

**FOR LEASE**

**1997 S MCDOWELL BLVD**

Petaluma, CA 94954



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.

**MATT BROWN**

CA LIC #00865640  
(415) 762-8061

matt@meridiancommercial.com

**NICK EGIDE**

CA LIC #01859524  
(415) 762-8067

nick@meridiancommercial.com



# FOR LEASE

Property Summary

# 1997 S MCDOWELL BLVD

Petaluma, CA 94954



## PROPERTY DESCRIPTION

Ground floor office (no warehouse) efficient open layout. Abundant natural light, tall ceilings and ample storage.

Three private offices, generous conference room, private bathrooms, reception, workroom and large open space.

The lease form used is the AIR multi-tenant gross, \$0.60/SF operating expenses.

## PROPERTY HIGHLIGHTS

- Efficient ground floor office
- Abundant on-site parking
- Well maintained and attractive landscaping
- Direct exterior entry

## LOCATION DESCRIPTION

Located in the Cader Lane Industrial Park in southern Petaluma, Sonoma County, between the Lakeville Business Park and the Oakmead Northbay BP. The area is home to many prestigious companies such as Scandinavian Design, Thermo Fisher Scientific, FedEx, UPS, Kaiser Permanente, and many others. California route 116 and US 101 nearby providing efficient distribution and access to all points.

## OFFERING SUMMARY

Lease Rate:	\$0.90 SF/month (Industrial Gross)
Available SF:	±3,657 SF
Building Size:	±25,800 SF
Property Type:	Office
Zoning:	BP

### MATT BROWN

CA LIC #00865640  
(415) 762-8061

matt@meridiancommercial.com

### NICK EGIDE

CA LIC #01859524  
(415) 762-8067

nick@meridiancommercial.com



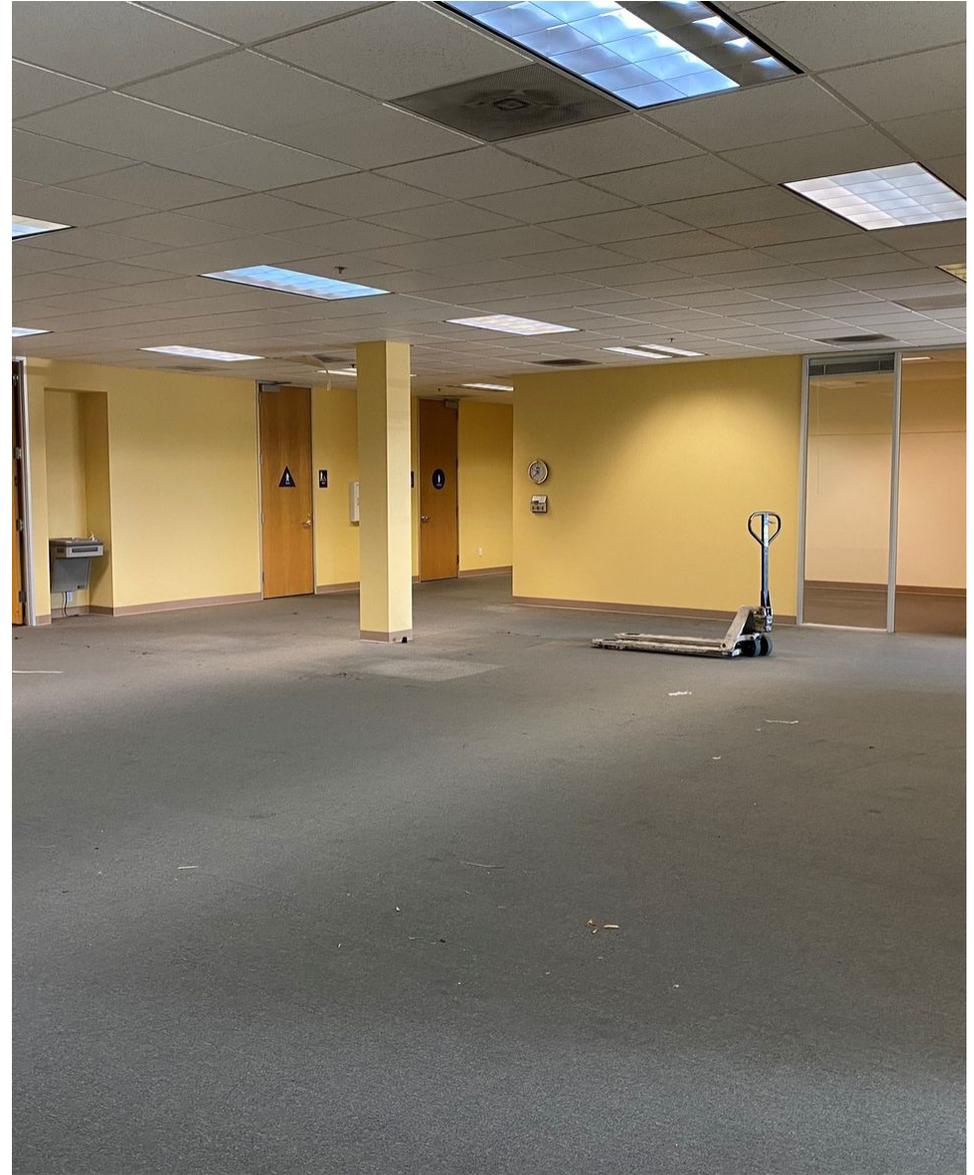


# FOR LEASE

Additional Photos

# 1997 S MCDOWELL BLVD

Petaluma, CA 94954



**MATT BROWN**

CA LIC #00865640  
(415) 762-8061

matt@meridiancommercial.com

**NICK EGIDE**

CA LIC #01859524  
(415) 762-8067

nick@meridiancommercial.com

