



**Keegan & Coppin**  
COMPANY, INC.

FOR SALE

1445 TECHNOLOGY LANE  
PETALUMA, CA

TURNKEY OFFICE CONDOMINIUM  
AVAILABLE



Go beyond broker.

PRESENTED BY:

**KYLE NELSON, ADVISOR**  
LIC # 02212811 (707) 664-1400  
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# CONTENTS

EXECUTIVE SUMMARY . . . . . 3

PROPERTY DESCRIPTION . . . . . 4

FLOOR PLAN . . . . . 5

FINANCIAL OVERVIEW . . . . .

    DEBT STRUCTURE . . . . . 6

PROPERTY AERIALS . . . . . 7

PROPERTY PHOTOS . . . . . 8-9

MARKET SUMMARY . . . . . 10

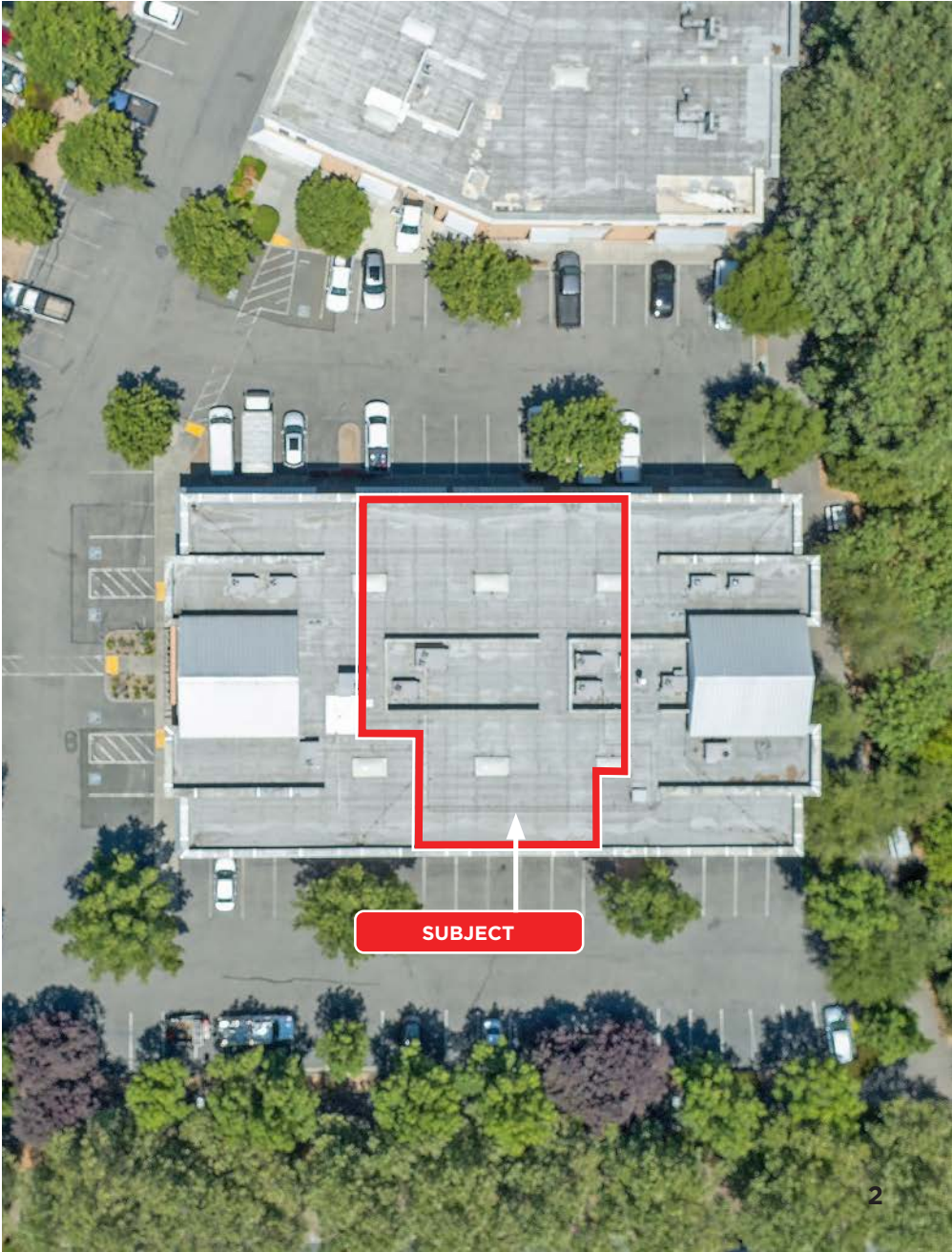
AERIAL MAP . . . . . 11

ABOUT KEEGAN & COPPIN . . . . . 12



1445 TECHNOLOGY LANE  
PETALUMA, CA

## TURNKEY OFFICE CONDOMINIUM FOR SALE





# EXECUTIVE SUMMARY

1445 TECHNOLOGY LANE  
PETALUMA, CA



## TURNKEY OFFICE CONDOMINIUM FOR SALE

Welcome to this exceptional commercial property ideally situated for your business needs, boasting a range of features designed to support modern flex operations and comfort. We are proud to introduce, **1445 Technology Lane**, located in the heart of Petaluma, this property boasts 4 units converted into one workflow oriented office/ flex space totaling 6,750 square feet, with easy access to Highway 101 and 37.

This property presents a rare opportunity to establish or expand your business in a well-connected and professionally maintained environment. This office/ industrial condo association allows for a number of uses which include light industrial. The units have 3 spaces where roll up doors could be installed converting a portion of the space back to a warehouse with great clear height.

**All furniture fixtures and equipment are negotiable with the sale of the property. Please ask for a full FF&E list.**

### OFFERING

Sale Price **\$1,485,000**  
Price PSF **\$220+/-PSF**

Located in a prime area close to parks, trails and the highway, this property offers:

- **Ample Parking:** With 21 allocated parking spots, including 3 possible cut-outs for roll-up doors to be installed.
- **Functional Spaces:** Featuring an air conditioned server room, a central copy room, a shipping room, and multiple storage rooms, ensuring efficient workflow and organization.
- **Executive Amenities:** Enjoy 8 large private offices, 1 spacious conference room, and a custom-built kitchen/ break room with private access, perfect for meetings and employee relaxation.
- **Technology and Infrastructure:** Equipped with 225 amp x 2 panels 208/120Vt, 4-wire 3-phase power, fiber optics connectivity Internet, motion sensor lights, and a monument sign for enhanced visibility and operational efficiency. The conference room has a remote drop down projector screen.
- **Comfort and Accessibility:** ADA-compliant with 2 bathrooms, 8ft doors, and 12ft office ceilings. The main hall features a remarkable 23ft clear ceiling height, ideal for various business needs.
- **Community Benefits:** Garbage disposal and water is covered by the association, offering convenience and cost-effectiveness.
- **Versatile Usage:** Suitable for a range of businesses with upstairs storage and conference facilities, along with a lobby, allowing for customizable layouts and functionality.

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# PROPERTY DESCRIPTION



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NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

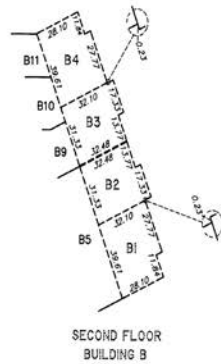
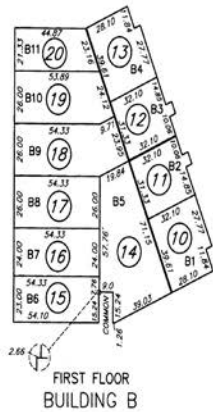
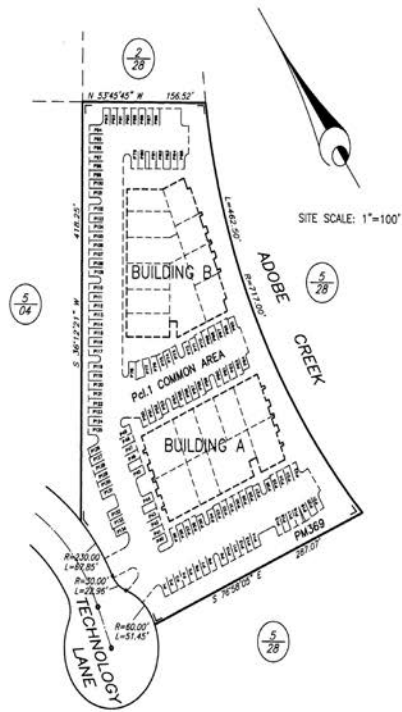
NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

## COUNTY ASSESSOR'S PARCEL MAP

TECHNOLOGY LANE COMMERCIAL CENTER  
A COMMERCIAL CONDOMINIUM  
CONDO PLAN# 07-064086 CC&P# 07-064087

TAX RATE AREA  
3-011

5-36



### BUILDING SIZE

6,750+/- SF

### YEAR BUILT

2007 (Built to spec 2008)

### APNS

- 005-360-004
- 005-360-005
- 005-360-006
- 005-360-007

### HOA DUES

The total dues are \$2,307.79/mo and are broken out below.

- 428.01 - A4
- 1010.83 - A5
- 428.01 - A6
- 440.04 - A7

### ZONING

PUD - Office Industrial

### PARKING

21 Allocated parking spots

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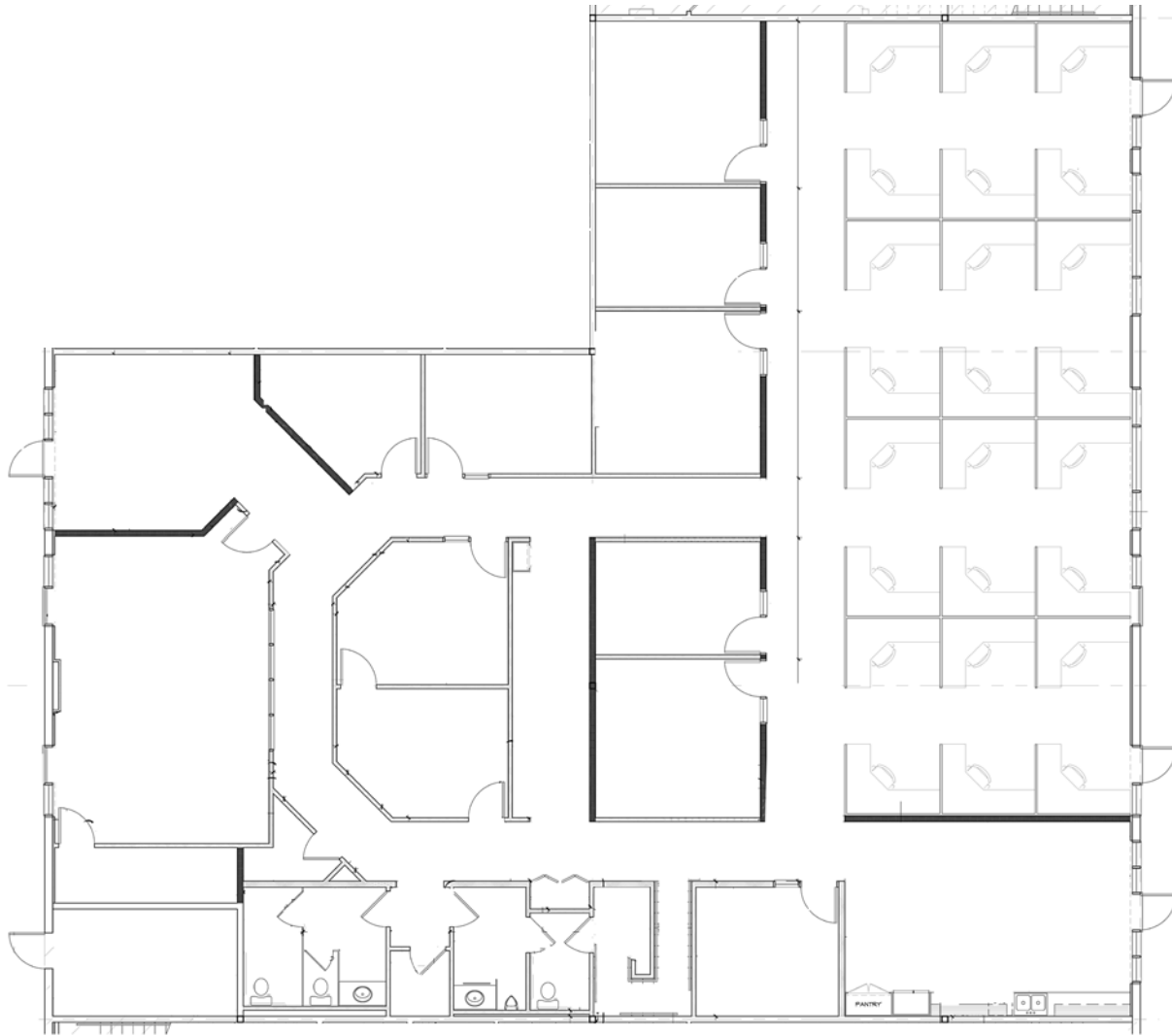


# FLOOR PLAN



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# FINANCIAL OVERVIEW: DEBT STRUCTURE



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## SBA 504 SAMPLE LOAN

SBA 504 Loan Scenario (90% Loan to Value)

Project Amount: **\$1,485,000**

First loan amount: \$742,500

SBA loan amount: \$594,000

Amortized: bank 1st DOT **25 yrs**

Amortized: SBA 2nd **25 yrs**

Bank interest rate: **7.050%** **\$5,272 Mo.**

SBA 504 interest rate: **6.200%** **\$3,984 Mo.**

Monthly payment: **\$9,255**

Cash down payment: **\$148,500**

### Estimated Bank Fees and Reports

Bank & SBA:  
Bank loan fee: **\$16,335**

SBA 504 loan fee: **\$12,771**  
(Financed by SBA)

Appraisal: **\$3,500**

Environmental: **\$2,500**

Total Estimated Bank  
Fees and Reports **\$22,335**

Total cash  
out-of-pocket  
(Down & Fees) **\$170,835**

## FINANCING AVAILABLE

**Richard Stefani**  
408-887-0545 Cell  
rstefani@harvestcref.com



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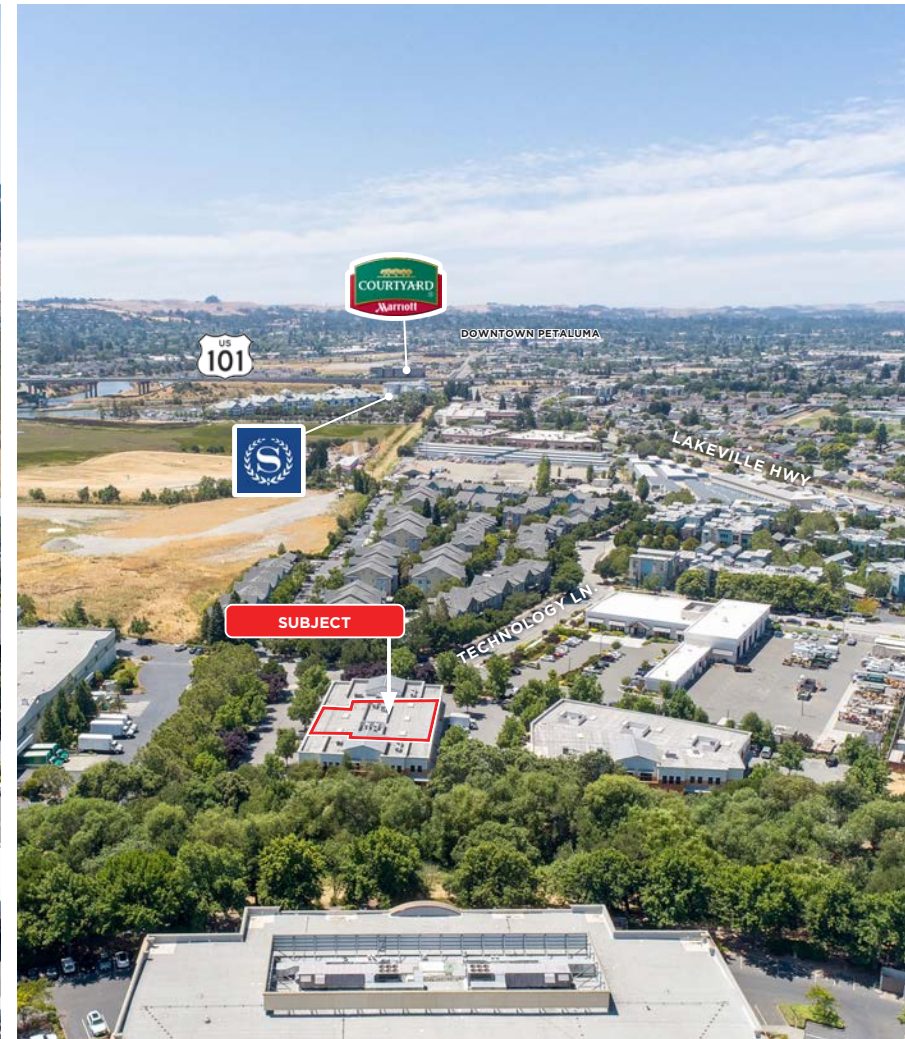


# PROPERTY AERIALS



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# PROPERTY PHOTOS



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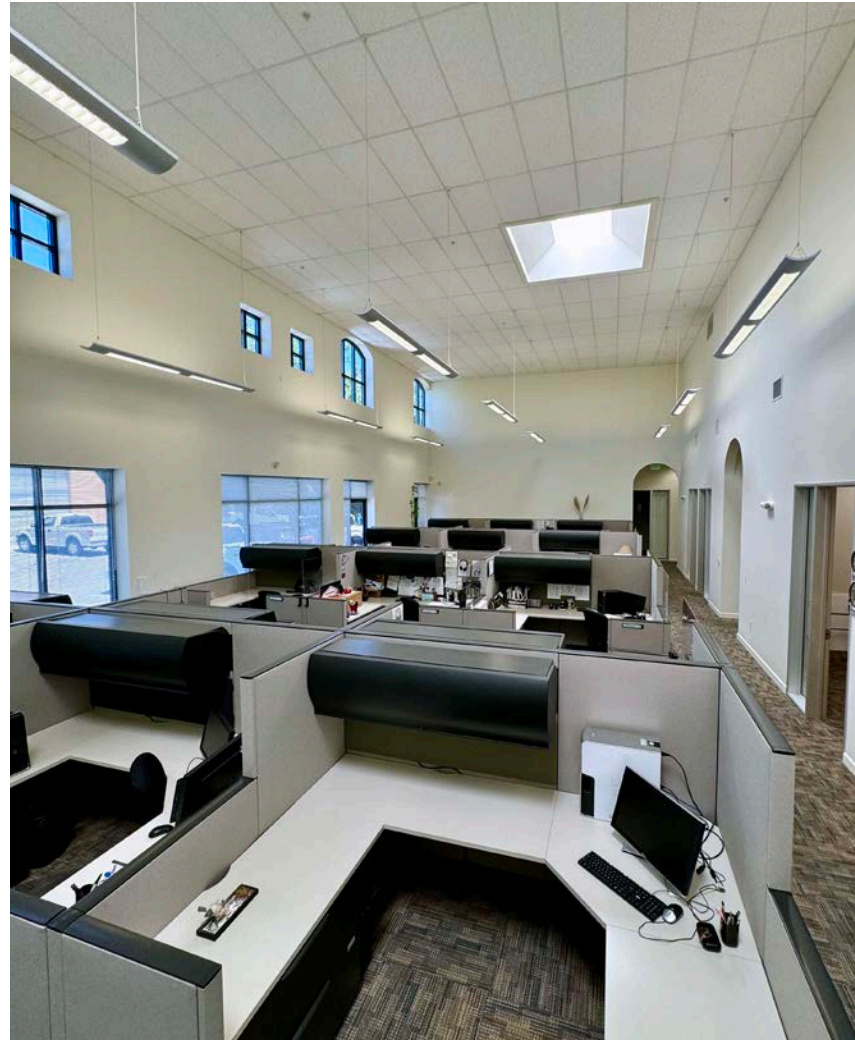


# PROPERTY PHOTOS



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# MARKET SUMMARY



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## PETALUMA SUMMARY

Petaluma is Sonoma County's second largest city, with a population of 58,401. Petaluma is the southern gateway to Sonoma County and just 32 miles north of San Francisco's Golden Gate Bridge, conveniently located on Highway 101 at the east/west artery of Highway 116. Petaluma offers a wide array of attractions and points of interest to explore, including: a 150-year-old historic downtown, waterfront areas, charming historic homes and neighborhoods, a mixed-use theater district, a thriving restaurant scene, live music venues, a historical museum, an airport, a marina, numerous community parks, and golf courses.

Petaluma is a full-service charter city operating under the Council/City Manager form of government. The City, incorporated in 1858, operates with a seven member City Council including the Mayor. The City Council appoints a City Manager as the Chief Executive Officer of the city government. The Council also appoints the City Clerk and City Attorney. Reporting directly to the City Manager are the departments of Finance, Fire, Human Resources, Police, Public Works & Utilities, and Recreation.

Free-standing divisions: Information Technology, Housing, and Building Services also report to the City Manager; Planning and Animal Control services are contracted.

Petaluma is Sonoma County's second largest city, with a population of almost 60,000. Petaluma is the southern gateway to Sonoma County, 32 miles north of San Francisco's Golden Gate Bridge, and conveniently located on Highway 101 at the east/west artery of Highway 116.

Petaluma offers a wide array of attractions and points of interest to explore, including: a 150-year-old historic downtown, waterfront areas, charming historic homes and neighborhoods, a mixed-use theater district, a thriving restaurant scene, art galleries, live music and theater venues, a historical museum, an airport, a marina, numerous community parks, and golf courses. professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

A short walk along the river will take you to the Sonoma-Marin Area Rail Transit (SMART) downtown station. SMART is the Bay Area's newest transportation system which offers rail service in Sonoma and Marin counties. SMART includes 10 stations, from the Sonoma County Airport to Downtown San Rafael. The system is fully operational today and planning is underway to extend the system both north and south. The full project will provide 70 miles of passenger rail service which will eventually connect SMART passengers to the Larkspur Ferry which they can then take to San Francisco.

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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 Company, Inc. 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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