

21

PATTEN STREET
SONOMA, CA



±400-1,325 RSF OF OFFICE/RETAIL SPACE AVAILABLE FOR LEASE | DOWNTOWN SONOMA

- Two-story office/retail building with abundant natural light
- (1) ground floor suite and (1) second floor suite available
- On-site parking lot with (8) parking spaces
- Strategically located just 0.2 miles away from the Sonoma Plaza
- Excellent visibility and signage opportunities facing Sonoma's main thoroughfare, Broadway
- Commercial District Zoning allows for **retail** and **office** use



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CENTRAL, ACCESSIBLE LOCATION

21 Patten Street is located just a short walking distance (4 mins/0.2 miles) away from Sonoma's Historic Downtown Plaza. Excellent visibility and signage opportunities facing Sonoma's main thoroughfare, Broadway.

SONOMA'S HISTORIC DOWNTOWN PLAZA

0.2 miles away



- 30+ Wine Tasting Rooms
- 25+ Restaurants
- Variety of Retail Stores
- Children's Park, Picnic Areas
- Seasonal Farmers Market
- Year-Round Concerts/Events



21

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For more information, please contact:

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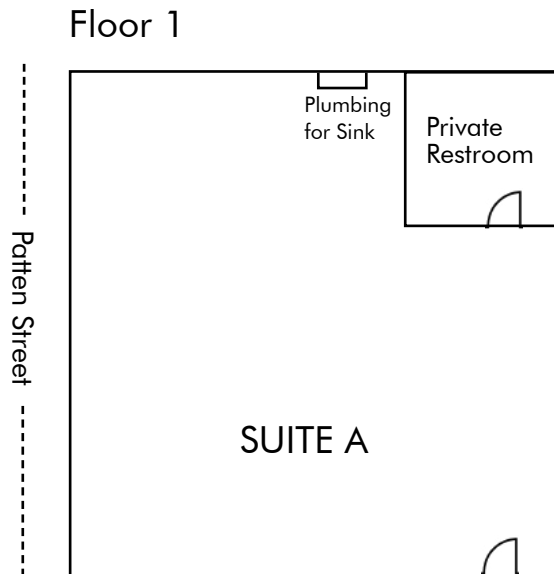
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FLOOR PLANS

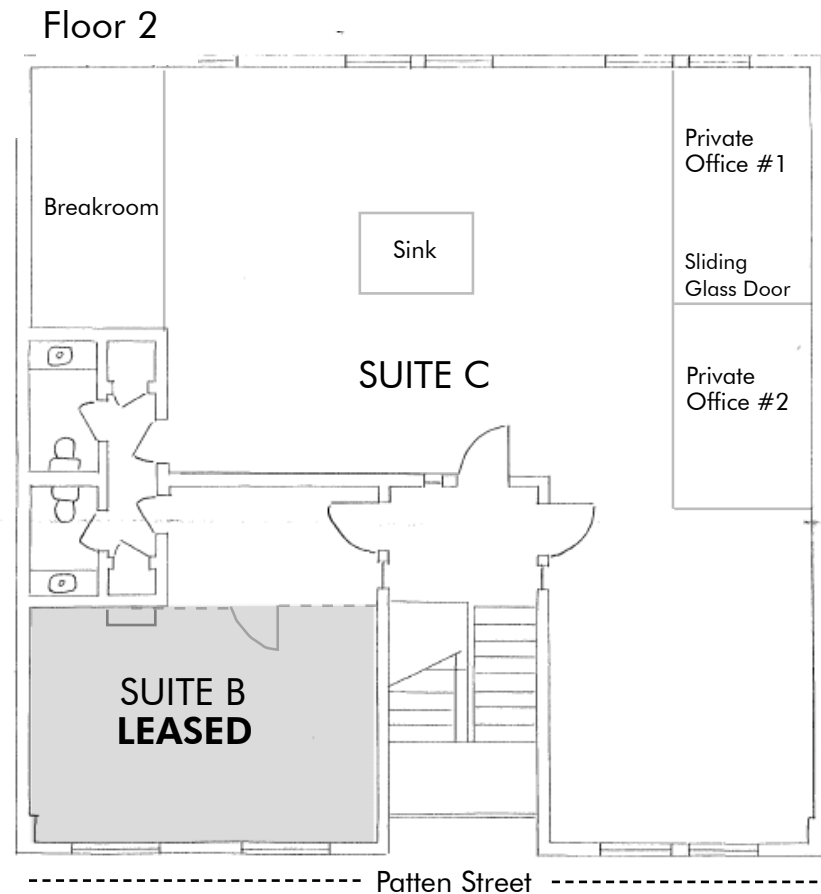
SUITE A

- ±400 SF
- Open space with private restroom
- Suite faces Patten Street



SUITE C

- ±1,325 SF
- Large open area with 2 private offices
- Breakroom and private restroom
- Suite faces Patten Street and parking lot



The above dimensions are purely estimates and should not be interpreted as 100% accurate. Tenant shall be responsible to verify all information regarding the building with its own independent inspections and investigations of the property.

SUITE A INTERIOR



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SUITE C INTERIOR



SUITE C INTERIOR



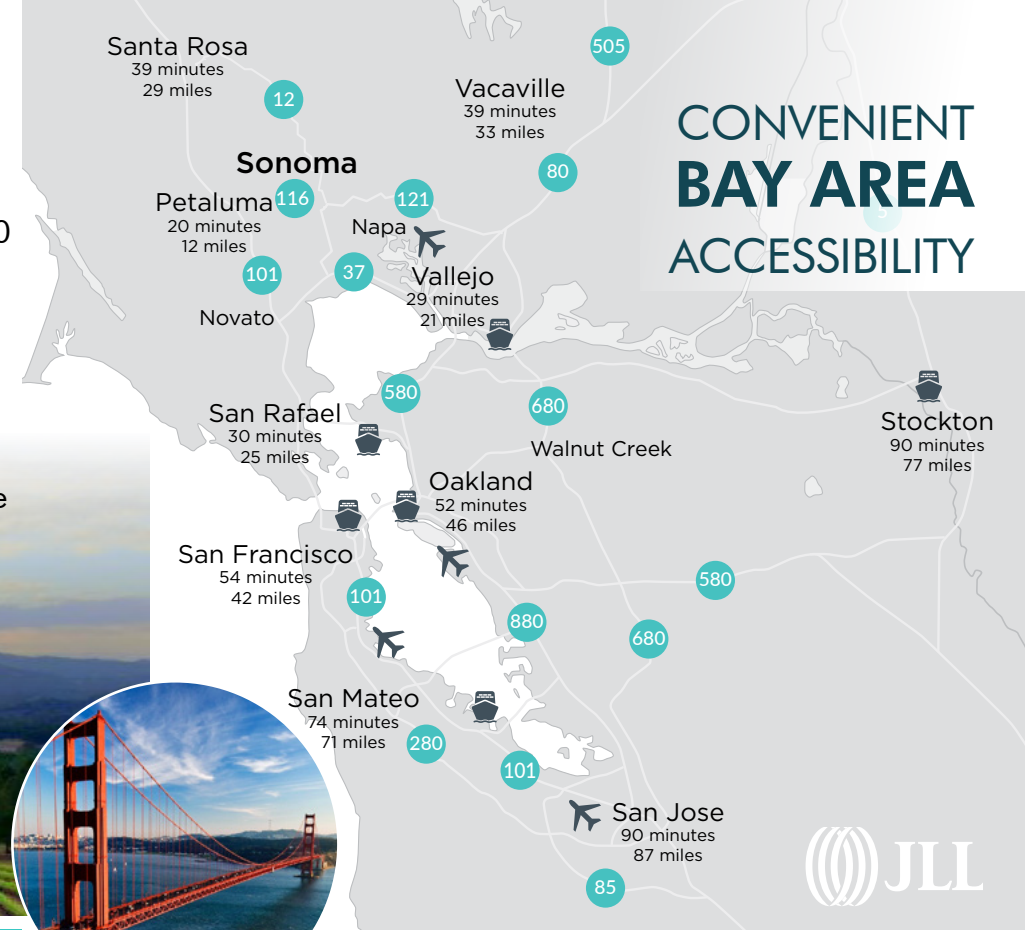
SONOMA OVERVIEW

THE CITY OF SONOMA comprises just 2.74 square miles, home to 11,000 residents, but serves as the economic hub for the larger SONOMA VALLEY region, with a diverse and growing population of almost 40,000 people.

The Mayacamas and Sonoma Mountain ranges on either side of the Sonoma Valley allow in just enough coastal fog to cool the vineyards on summer nights, creating a Mediterranean climate that makes the valley one of the world's finest grape-growing regions, as well as an ideal place to visit, live, and work.



SUPERIOR QUALITY OF LIFE
SONOMA VALLEY, CA



CONVENIENT BAY AREA ACCESSIBILITY



Just under an hour's drive from San Francisco, East Bay and also the spectacular California coastline, the Sonoma Valley continues to attract a growing number of new residents, seeking out the high quality of life this suburban North Bay gem has to offer.

- UNDER 1-HR DRIVE TO SAN FRANCISCO, MARIN & EAST BAY
- SKILLED LOCAL LABOR POOL IN A VIBRANT, GROWING COMMUNITY
- EXCELLENT WORK / LIFE BALANCE OPPORTUNITY

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21 PATTEN STREET: IDEAL DOWNTOWN SONOMA LOCATION

