

# 5401

— OLD REDWOOD HIGHWAY —

PETALUMA, CALIFORNIA



**NEWMARK**

**CORNERSTONE**

±1,128 RSF UP TO ±10,870 RSF

\$1.95/RSF/MONTH, FULL SERVICE

**5401 OLD REDWOOD HIGHWAY | PETALUMA | CA**

REDWOOD BUSINESS PARK II

**BUILDING SIZE**

±57,975 RSF

**YEAR BUILT**

2001

**STORIES**

2

**TOTAL AVAILABLE SPACE**

- Suite 106 ±1,128 RSF
- Suite 250 ±10,870 RSF (Divisible to ±2,857 RSF)

**PROPERTY HIGHLIGHTS**

- Shaded Outdoor Area
- Basketball Court
- Parking (±4.01/1,000 SF)
- Elevator Served
- FOB Security System
- Fiber Internet Connectivity Available

**MAJOR TENANTS INCLUDE**

- Sonoma Marin Area Retail Transit (SMART)
- US Dept of Agriculture

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REDWOOD BUSINESS PARK II

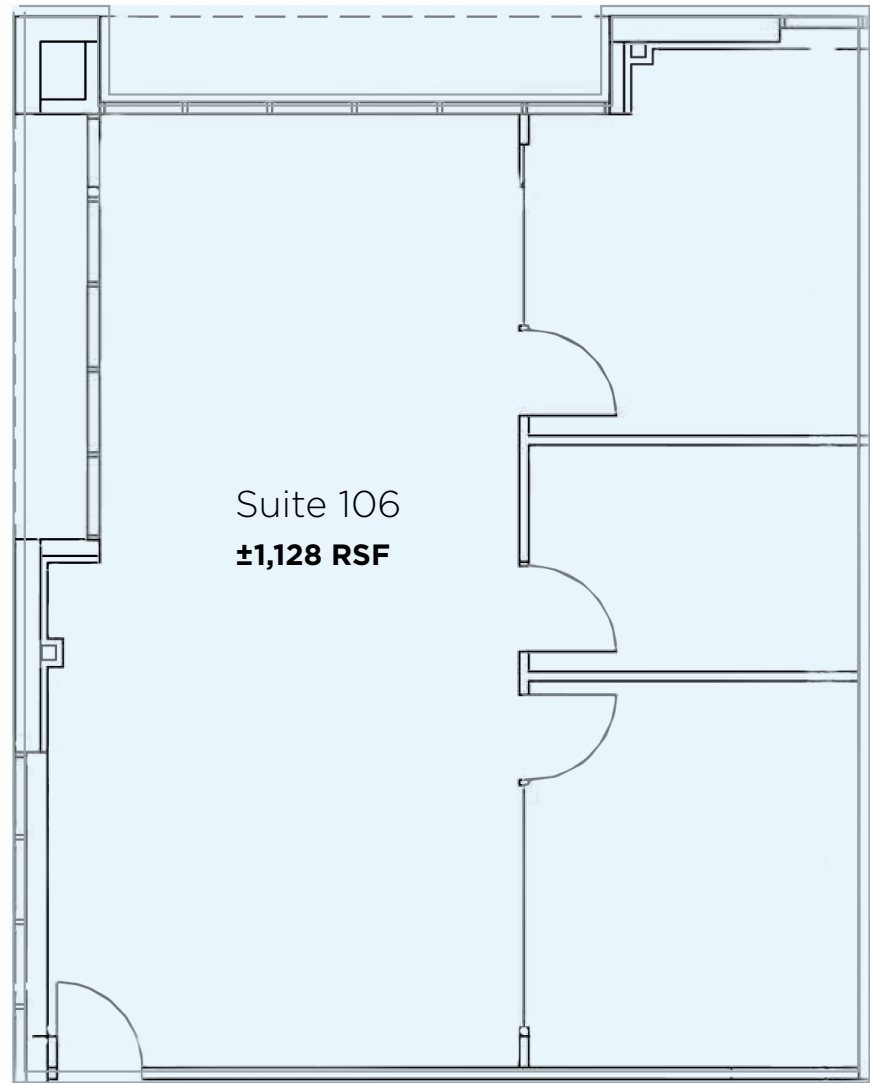


## 5401 OLD REDWOOD HIGHWAY | PETALUMA | CA

REDWOOD BUSINESS PARK II

### Suite 106

- First Floor,  $\pm 1,128$  RSF
- \$1.95/RSF/Month, Full Service
- Available March 1, 2025

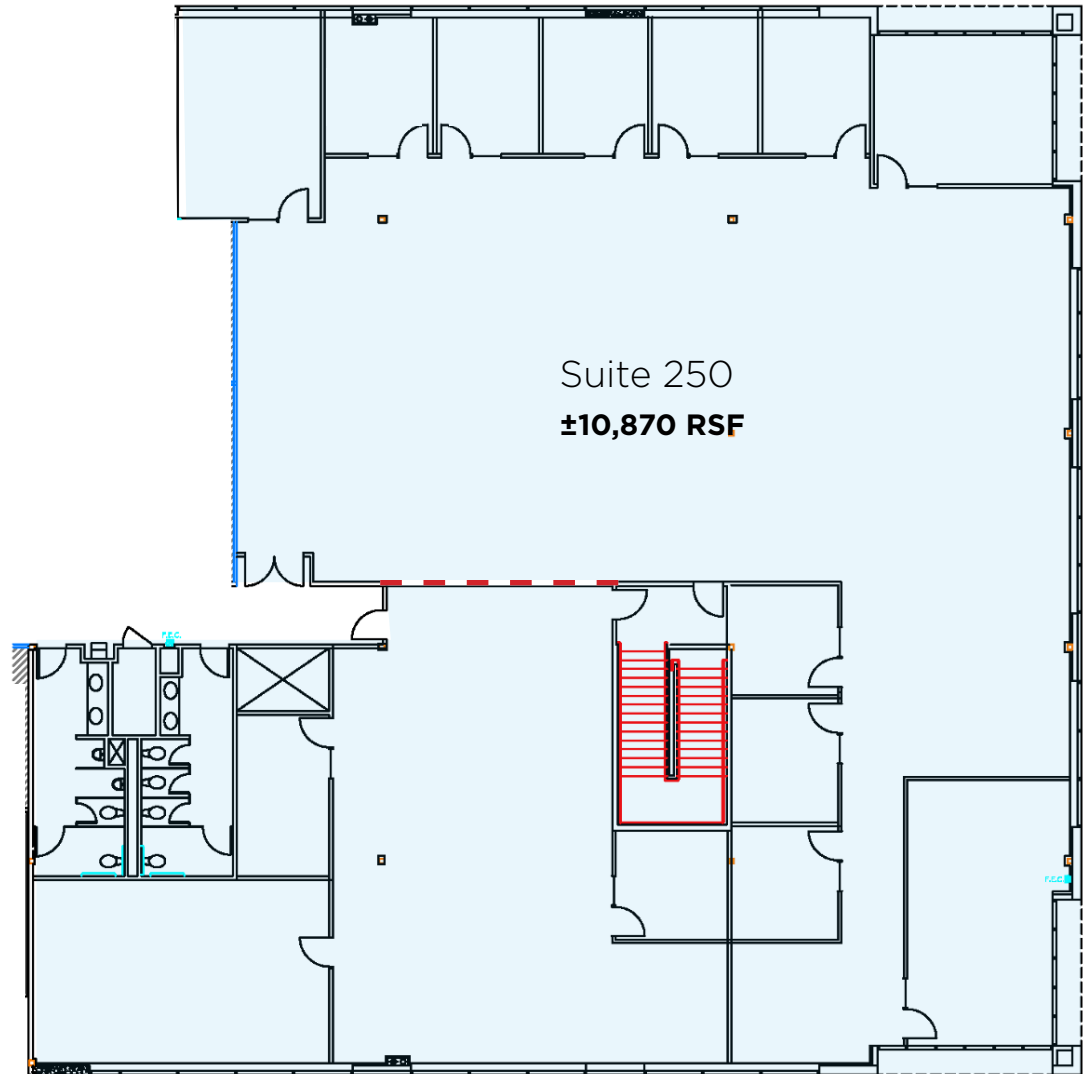


## 5401 OLD REDWOOD HIGHWAY | PETALUMA | CA

### REDWOOD BUSINESS PARK II

#### Suite 250

- Second Floor, ±10,870 RSF
- Divisible to ±2,857 RSF
- \$1.95/RSF/Month, Full Service
- 11 offices and open workspace
- 1 large & 1 medium conference room
- Copy/storage room
- Glass-lined with natural light



--- = Potential demising plan

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## REDWOOD BUSINESS PARK II

### ABOUT PETALUMA

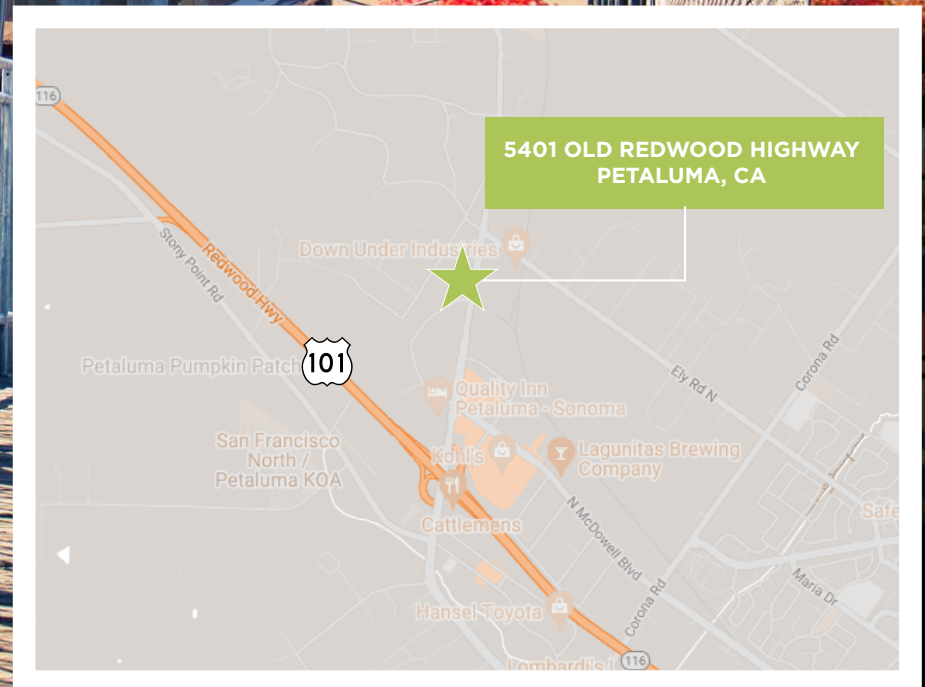
Just an hour north of San Francisco you'll discover picturesque Petaluma. Nestled on the Petaluma River between rolling farmlands and the rugged coast, Petaluma melds Hometown USA with sophisticated Wine Country style.

Petaluma boasts outlet, antique, gallery and boutique shopping along with cafes, farm-to-table, pubs, bistros dining. Hosting fairs, festivals, and local marketplaces in the historic downtown area, promoting local arts and activities all year long.

To learn more about Petaluma, go to the [Visit Petaluma](#) website.

### LOCATION

Adjacent to US Highway 101  
4 miles north of downtown Petaluma  
Under 50 minutes drive from San Francisco  
Sonoma County Airport is 20 miles north.



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## REDWOOD BUSINESS PARK II

### ABOUT CORNERSTONE

Cornerstone is a North Bay commercial property owner and developer. Locally owned and managed, Cornerstone prides itself on caring for its clients by providing unmatched administrative and facilities-based service. Customizing terms and space to each tenant's needs provides the flexibility needed by all growing businesses. Cornerstone has the in-house building management expertise to efficiently execute both large and small projects. In addition to leasing their building spaces, Cornerstone is committed to transforming the North Bay and being a community leader in finding solutions to address issues such as housing, childcare, public transportation and workforce training. Their mission is to support local, sustainable activities and bring more business to the North Bay. As a forward-thinking and innovative company, Cornerstone continues to identify opportunities in the community where they can make a difference.

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### EXCLUSIVE LISTING TEAM

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**NEWMARK**

**CORNERSTONE**

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