



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**224 WELLER STREET SUITE C
PETALUMA, CA**

**WATERFRONT THEATRE DISTRICT
OFFICE**



GO BEYOND BROKER.

PRESENTED BY:

NATHAN COOGAN, REAL ESTATE ADVISOR
LIC # 02078748 (707) 528-1400
NCOOGAN@KEEGANCOPPIN.COM



PROPERTY DETAILS



224 WELLER STREET SUITE C
PETALUMA, CA

WATERFRONT THEATRE DISTRICT OFFICE

HIGHLIGHTS

- Three private offices
- Large Bullpen Area
- Conference Room
- Kitchenette
- Two ADA Restrooms
- ADA accessible ramping
- 200 amps power
- Security System available
- Ideal uses include: Real Estate or Contractor Office, Wealth Management Office, Tech Company Office, or Design Showroom

DETAILS

OFFICE SPACE

3,150+/- SF

OCCUPANCY LIMIT

32

PARKING

7 Parking spaces + 1 ADA space

ZONING

T5 - Downtown Theatre District

DESCRIPTION OF PREMISES

This waterfront Theatre District Office space is located in a tranquil setting directly adjacent to the Petaluma River. Large windows and a riverfront patio make this an ideal setting for a premium quality workplace. Three private offices, conference room, large kitchenette area, and a large bullpen open. Fully conditioned space with open air exposed wood trusses give this office place a beautiful rustic industrial team building environment, while still offering privacy when needed. Skylights for optimum natural light. Fully wired for high speed internet with additional modern amenities throughout. Two ADA restrooms and 7 parking spaces + one ADA parking space. Includes waterfront patio area.

LEASE TERMS

RATE

\$1.45 psf gross

TERMS

3-5 Years



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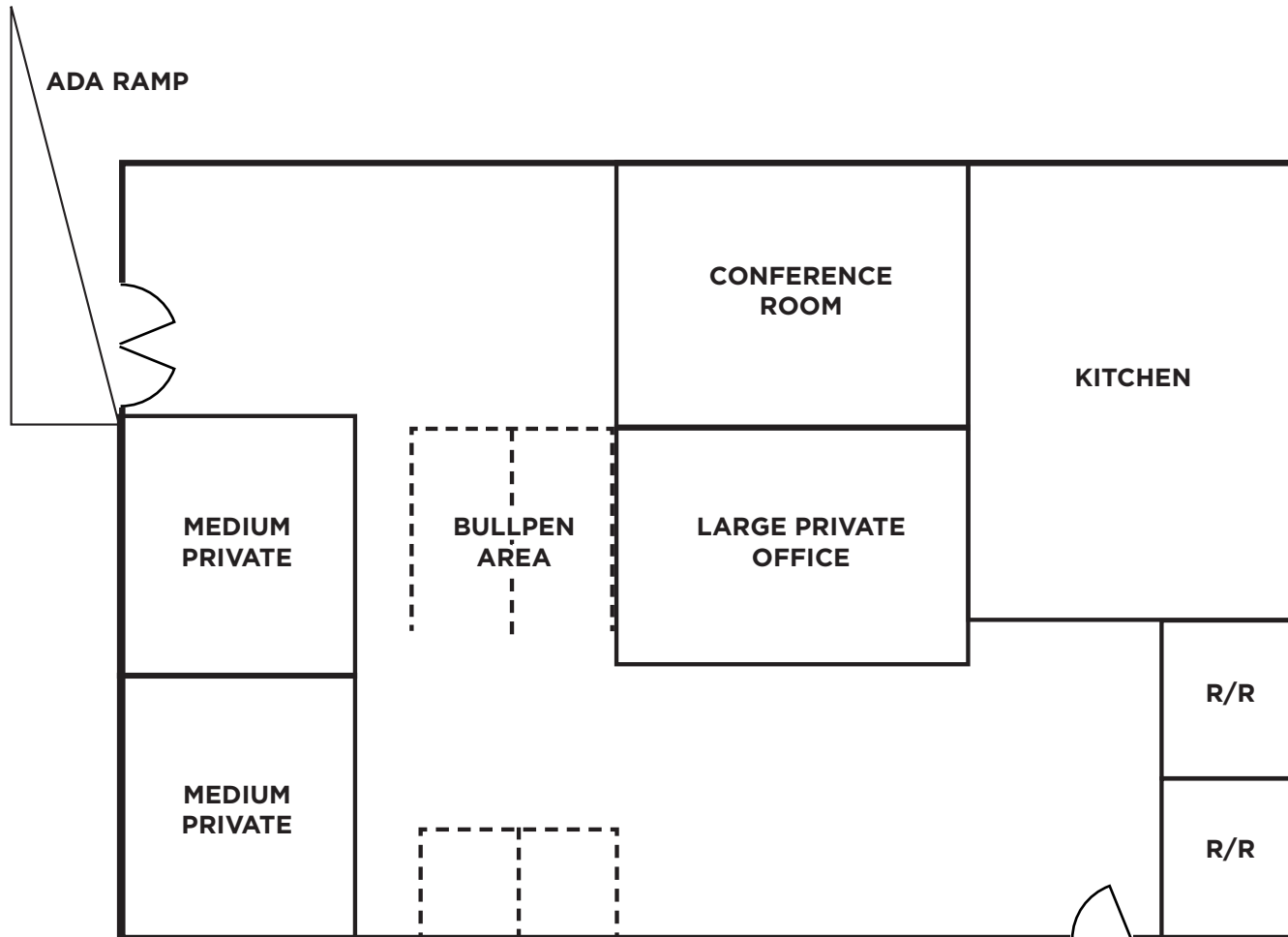


FLOOR PLAN



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PROPERTY VICINITY

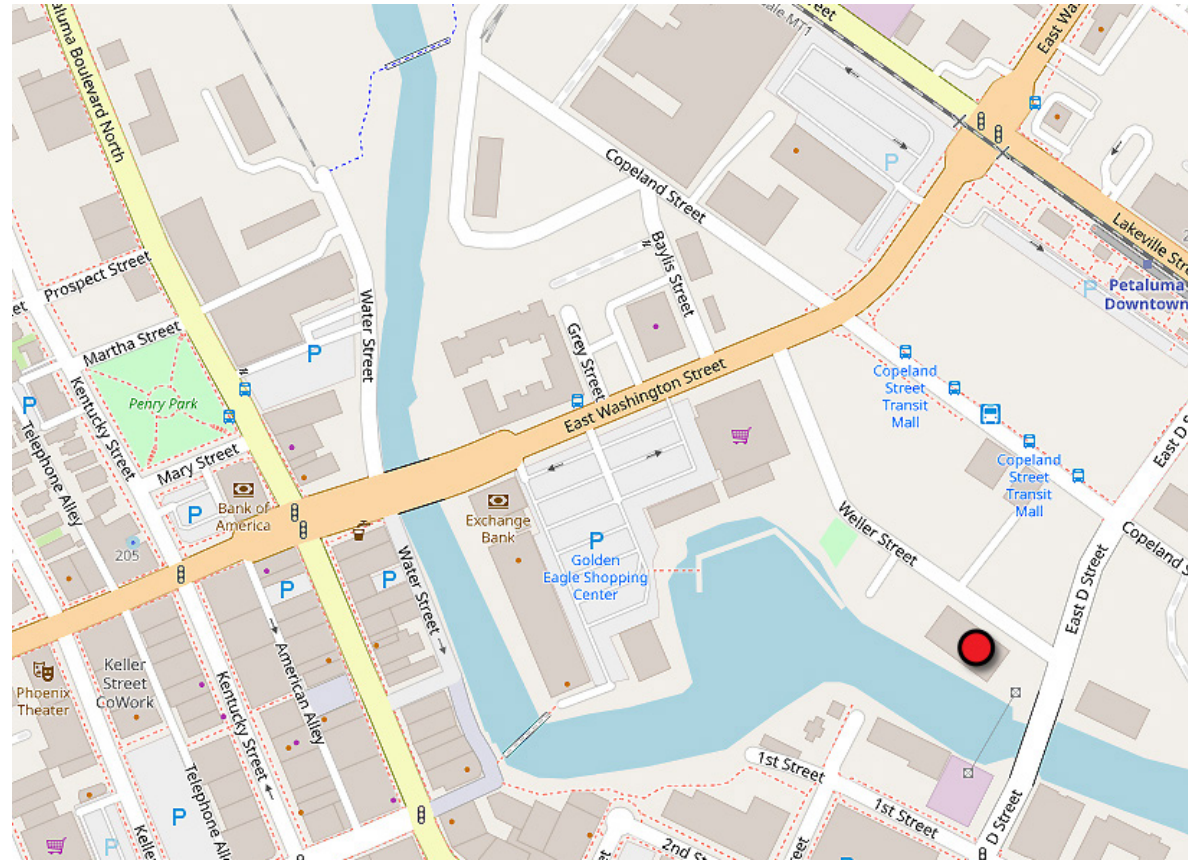


224 WELLER STREET SUITE C
PETALUMA, CA

WATERFRONT THEATRE DISTRICT OFFICE

DESCRIPTION OF AREA

The Downtown Theatre district is the heart of Petaluma. Centered around the Petaluma River the downtown area offers a mix of retail, residential, restaurants and office uses. Special events like the legendary Butter & Eggs Day Parade, Antique Fairs, Art & Garden Faire, Jazz Festivals, A Taste of Petaluma, Santa & Mrs. Claus Riverboat arrival, Holiday events, and more make this a truly unique location. E. Washington is the main road connecting Highway 101 to the downtown core. Weller Street is on the river just off E. Washington. Close proximity to public transportation and within steps to Petaluma's numerous retail and restaurant amenities.



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AREA DESCRIPTION



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WATERFRONT THEATRE DISTRICT OFFICE



PETALUMA SUMMARY

LIFESTYLE

The Petaluma lifestyle combines country with city, quirky with conventional. People here like to spend time outdoors—and there’s plenty to do on nearby trails, bike paths, and waterways. At the same time, we like our indoor pursuits—the arts, music, shopping, and, of course, enjoying local food and beverages. You can feel the Petaluma vibe whether you live here or work here. It’s the stranger who says hello at the market and the co-worker who brings in tomatoes from the garden. It’s the Sonoma Mountain ridgeline and the downtown skyline. It’s hay trucks, Teslas, and bicycles. It’s old-timers and newcomers—of every age and many cultures—living and working side-by-side.

SUSTAINABLE FOCUS

Want to save the world? Petaluma is right there with you. Our business community includes companies that pioneered the sustainable movement, as well as businesses who’ve recently adopted eco-conscious practices in response to concerns about climate change.

Nonprofits like Daily Acts and Point Blue complement Petaluma’s “Green Sector” through education and research focused on sustainability and wildlife conservation. Our school districts and city departments also have sustainability initiatives in place.

BAY AREA ACCESS

Petaluma is located near two of the country’s leading metropolitan areas: the San Francisco Bay Area and the Sacramento Valley. This large swath includes cities, the state capitol, Silicon Valley, Wine Country, and numerous micro-economies and job markets tied to suburban areas. As a result, you and your family will have many options when it comes to landing a job, pursuing a degree, or staying on the cutting edge of industry.

GROWTH POTENTIAL

Growth means different things to different people. Some see it in terms of pay or job title, while others consider skill development as primary. Many judge it by the quality of their professional relationships or their level of personal fulfillment. Often, things change depending on where you are in life and career.

In Petaluma, we have healthy economy fueled by businesses in many different industry sectors as well as nonprofits and public agencies. That means you’ll find opportunities to achieve growth according to your own values, no matter what your stage in life.

GLOBAL IMPACT

Petaluma is well-known for its local loyalties and philanthropic efforts. But make no mistake— we’re a town of world-class organizations making a global impact. In recent years, several international brands have set up satellite offices here or acquired companies started in the Petaluma area. That’s in addition to our local businesses’ ever increasing global expansion

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SUITE C PHOTOS



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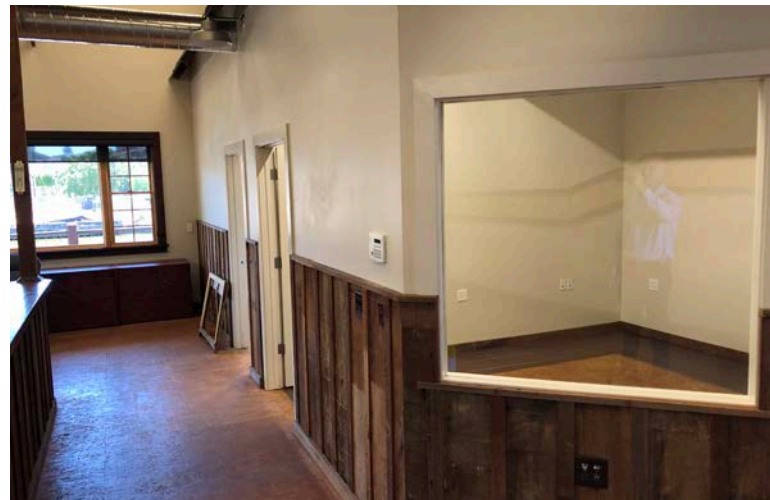


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VICINITY AERIALS



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Section 3. Building Function Standards

3.10.010 Applicability of Building Function Standards.

Parcels and buildings shall be occupied by only the land uses allowed by Table 3.1 within the zone applied to the site by the Zoning Map (Section [2.10](#) of this Code).

3.10.020 Establishment of an Allowable Use.

- A. Any one or more land uses identified by Table 3.1 as being allowed within a particular zone may be established on any parcel within that zone, subject to the planning permit required for the use by Table 3.1, and compliance with all other applicable requirements of this Code.
- B. Where a single parcel is proposed for development with two or more of the land uses listed in the table, the overall project shall be subject to the highest planning permit level required by the table for any individual use.

3.10.030 Permit Requirements for Allowable Uses.

Table 3.1 identifies the uses of land allowed by this Code in the zones established by Section [2](#), and the planning permit required to establish each use. Table 3-1 provides for land uses that are:

- A. Permitted subject to compliance with all applicable provisions of this Code, and shown as “P” uses in the table;
- B. Allowed subject to the approval of a Minor Use Permit ([8.10.060](#)), and shown as “MUP” uses in the table;
- C. Allowed subject to the approval of a Conditional Use Permit (Implementing Zoning Ordinance Section [24.030](#)), and shown as “CUP” uses in the table; or
- D. Not allowed within a specified zone, and shown as a “-” in the table.

Table 3.1. Allowed Building Functions and Permit Requirements

Land Use ¹	T4	T5	T6	T6-O	D1	D2	D3	D4
Assembly								
Bar/tavern/night club	CUP	CUP	CUP	CUP	-	-	-	CUP
Commercial recreation facility								
Indoor, ≤ 5,000 sf	CUP	MUP ²	MUP ²	MUP	-	-	-	CUP
Indoor, > 5,000 sf	CUP	CUP ²	CUP ²	CUP	-	-	-	CUP
Outdoor	-	-	-	-	-	-	-	CUP
Community meeting facility								
≤10,000 sf	CUP	P	MUP ²	MUP	-	-	-	-
>10,000 sf	CUP	CUP	CUP ²	CUP	-	-	-	-
Conference/convention facility								
≤10,000 sf	P	P ²	MUP ²	MUP	-	-	-	P
>10,000 sf	CUP	CUP	CUP ²	CUP	-	-	-	CUP
Fitness/health facility	P	P	P ²	P	-	-	-	P
Library, museum	P	P	P ²	P	-	-	-	-
School - Specialized education/ training	P ²	P ²	P ²	P ²	-	-	-	CUP
Sports and entertainment assembly facility	-	-	-	-	-	-	-	CUP
Studio - Art, dance, martial arts, music, etc.	P	P	MUP	P	-	-	-	P
Tasting Room	MUP	MUP	MUP	MUP	-	-	-	MUP
Theater								
Movie (See Chapter 19.70, Theater Combining District, Petaluma Implementing Zoning Ordinance)	-	P ²	P ²	P ²	-	-	-	-
Live Performance	CUP	CUP	MUP ²	MUP	-	-	-	CUP

Key	P	MUP	CUP	-
	Permitted	Minor Use Permit	Conditional Use Permit	Prohibited

The Petaluma SmartCode is current through Ordinance 2729, passed May 18, 2020.

Table 3.1. Allowed Building Functions and Permit Requirements

Land Use ¹	T4	T5	T6	T6-O	D1	D2	D3	D4
Lodging								
Bed and breakfast inn	P	P	P ²	P ²	-	-	-	-
Hotel or motel	-	P ²	P ²	P ²	-	-	-	P
Residential								
Emergency shelter	CUP	CUP	CUP	CUP	-	CUP	-	CUP
Home occupation (See IZO Section 7.050)	P	P	P	P	-	-	-	P
Live/work unit (See Section 4.70.020)	P	P	CUP ²	MUP	-	-	-	P
Multi-family housing	P ²	P ²	-	-	-	-	-	-
Residential in mixed use building (See Section 4.70.030)	P	P	P	P	-	-	-	P
Single-family dwelling	P ²	P ²	-	-	-	-	-	-
Work/live unit (See Section 4.70.020)	MUP	MUP	CUP	MUP	-	-	-	P
Retail								
Alcoholic beverage sales	CUP	CUP	CUP	CUP	-	-	-	CUP
Artisan shop	P	P	P	P	-	-	-	CUP
Auto parts sales	-	MUP	MUP	MUP	-	-	-	P
Building and landscape materials sales								
Indoor	MUP	MUP	-	-	-	-	-	P
Outdoor	-	-	-	-	-	-	-	CUP
Drive-through retail	-	-	-	-	-	-	-	-
Farm supply and feed store	MUP	MUP	-	-	-	-	-	P
Gas station	-	CUP	-	-	-	-	-	P
General retail -								
Key	P	MUP	CUP	CUP	Minor Use Permit	Conditional Use Permit	Prohibited	-

Table 3.1. Allowed Building Functions and Permit Requirements

Land Use ¹	T4	T5	T6	T6-O	D1	D2	D3	D4
≤10,000 sf	MUP	P	P	P	-	-	-	P
>10,000 sf; ≤50,000 sf	-	CUP	CUP	CUP	-	-	-	P
>50,000 sf	-	-	-	-	-	-	-	CUP
Groceries, specialty foods								
≤10,000 sf	P	P	P	P	-	-	-	P
>10,000 sf	CUP	MUP	MUP	MUP	-	-	-	P
Restaurant, café, coffee shop	P	P	P	P	-	-	-	P
Shopping center	CUP	CUP	CUP	CUP	-	-	-	CUP
Services								
Adult day care								
6 or fewer clients, provided in a home	P	P	P ²	P	P	-	-	P
7 or more clients	CUP	CUP	CUP	CUP	CUP	-	-	P
ATM	CUP	MUP	MUP	MUP	P	-	-	P
Bank, financial services	P	P	P	P	P	-	-	P
Business support service	P	P	P ²	P	P	-	-	P
Catering service	P	P	P	P	P	-	-	P
Child day care								
Large or small family day care home	P	P	P ²	P	P	-	-	P
Child day care center	CUP ²	MUP ²	MUP ²	MUP	CUP	-	-	P
Community service organization	CUP	MUP ²	MUP ²	MUP	CUP	-	-	P
Drive-through service	-	-	-	-	-	-	-	-
Equipment rental	-	-	-	-	-	-	-	P
Kennel, animal boarding	-	-	-	-	-	-	-	CUP
Maintenance/repair service								

Key	P	MUP	CUP	-
	Permitted	Minor Use Permit	Conditional Use Permit	Prohibited

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Table 3.1. Allowed Building Functions and Permit Requirements

Land Use ¹	T4	T5	T6	T6-O	D1	D2	D3	D4
Equipment, large appliances, etc.	-	CUP	-	-	CUP	-	-	P
Client site services	CUP	MUP ²	MUP ²	MUP ²	P	-	-	P
Medical services								
Clinic, lab, urgent care	-	P ²	-	-	P	-	-	P
Doctor office	P ²	P ²	MUP ²	P	-	-	-	-
Mortuary, funeral home	-	-	-	-	CUP	-	-	CUP
Office								
Business/service/government	CUP	P	P ²	P	P	-	-	P
Office - Processing	-	CUP ²	MUP ²	MUP	CUP	-	-	CUP
Professional	P ²	P ²	P ²	P	P	-	-	P
Personal services								
Non-restricted	P	P	MUP	P	P	-	-	P
Restricted	-	-	-	-	CUP	-	-	P
Public safety facility	CUP	CUP	CUP	CUP	CUP	-	-	CUP
Vehicle services								
Major repair/body work	-	-	-	-	-	-	-	CUP
Minor maintenance/repair	-	CUP	-	-	CUP	-	-	CUP
Veterinary clinic, animal hospital	-	CUP	-	CUP	CUP	-	-	CUP
Transportation, Communications, & Infrastructure								
Ambulance, taxi, or limousine dispatch facility	-	-	-	-	CUP	CUP	-	CUP
Broadcasting studio	-	CUP	CUP ²	CUP	CUP	-	-	CUP
Structured parking facility, public or commercial	P	P	P ²	P	CUP	CUP	CUP	CUP
Key	P	MUP	MUP	CUP	CUP	Conditional Use Permit	Prohibited	-
	Permitted	Minor Use Permit	Minor Use Permit	CUP	CUP	Conditional Use Permit	Prohibited	

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Table 3.1. Allowed Building Functions and Permit Requirements

Land Use ¹	T4	T5	T6	T6-O	D1	D2	D3	D4
Pipeline, utility transmission or distribution line	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Telecommunications facility	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Transit station or terminal	-	CUP	CUP	CUP	CUP	CUP	-	CUP
Utility facility (underground and alleys only)	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Utility infrastructure (underground and alleys only)	P	P	P	P	P	P	P	P
Rail Facility (Freight handling & track maintenance)	-	-	-	-	-	P	-	-
Industry, Manufacturing & Processing, Wholesaling								
Agricultural product processing	-	CUP ^{2,4}	-	-	P	-	P	-
Artisan/craft product manufacturing	P ³	MUP ^{2,3}	MUP ^{2,3}	MUP ^{2,3}	-	-	P	-
Chemical product manufacturing	-	-	-	-	-	-	CUP	-
Clothing and fabric product manufacturing	CUP	MUP ^{2,3}	-	-	P	-	P	-
Concrete, gypsum, and plaster product manufacturing	-	-	-	-	-	-	P	-
Electronics, equipment, and appliance manufacturing	CUP	CUP ^{2,3}	-	-	CUP	-	P	-
Food and beverage product manufacturing	CUP ³	CUP ^{2,3}	-	-	CUP	-	P	-
Furniture and fixtures manufacturing, cabinet shop	-	CUP ²	-	-	CUP	-	P	-
Glass product manufacturing	CUP ³	CUP ^{2,3}	-	-	-	-	P	-
Laboratory - Medical, analytical, research & development	-	P ²	-	-	P	-	P	-
Key	P	MUP	MUP	MUP	CUP	CUP	-	-
	Permitted	Minor Use Permit	Minor Use Permit	Minor Use Permit	Conditional Use Permit	Conditional Use Permit	Prohibited	Prohibited

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Land Use ¹	T4	T5	T6	T6-O	D1	D2	D3	D4
Laundry, dry cleaning plant	-	-	-	-	CUP	-	CUP	-
Lumber and wood product manufacturing	-	CUP ^{2,4}	-	-	CUP	-	CUP	-
Machinery manufacturing	-	CUP ^{2,4}	-	-	-	-	P	-
Media production	p ²	p ²	p ²	p ²	p ²	-	P	P
Metal products fabrication, machine or welding shop	-	CUP ^{2,4}	-	-	-	-	CUP	-
Motor vehicles and transportation equipment	-	-	-	-	-	-	CUP	-
Paper product manufacturing	-	-	-	-	-	-	P	-
Photo/film processing lab	-	CUP ²	-	-	-	-	CUP	-
Plastics, synthetics, rubber product manufacturing	-	-	-	-	-	-	CUP	-
Printing and publishing	p ²	p ²	-	-	P	-	P	P
Recycling - Small collection facility	-	-	-	-	-	-	CUP	-
Research and development	P	p ²	p ²	p ²	P	-	P	P
Small product manufacturing	-	MUP ²	MUP ^{2,4}	MUP ^{2,4}	p ²	-	P	-
Stone and cut stone product manufacturing	-	-	-	-	-	-	P	-
Storage								
Outdoor storage yard as a primary use	-	-	-	-	-	-	CUP	-
Warehouse, indoor storage	-	-	-	-	-	-	P	-
Structural clay and pottery product manufacturing	-	-	-	-	-	-	P	-
Textile and leather product manufacturing	-	CUP ²	-	-	-	-	P	-

Key	P	MUP	CUP	-
	Permitted	Minor Use Permit	Conditional Use Permit	Prohibited

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Land Use ¹	T4	T5	T6	T6-O	D1	D2	D3	D4
Wholesaling and distribution	-	CUP ^{2,4}	-	-	-	-	P	CUP
Key	P Permitted		MUP Minor Use Permit		CUP Conditional Use Permit		- Prohibited	

- 1 See Section 9 (Glossary) for use type definitions.
 - 2 On a frontage where shopfronts are required, use is allowed only on upper floor(s) or behind an allowed ground floor use per the permit requirement indicated.
 - 3 Limited to a maximum of 5,000sf on ground floor.
 - 4 In spaces greater than 8,000sf on ground floor; otherwise P.
- (Ord. 2729 § 3, 2020.)

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