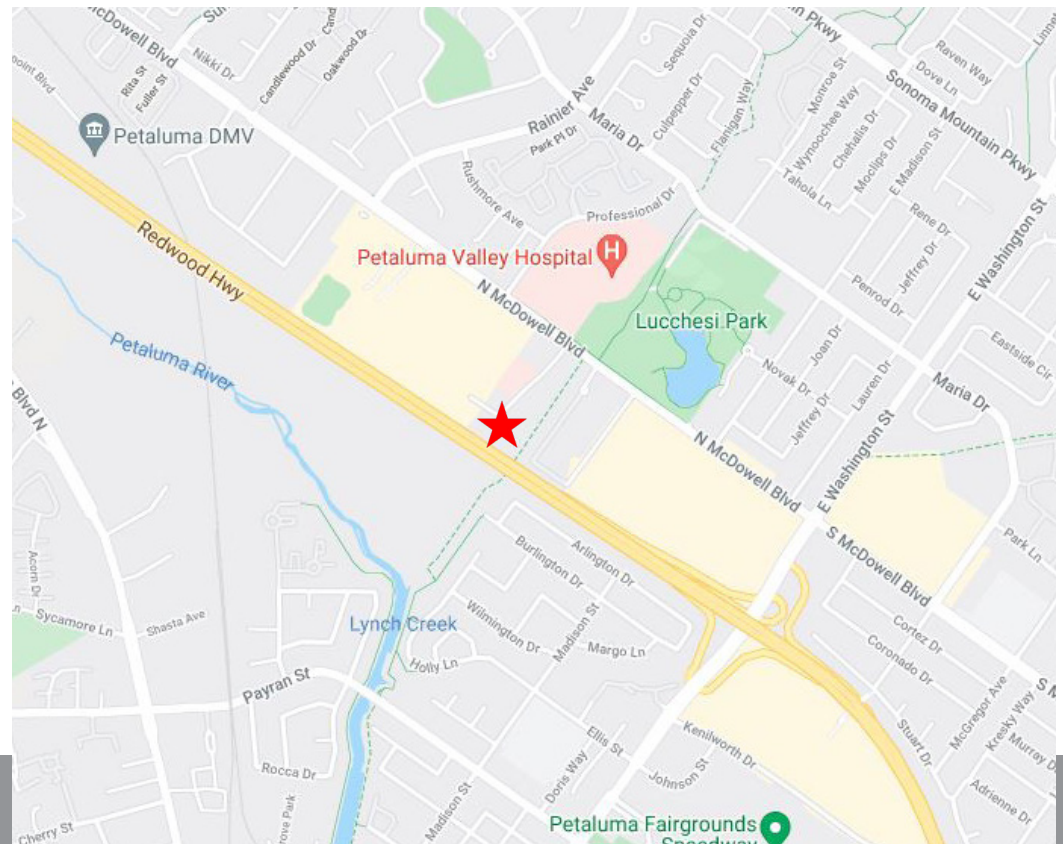
Lynch Creek Way is conveniently positioned across from Petaluma Valley Hospital and is the home to many professional medical offices. The subject complex is located within walking distance to a variety of retail establishments, including restaurants soft goods and service retailers. Located in the center of Petaluma with easy access to Hwy 101 this location has it all.

NEARBY AMENITIES

- Petaluma Valley Hospital
- Walking distance to a variety of retail, coffee shops and restaurants
- Petaluma Community Center

TRANSPORTATION ACCESS

- Easy access to Highway 101
- Public Transportation



REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM

SUMMER JAGER, AGENT
LIC # 02222063 (707) 664-1400, EXT 313
SJAGER@KEEGANCOPPIN.COM

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.

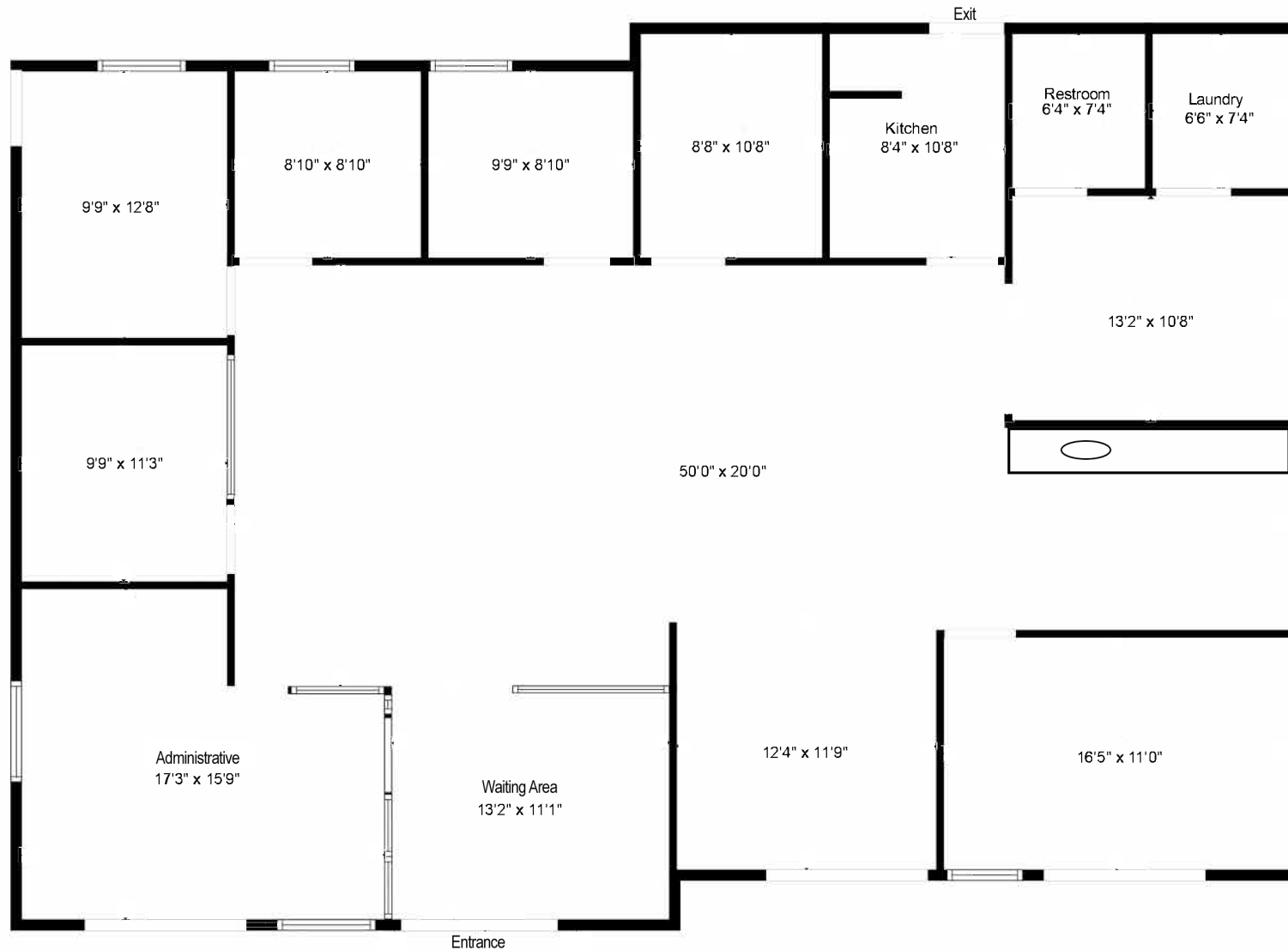


FLOOR PLAN



169/171 LYNCH CREEK WAY
PETALUMA, CA

PROFESSIONAL/MEDICAL
OFFICE CONDO



PRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM

SUMMER JAGER, AGENT
LIC # 02222063 (707) 664-1400, EXT 313
SJAGER@KEEGANCOPPIN.COM

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.



EXTERIOR PHOTOS



169/171 LYNCH CREEK WAY
PETALUMA, CA

PROFESSIONAL/MEDICAL
OFFICE CONDO





INTERIOR PHOTOS



169/171 LYNCH CREEK WAY
PETALUMA, CA

PROFESSIONAL/MEDICAL
OFFICE CONDO





AERIAL MAP



169/171 LYNCH CREEK WAY
PETALUMA, CA

PROFESSIONAL/MEDICAL
OFFICE CONDO



PRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM

SUMMER JAGER, AGENT
LIC # 02222063 (707) 664-1400, EXT 313
SJAGER@KEEGANCOPPIN.COM