

# 1465 N MCDOWELL BLVD

CLASS A OFFICE SPACE FOR LEASE, PETALUMA



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# Availabilities

1465 N. McDowell Blvd is one of the highest quality offices & R&D projects in Petaluma. The Building offers high ceilings, modern interior finishes, and flexible, efficient floor plans. The building has convenient access to US 101 and is walking distance to food, services and amenities.



\$1.95 PER SF FULL SERVICE

**SUITE 100** ± 16,291 SF



**SUITE 105** ± 4,580 SF



**SUITE 130** ± 9,195 SF

**SUITE 200** ± 30,371 SF



2 STORIES



29 MIN TO SONOMA AIRPORT



HEAVY HVAC AND POWER



1 HR NORTH OF SAN FRANCISCO



506 PARKING SPACES



DIRECTLY OFF HIGHWAY 101

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# Building Overview

RBA	± 140,448 SF
Year Built	1999
Sprinklers	yes
Zoning	PCD
Ceiling	12' finished
Elevators	2 (1 used as freight elevator)
Office Class	Class A
APN	047-550-022
HVAC	New in 2021
Bathrooms	Renovated in 2021
Parking	506 spaces (EV charging available)

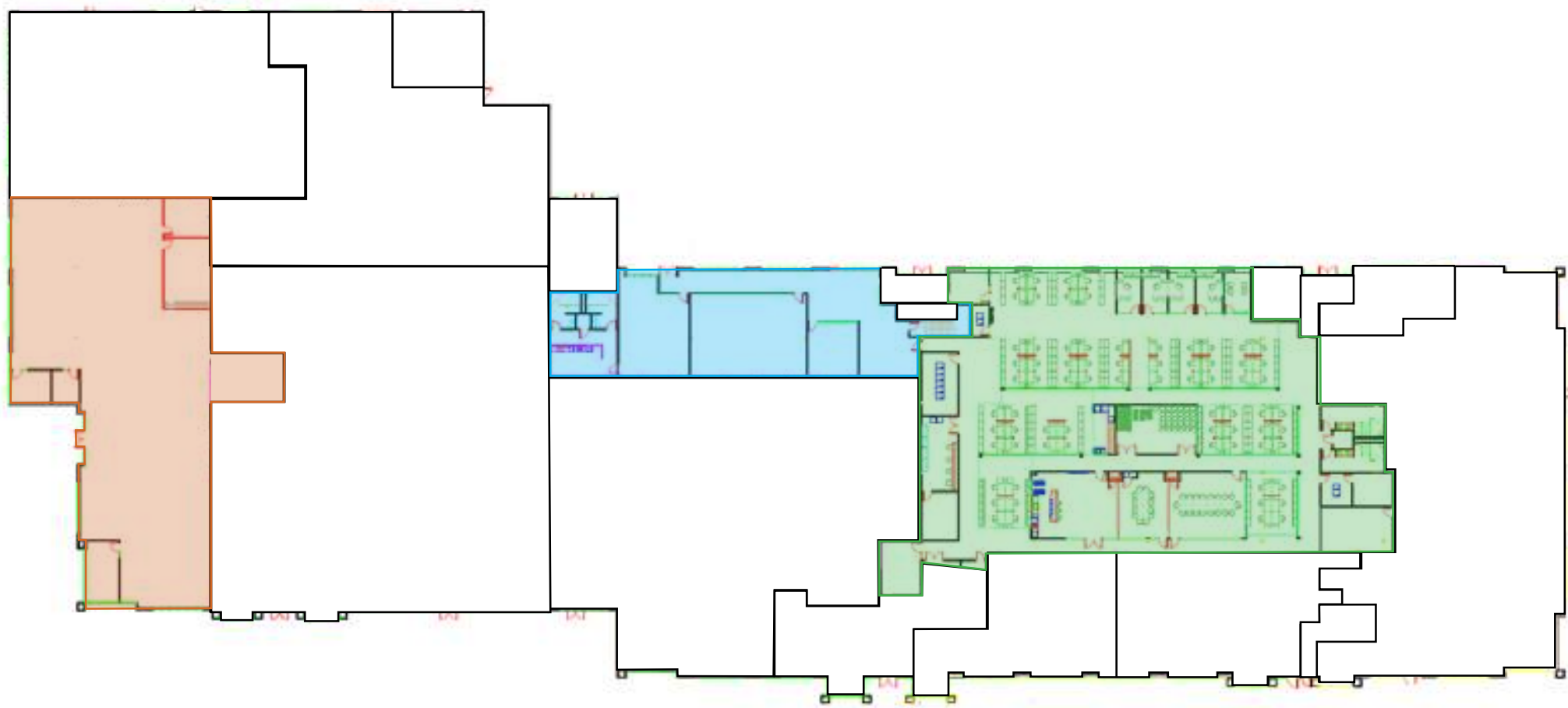


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# First Floor Plan



Suite 130  
± 9,195 SF



Suite 105  
± 4,580 SF



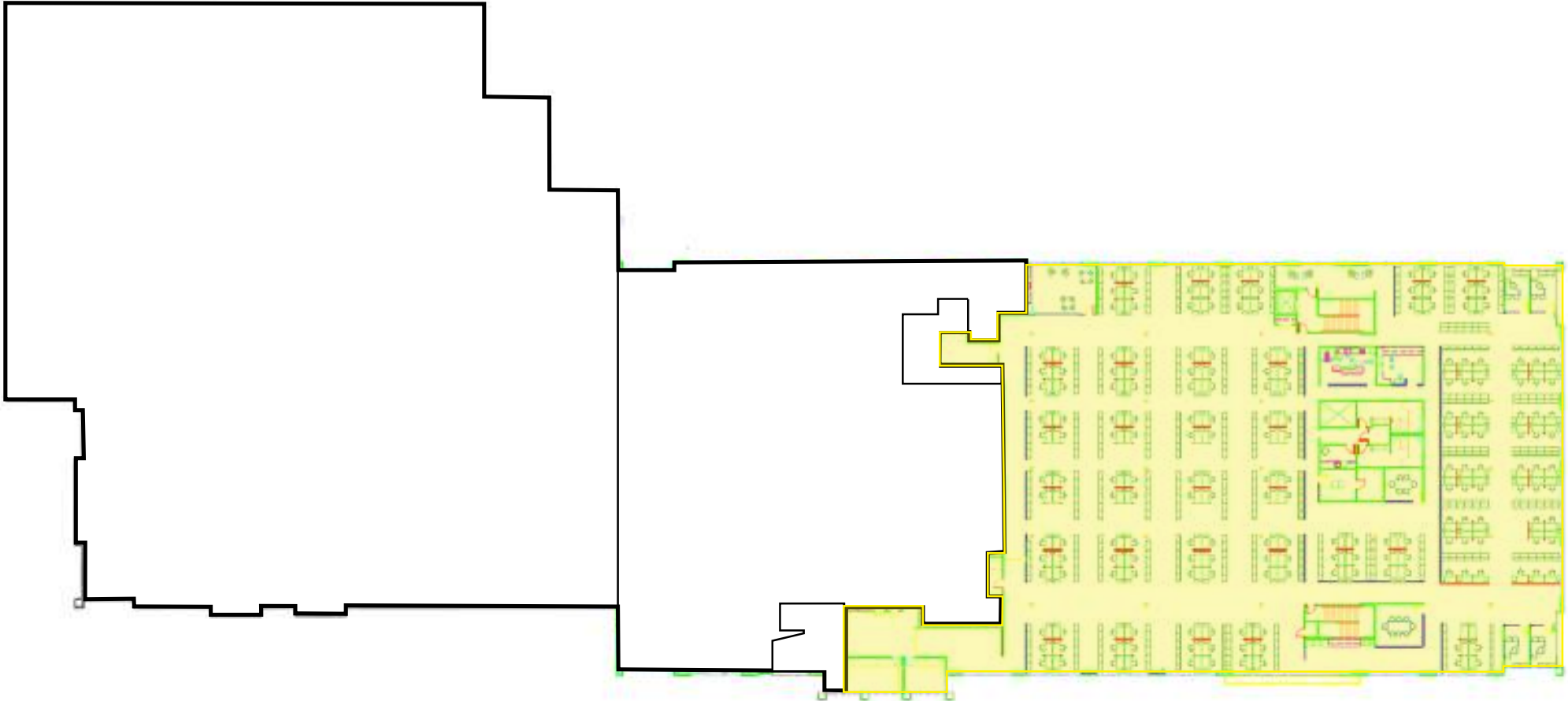
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# Second Floor Plan



 Suite 200  
± 30,371 SF \*divisible

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# SUITE 100 - 16,291 SqFt



- 1st Floor
- Directly off lobby
- Move in ready with high end furniture in place
- AV equipment in place
- LED Lighting
- Exterior door to sport court

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# SUITE 105- 4,580 Square Feet



- 1st floor
- Private entrance
- New kitchen
- Move in ready
- New improvements

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# SUITE 130- 9,195 Square Feet



- 1st floor
- Private entrance
- Move in ready
- Kitchen & Break room
- New LED lighting

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# SUITE 200- 30,371 Square Feet (Divisible)



- 2nd floor
- Views of Sonoma mountain & West
- Move in ready
- Furniture in place
- LED lighting

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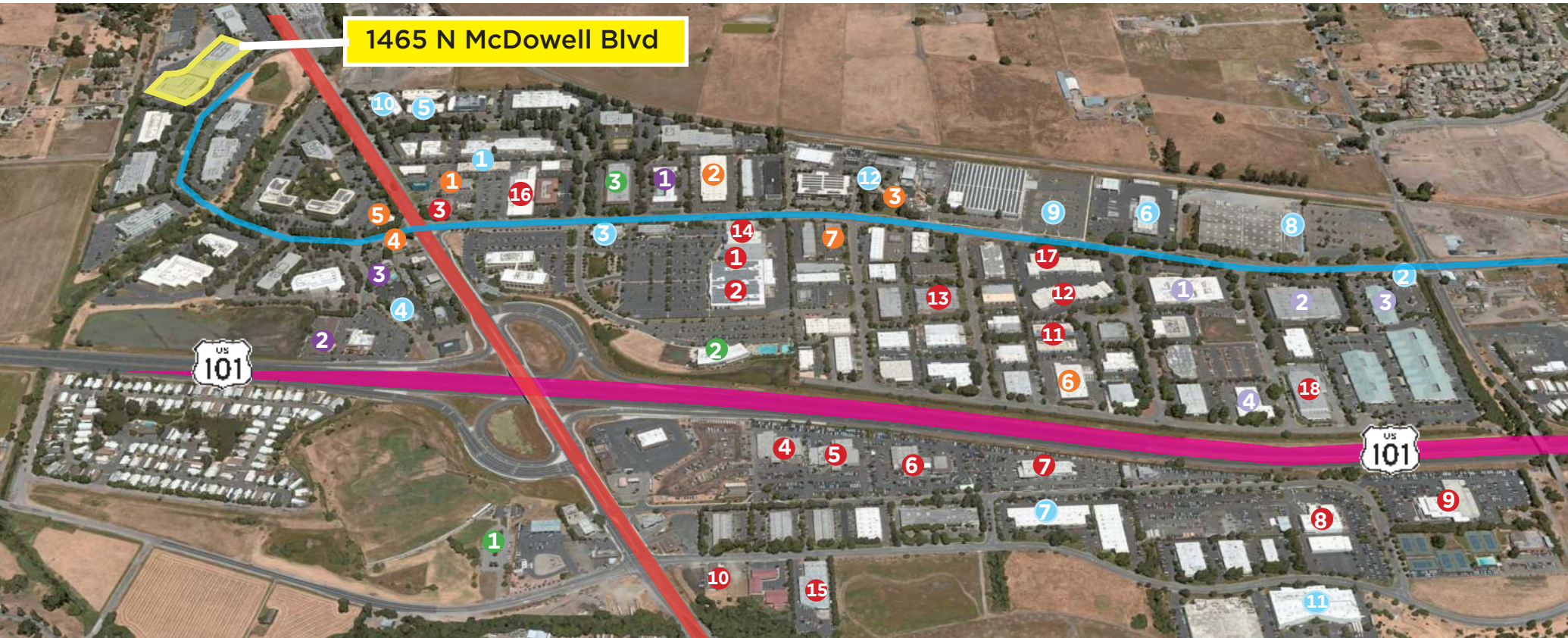


# Second Floor Plan

Highway 101

N. McDowell Blvd

Old Redwood Highway N.



## RETAIL/SUPPLY STORES ●

1. Michael's
2. Kohl's
3. 7-11
4. Jeep
5. Chevrolet
6. Honda
7. Nissan
8. Toyota
9. Ford
10. Suzuki
11. Orkin
12. Bay Alarm
13. Flooring America

## FOOD & BEVERAGE ●

1. IHOP, Starbucks, Burger King
2. Goat Rock Cider Co
3. Lagunitas Brewing Co

## PARKS & RECREATION ●

1. Petaluma Golf Center
2. Active Wellness Center
3. Petaluma School of Ballet

## HOSPITALITY ●

1. Motel 6
2. America's Best Value Inn
3. Quality Inn

## SERVICES ●

1. UPS
2. Fire Department
3. Bank of Marin
4. AAA Petaluma

## MEDICAL ●

1. Petaluma Health Center
2. Micromed Labs
3. Dow Development Labs
4. Bci Dental Labs

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