

1129 INDUSTRIAL AVENUE

PETALUMA, CALIFORNIA



OFFICE FOR LEASE OR SALE

Niels von Doepp

Director

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LIC #01447530

900 Larkspur Landing

Circle Suite 295

Larkspur, CA 94939

T: +1 415 485 0500

cushmanwakefield.com

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PROPERTY HIGHLIGHTS

- **Only 1 unit remaining!**
- Finished 2nd floor office unit for sale or lease
- Excellent owner/user opportunity (SBA financing available)
- Elevator served
- First floor lobby and common areas
- Tall windows and skylights throughout providing exceptional natural light
- Easy access to Highway 101
- Amenities nearby
- A ±73,800 SF concrete tilt office and warehouse combination project
- Abundant parking with assigned spaces



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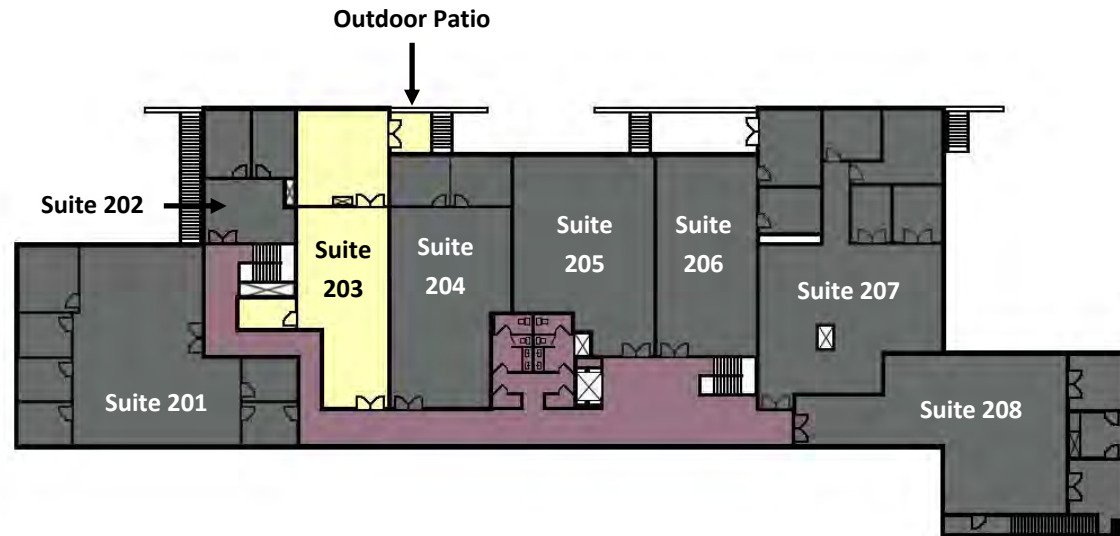
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SPACE AVAILABLE - SECOND FLOOR

Unit	Rental Area*	Sale Area	Notes	Sale Price	Lease Rate (Gross)
201	±3,134	±2,667	SOLD	-	-
202	±819	±697	SOLD	-	-
203	±1,800	±1,542	Available	\$346,950 (\$225/SF)	\$1.50/SF
204	±2,010	±1,711	SOLD	-	-
205	±1,587	±1,351	SOLD	-	-
206	±1,954	±1,663	SOLD	-	-
207	±2,774	±2,380	SOLD	-	-
208	±2,510	±2,194	SOLD	-	-



*Including 17% for common area load factor. CAM est. \$0.06 (lease only) **Condo Association dues are billed on a pro-rata share of entire building (approximately \$0.28 psf) (applies to sale only).

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