



1383-1385

**N. McDowell Blvd
Redwood Business Center**

Petaluma | California



PROJECT VIDEO

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

CONVENIENT ACCESS + VISIBILITY TO HWY 101 | SIGNAGE OPPORTUNITIES AVAILABLE

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



Building Features

1383 N. McDowell Blvd.

- Suite 110: ±4,595 SF
- Suite 170: ±2,330 SF
- Suite 210: ±2,446 SF
- Entire 3rd Floor: ±18,895 SF

Stories

3

Parking

4.6 per 1,000 SF

1385 N. McDowell Blvd.

- Entire 3rd Floor: ±19,389 SF
- Entire 2nd Floor: ±19,389 SF
(shell condition)

Constructed

2007 & 2015



Open and exposed ceilings with abundant natural light



Multiple outdoor balconies with beautiful views of the Sonoma Hills



High quality finishes throughout



State of the art construction with energy management system

Campus Amenities



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



1383 N. McDowell Blvd.



YOUR BRAND HERE



1385 N. McDowell Blvd.



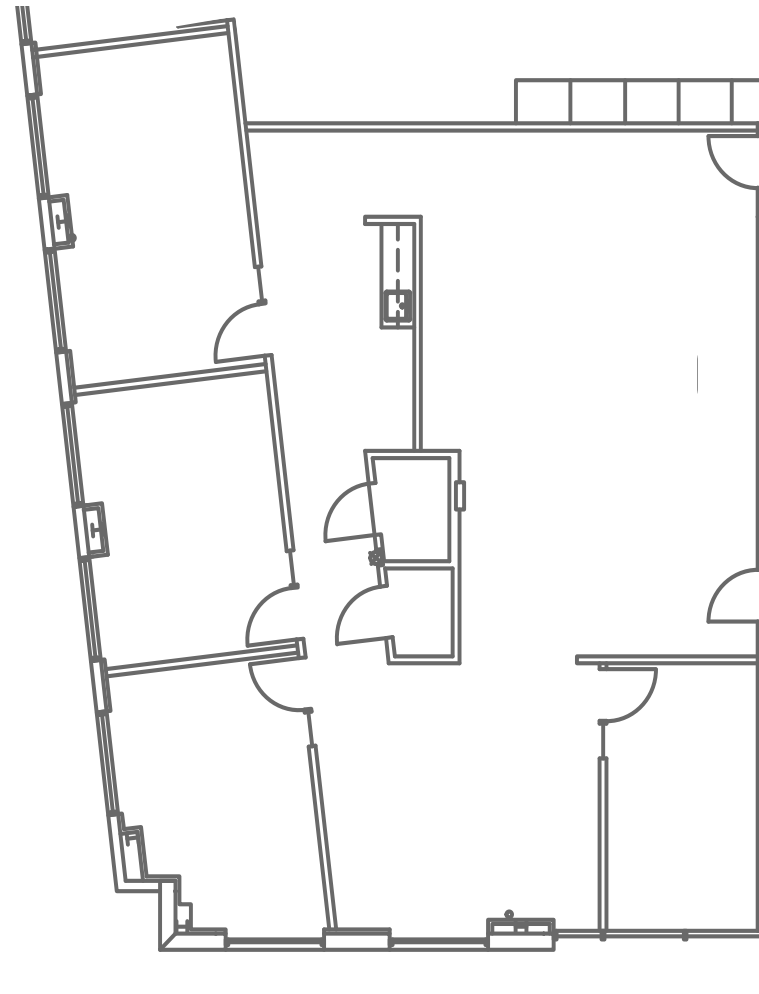
Prime location just off HWY 101

1383 North McDowell Blvd

1383 - FLOOR 1

SUITE 170: ±2,330 SF

- Corner suite
- Kitchenette
- Open office area
- Four (4) private offices
- Abundant natural light



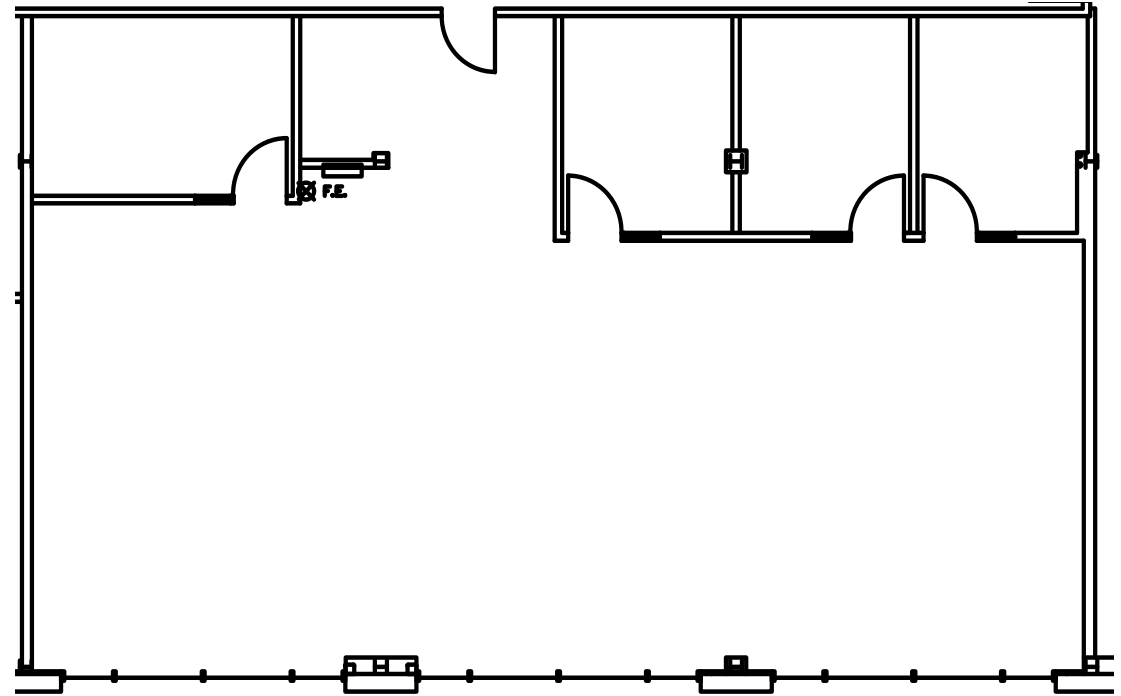
Suite 170
Virtual Tour

1383 North McDowell Blvd

1383 - FLOOR 2

SUITE 210: ±2,446 SF

- Open office area
- Exposed ceilings
- Four (4) private offices
- Extensive glass line



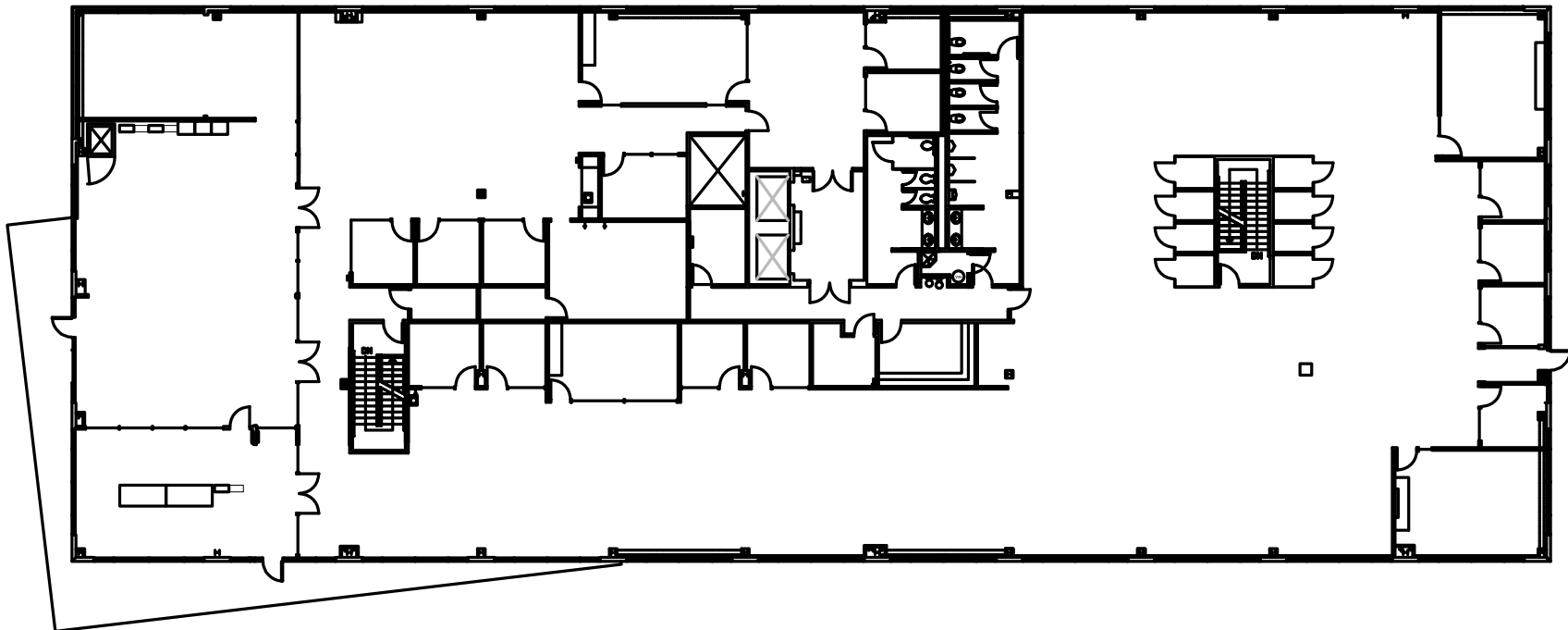
Suite 210
Virtual Tour

1383 North McDowell Blvd

1383 - FLOOR 3

3RD FLOOR: ±18,895 SF

- Interior full height glass finishes
- Efficient layout of private offices and conference rooms
- Space features an abundance of natural light
- Multiple outdoor balconies with beautiful views of the Sonoma hill
- Potential to divide space

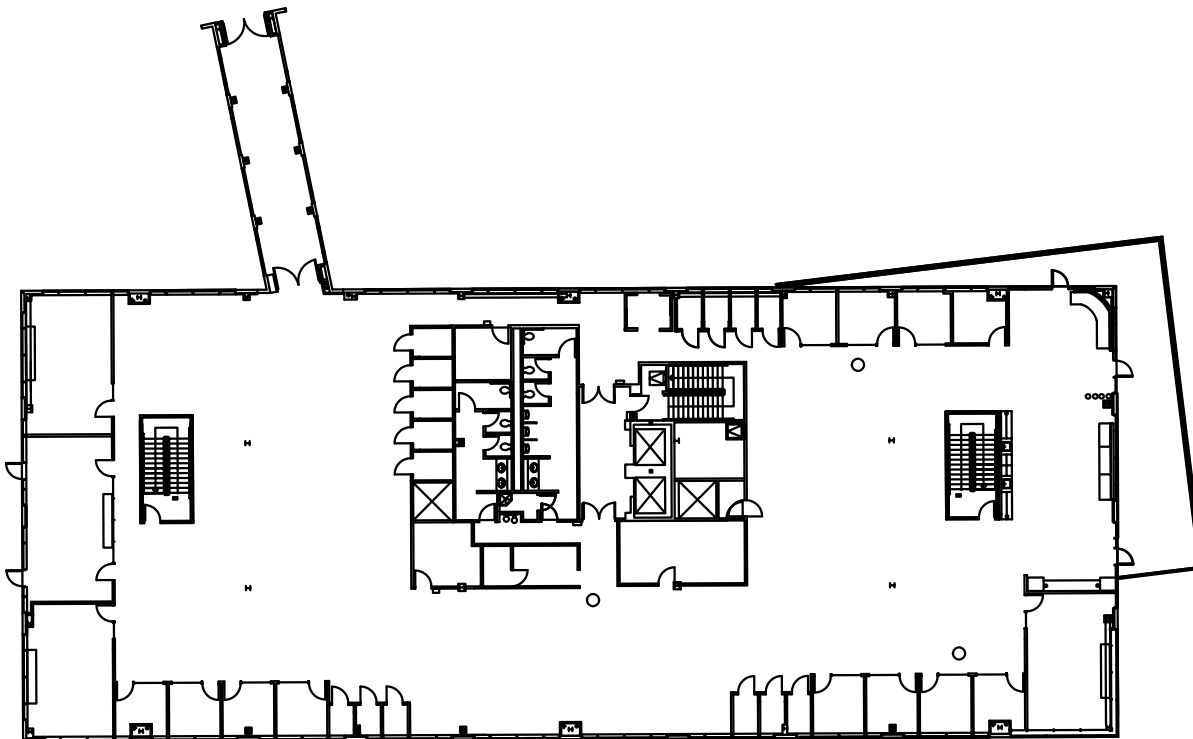


1385 North McDowell Blvd

1385 - FLOOR 3

3RD FLOOR: ±19,389 SF

- Interior full height glass offices
- Efficient layout of private offices and conference rooms
- In suite kitchen and break area including two refrigerators, multiple sinks and a dishwasher
- Multiple outdoor balconies with beautiful views of the Sonoma hills



Potential to divide space,
Click [HERE](#) for a 3D Visualization of
floor plans

Nearby Amenities



1383-1385
N MCDOWELL BLVD



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Contact Us

Tony Sarno
+1 707 217 7196
tony.sarno@jll.com
RE Lic. #01430933

Laura Duffy
+1 415 686 0255
laura.duffy@jll.com
RE Lic. #01922792

Glen Dowling
+1 415 299 6868
glen.dowling@jll.com
RE Lic. #00890450



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