



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

1318 REDWOOD WAY  
PETALUMA, CA

High Quality Office Space



Go beyond broker.

REPRESENTED BY:

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





## PROPERTY DESCRIPTION

### PROPERTY INFORMATION

#### DESCRIPTION OF PROPERTY

Exceptional opportunity to lease space in this modern, two-story office building in Petaluma's Redwood Business Park. Restaurants, shopping, financial services and lodging are all just steps away yet can seem distant as you enjoy the beautiful pastoral backdrop and setting, a call back to Petaluma's agricultural and farmland history so critical to its growth during the 19th and early 20th centuries.

The building is designed to accommodate professional office tenants looking for a first class office environment including recently remodeled first and second floor lobbies and common area restrooms. Building offers Comcast high speed data service and a common area conference center/training room. This is an excellent location for architects, engineers, attorneys, financial offices, accountants, insurance offices, medical practices, dental offices, optometrists and many other professional uses.

This property is locally owned and professionally managed by highly responsive professionals to ensure that all tenants enjoy a first class office experience.



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## PROPERTY INFORMATION

### LEASE TERMS

- SUITE 100:** 1,835+/- sq. ft. Ground floor corner office located just inside the building main entrance and across the lobby from the shared conference room. Suite features a formal double-glass door entry and two (2) private offices. Available January 1, 2026.
- SUITE 210:** 2,172+/- sq. ft. Open floor plan, ceiling height windows and high open ceilings allow for natural light throughout. The office suite can be utilized as-is for a collaborative work space or built out as traditional office. Located just off the second floor main lobby with easy access to the elevator, restrooms and stairwell. Perfect for financial services, attorneys, insurance and other professional tenants.

### RATE

\$1.55 per sq. ft. Full Service  
Three Year Minimum Term Requested

### **RBP COWORK:**

Private office spaces starting at approximately 54 sq. ft. Fully furnished office suites, internet, shared conference room and kitchenette.

### BUILDING FEATURES

- Plug & Play, Fully-Furnished Coworking Suites Starting at 54+/- sq. ft.
- Updated First and Second Floor Lobbies and Common Areas
- 7 Day / Week Individual HVAC Control
- Remodeled Shared Conference Room (free use included with lease)
- Soundproof, Fully Equipped Podcast Studio with AV Engineer Available to Rent
- Nightly Janitorial and Light Maintenance
- EV Chargers On-Site (Fee)
- Abundant Exterior Glass-Line
- Elevator Served
- Close Proximity to Restaurants, Shopping, Financial Services and Lodging

### PARKING

4/1,000, on-site

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## RBP COWORK



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### AVAILABLE SUITES

**Suite A:** LEASED

**Suite B:** LEASED

**Suite C/D:** LEASED

**Suite E:** LEASED

**Suite F:** LEASED

**Suite G:** LEASED

**Suite H:** LEASED

**Suite I:** LEASED

**Suite J:** 130+/- SF / \$550/mo

**Suite K:** 112+/- SF / \$500/mo

**Suite L:** 84+/- SF / \$325/mo

**Suite M:** 84+/- SF / \$325/mo

**Suite N:** 84+/- SF / \$325/mo

**Suite O:** 84+/- SF / \$325/mo

**Suite P:** 84+/- SF / \$325/mo

**Suite Q:** 84+/- SF / \$325/mo

**Suite R:** 84+/- SF / \$325/mo

**Suite S:** 84+/- SF / \$325/mo

#### **Terms:**

One (1) Year Minimum Lease  
Term Requested

Lease Rate is Full Service and  
Includes Utilities

### DESCRIPTION

RBP CoWork is a unique opportunity to lease a professional small office in a modern, two-story office building in Petaluma's Redwood Business Park. Each suite is offered turn key and fully furnished. Restaurants, shopping, financial services and lodging are all just steps away yet can seem distant as you enjoy the beautiful pastoral backdrop and setting. Both interior offices with demountable partitions and offices along the exterior window line available.

### HIGHLIGHTS

- Fully Furnished Office Suites with Lockable Doors
- Professional Address
- 24/7 Access
- Shared Meeting Room
- Kitchen with Refrigerator and Microwave
- Sonic Gigabit Ultra-Fast WiFi and Wired Internet Access
- Elevator Served
- Nightly Janitorial
- Digital Lobby Directory
- Abundant Free Parking
- EV Charging Stations (Fee)
- Building Training Room (Fee)



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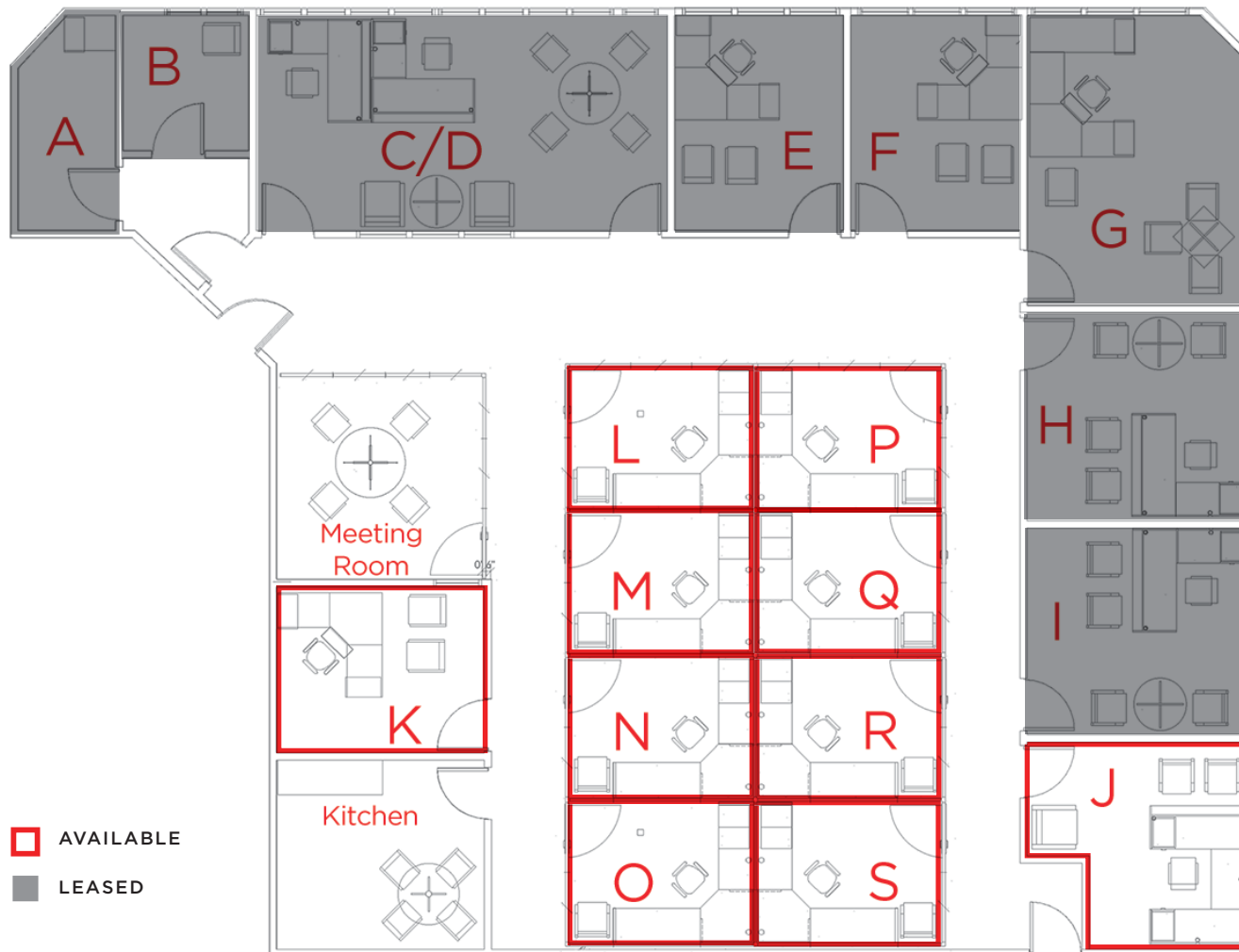
# FLOOR PLAN

## RBP COWORK



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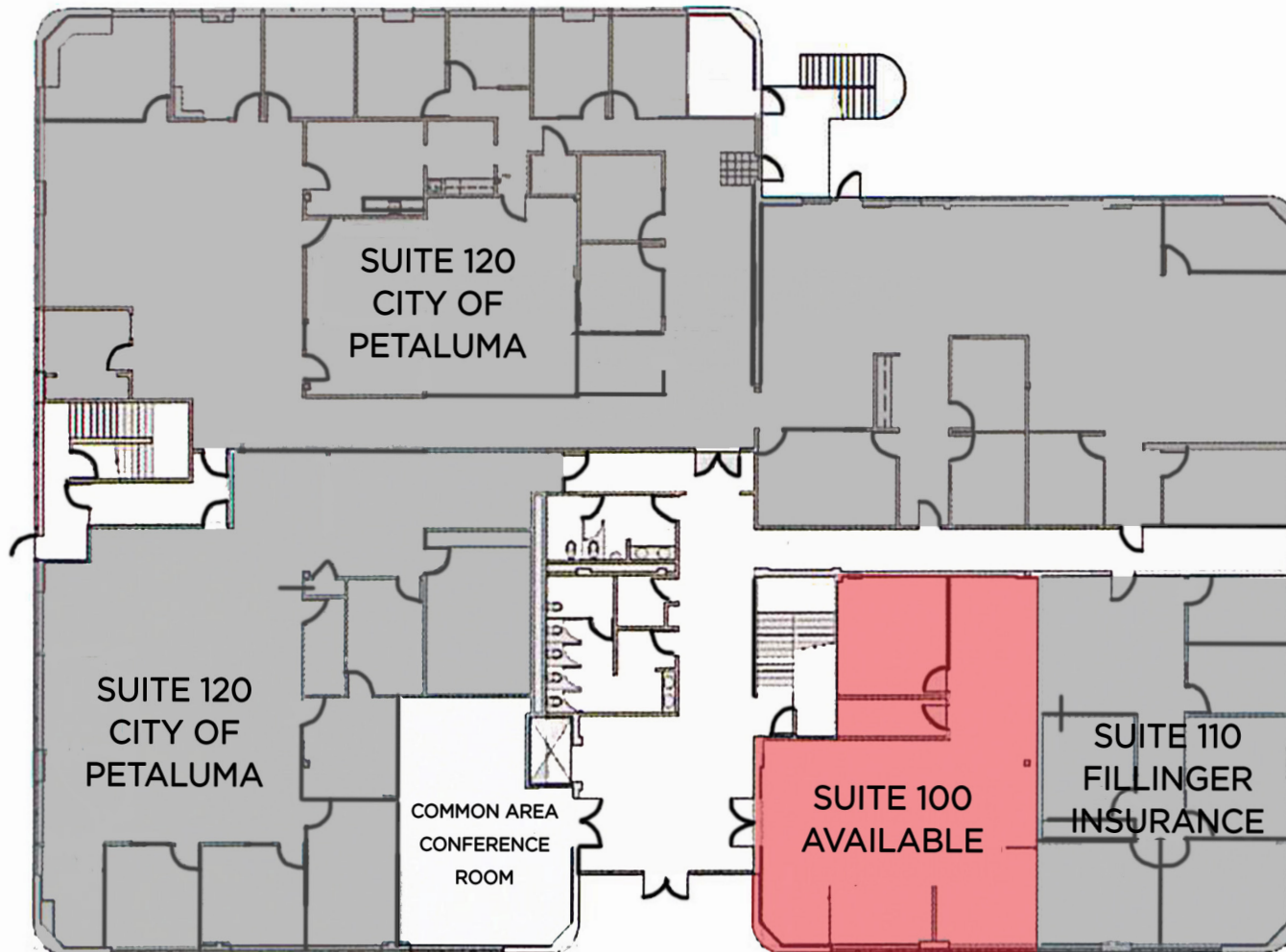
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## FIRST FLOOR



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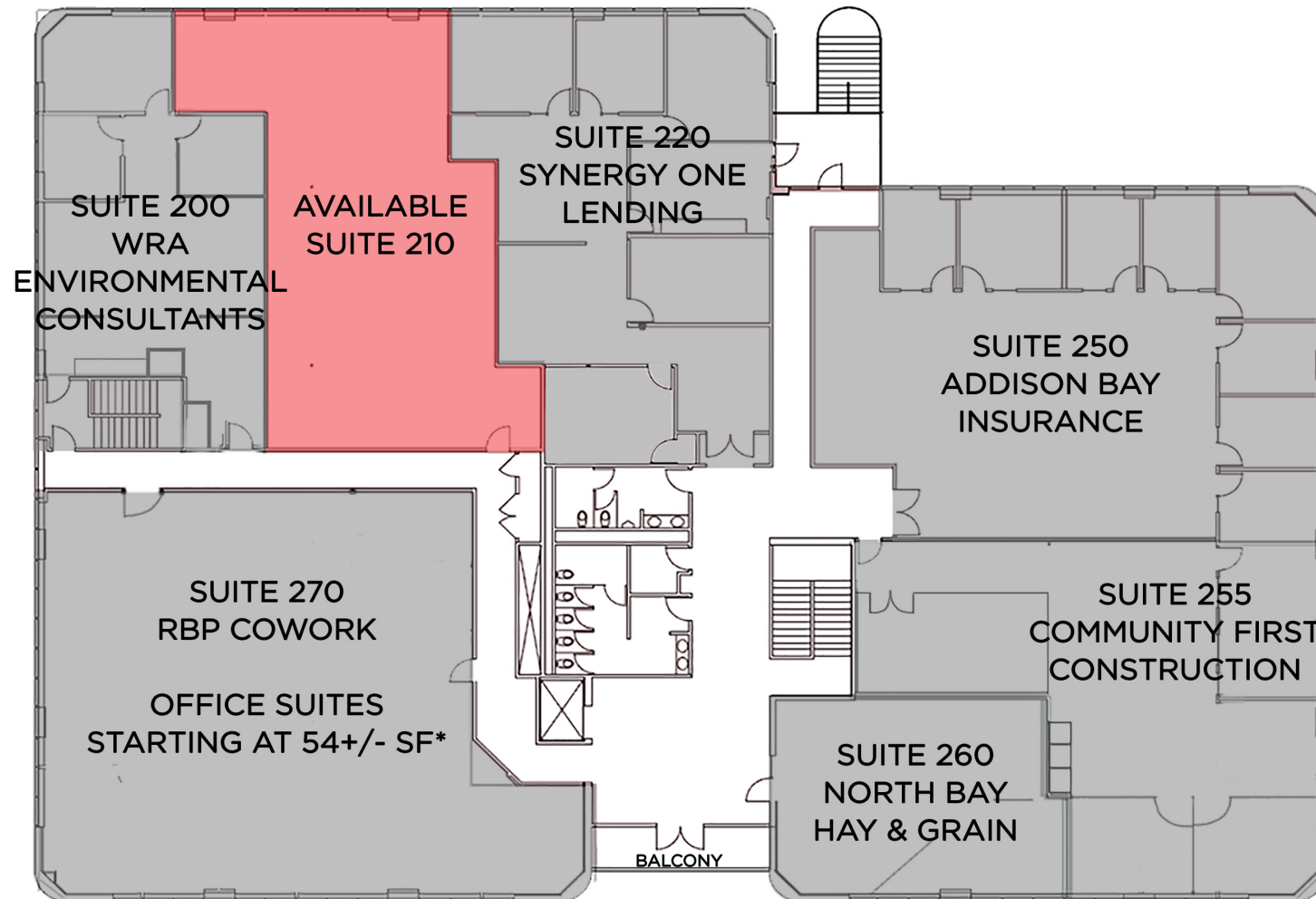
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## SECOND FLOOR



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# SITE PLAN



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Redwood Business Park is a 1,100,000+/- SF master-planned professional business park with approx 30 single and multi-story office and flex buildings. The business park is approx 40 minutes north of San Francisco in Petaluma, Sonoma County's southernmost city and strategically located near Highway 101 and a major interchange. This high-identity professional business park has served as home to both professional service firms and a number of major telecommunication and technology companies. Major park tenants include the County of Sonoma, Departments of Health and Human Services, CrossCheck, Tellabs, Bausch Health, Sonoma Marin Area Rail Transit (SMART), Clover Stornetta, TWiT, Xandex, Keller Williams Realty, and Broadcom. Building is within a short walking distance to Kohl's, Michael's Crafts, Starbucks, Applebee's, I-Hop, Beyond the Glory Sport's Bar, and several other food and service oriented retailers, including Home2 Suites by Hilton, Synergy Health Club, and Lagunitas Brewing Company.

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# PHOTOS



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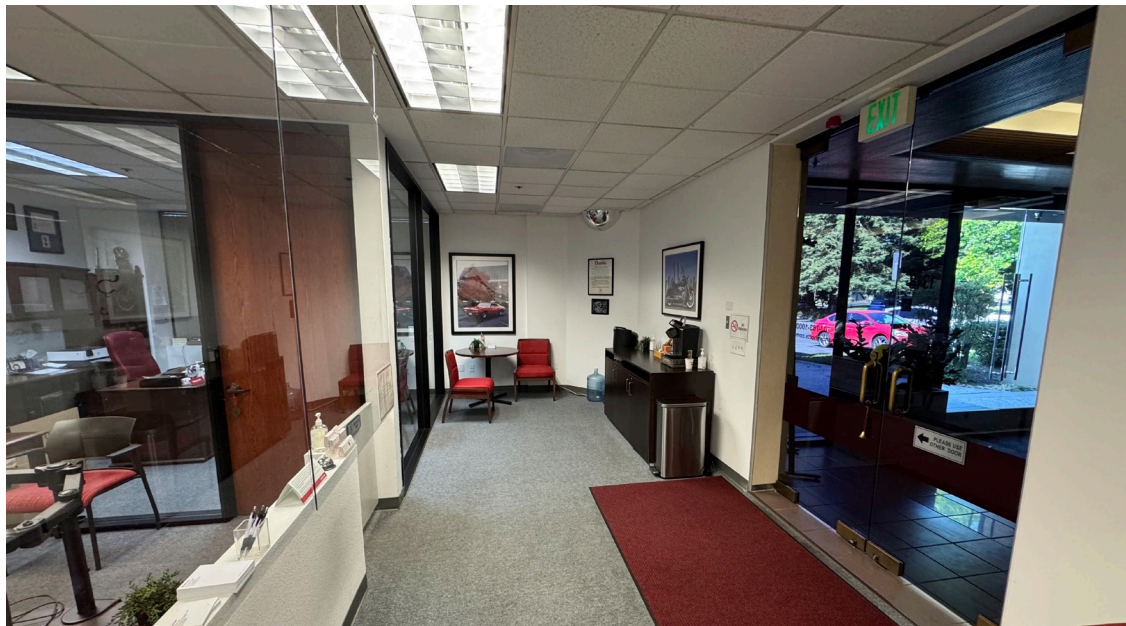
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## SUITE 100



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# AERIAL MAP



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## ABOUT KEEGAN & COPPIN



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## Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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