



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**200 KENTUCKY STREET, SUITE B
PETALUMA, CA**

**Downtown Petaluma
Office Space**



Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



PROFESSIONAL DOWNTOWN OFFICE FOR LEASE



200 KENTUCKY ST, STE B
PETALUMA, CA

DOWNTOWN PETALUMA OFFICE SPACE

PROPERTY INFORMATION

HIGHLIGHTS

- Professional Office
- High-end Finishes Throughout
- Modern Tenant Improvements
- Best Downtown Location
- On-site Parking
- Elevator Served

OFFICE SPACE

Suite B: 2,690 +/- sq ft

DESCRIPTION

Open reception area, 6 private offices, kitchenette/break room, and conference room. Floor to ceiling windows and high open ceilings allow for natural light throughout. Second floor office space with easy elevator access and onsite parking which is so rare in downtown Petaluma. Perfect for financial service, attorneys, insurance and other professional service providers.

DESCRIPTION OF PREMISES

Located in the heart of downtown with onsite parking. Updated professional building with floor to ceiling windows.

LEASE TERMS

Rate

\$2.25 per sq ft

Terms

Modified Gross Lease
Utilities Included
3 - 5 year lease term preferred

Parking

On-site & Street/Public Garage

Zoning

MU2 (Mixed Use 2)

Keegan & Coppin Co., Inc.
1201 North McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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DESCRIPTION OF AREA

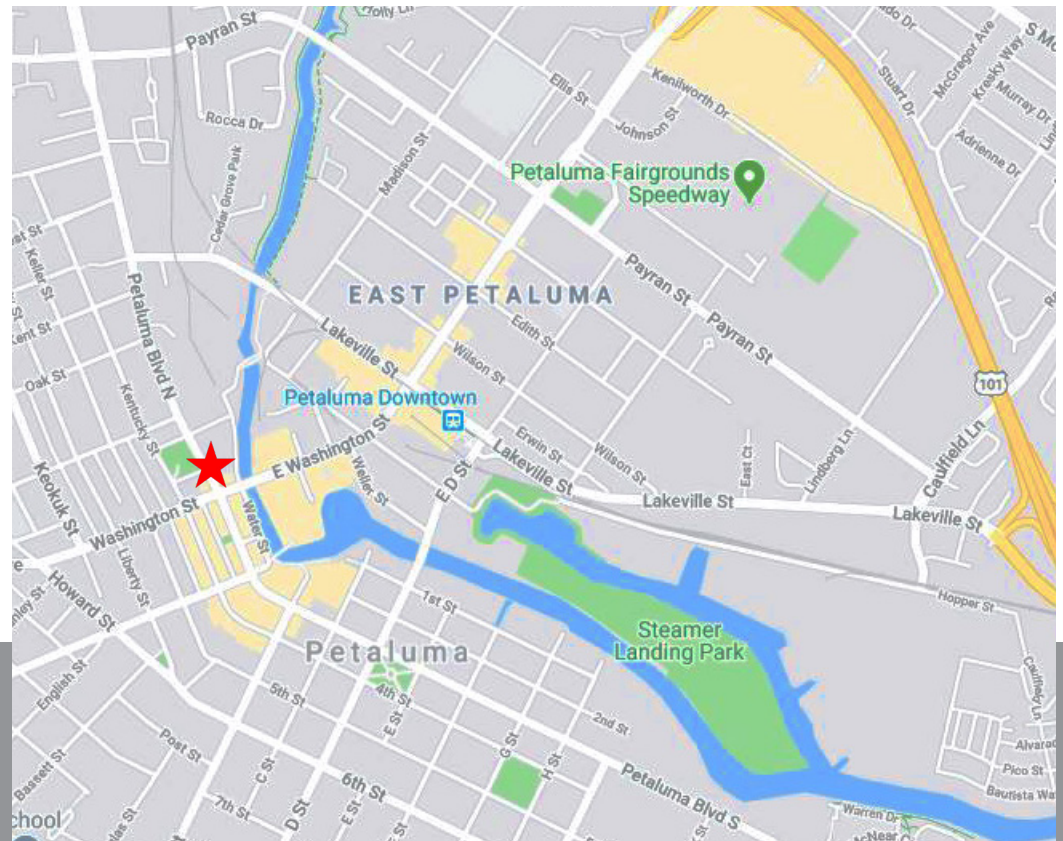
One of the best located office locations in downtown Petaluma at the intersection of Petaluma Boulevard and Washington Street. An immaculate building with attractive lobbies and natural light due to full height floor to ceiling windows. Executive quality interior and designer restrooms, hallways, and lobbies. This property is one of very few that boasts private onsite parking!

NEARBY AMENITIES

- Central intersection of downtown Petaluma
- Surrounded by variety of retail, including high quality restaurants and food establishments, soft goods, hotels, and other service retailers

TRANSPORTATION ACCESS

- Easy access to Highway 101



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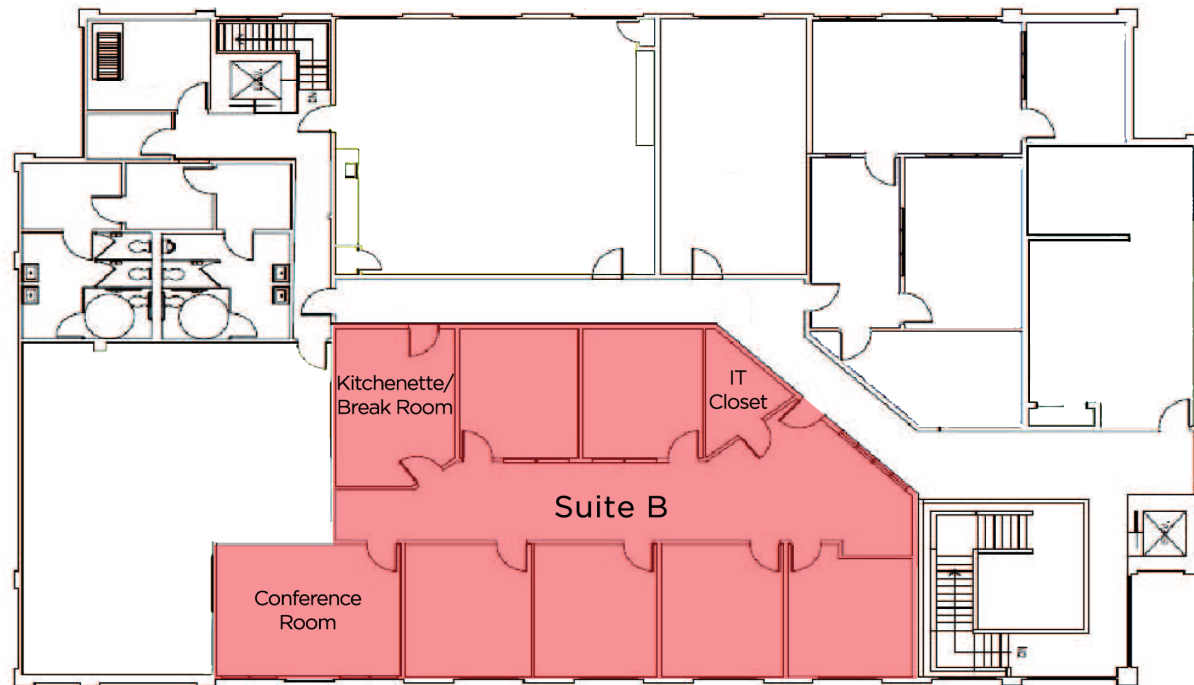
200 KENTUCKY ST, PETALUMA, CA FLOOR PLAN



200 KENTUCKY ST, STE B
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SUITE B
2,690+/- RSF



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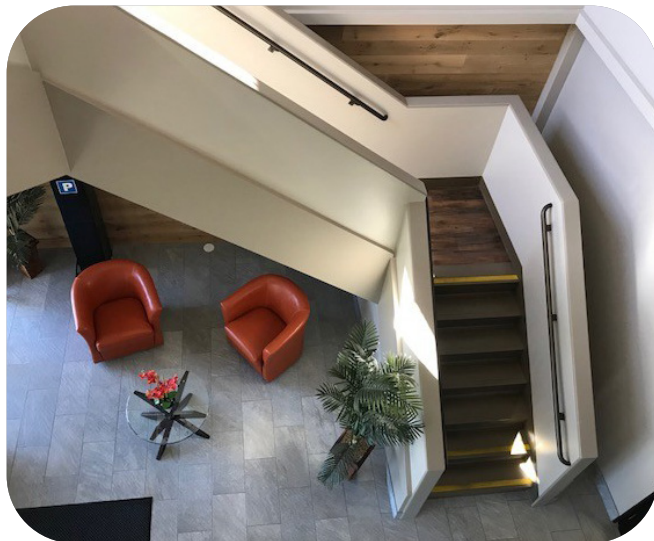


200 KENTUCKY ST, PETALUMA, CA PHOTOS



200 KENTUCKY ST, STE B
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200 KENTUCKY ST, PETALUMA, CA AERIAL MAP



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