



Keegan & Coppin
COMPANY, INC.

FOR LEASE

191 LYNCH CREEK WAY
PETALUMA, CA

PROFESSIONAL OFFICE/MEDICAL BUILDING



Go beyond broker.

PRESENTED BY:

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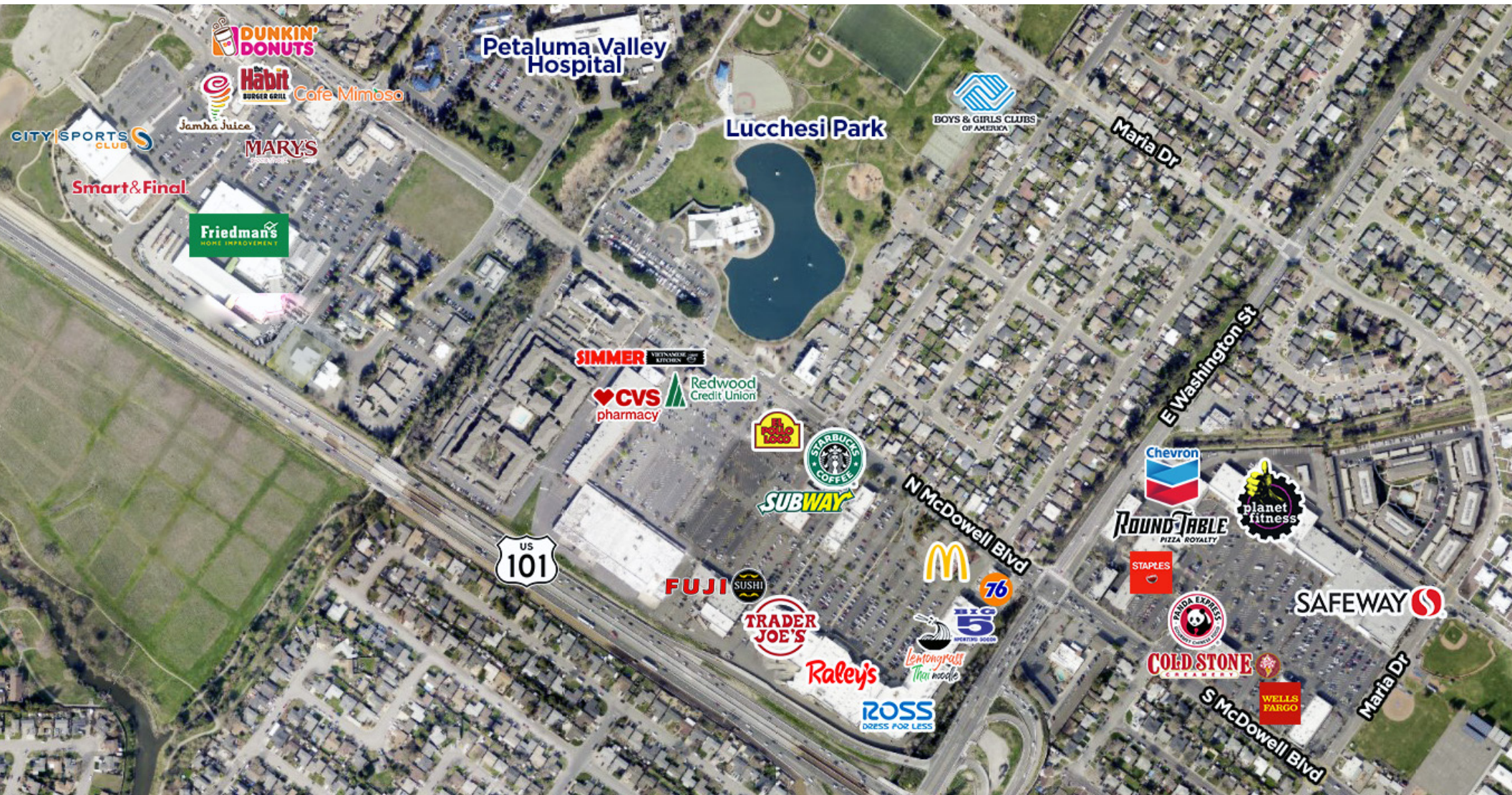


AREA MAP



191 LYNCH CREEK WAY
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NEW OWNERSHIP NEW VISION



191 LYNCH CREEK WAY
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Big changes are coming to 191 Lynch Creek Way. This 11,292+/- SF medical/professional building is under new ownership and set for a strategic transformation. Thoughtful upgrades are on the way - modern finishes, ADA enhancements, and refreshed interiors - all designed to meet the demands of today's medical, wellness, and office users.

Just one block from Petaluma Valley Hospital and visible from Hwy 101, this two-story, elevator-served building offers flexible suite options and ample parking. Whether you're expanding, relocating, or launching something new - 191 Lynch Creek is your next move forward.

HIGHLIGHTS

- New Ownership
- Two Stories | Elevator Served | Fully Sprinklered
- Brand New Heating and Air Conditioning Systems Throughout
- Excellent Location for Office or Medical Uses
- Zoning: BP - Medical Permitted

LEASE TERMS

Lease Rate: \$1.65 PSF Full Service Gross
Tenants Responsible For Their Own Janitorial

AVAILABLE SUITES

AVAILABILITIES

FIRST FLOOR:

SUITE 102	510+/- sq ft
SUITE 102A	1,065+/- sq ft

SECOND FLOOR:

SUITE 202	1,348+/- sq ft
SUITE 203	995+/- sq ft
SUITE 204	2,869+/- sq ft

DESCRIPTION

Easy ground floor access and abundant natural light.

Elevator-served second floor offices with an extensive glass-line and beautiful views of the surrounding landscape.

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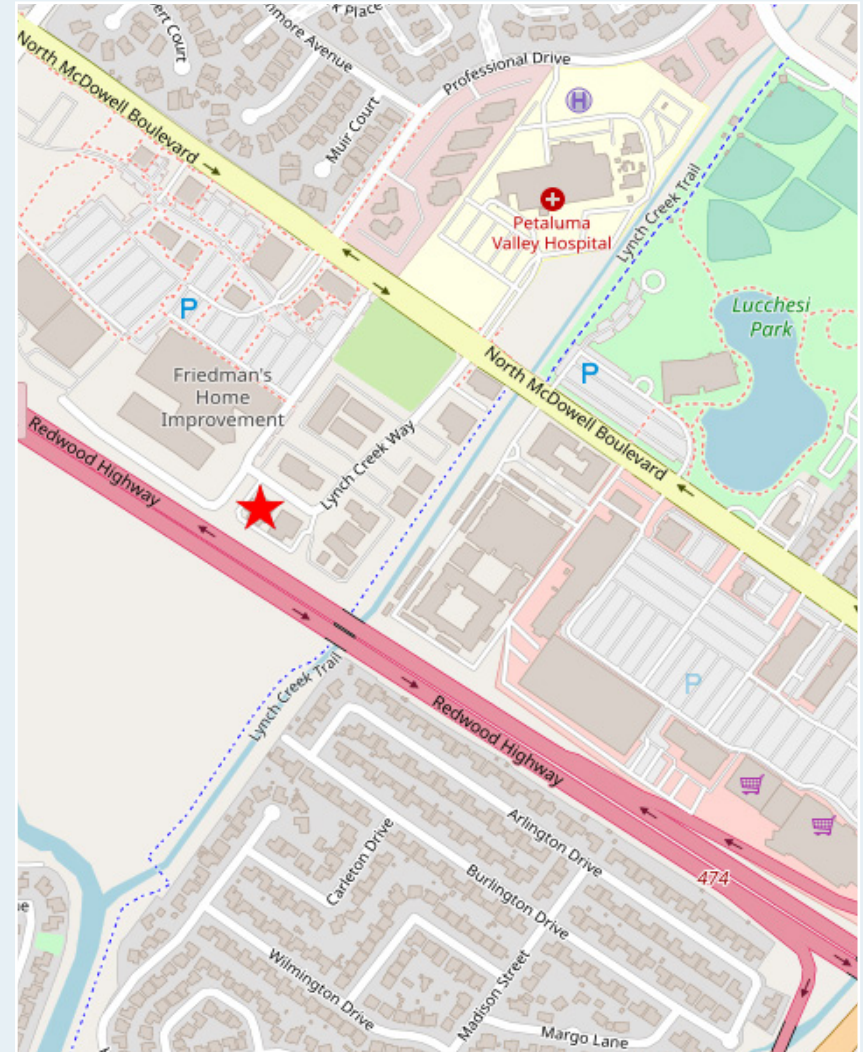
LOCATION DESCRIPTION



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DESCRIPTION OF AREA

This building is well located at the end of Lynch Creek Way. It offers an excellent signage opportunity as the property abuts Highway 101. Located one block from Petaluma Valley Hospital and Plaza North Shopping center, adjacent to the Deer Creek Village Shopping Center. Easy access to Highway 101 via Washington Street which is 4 blocks South.



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FIRST FLOOR PLAN

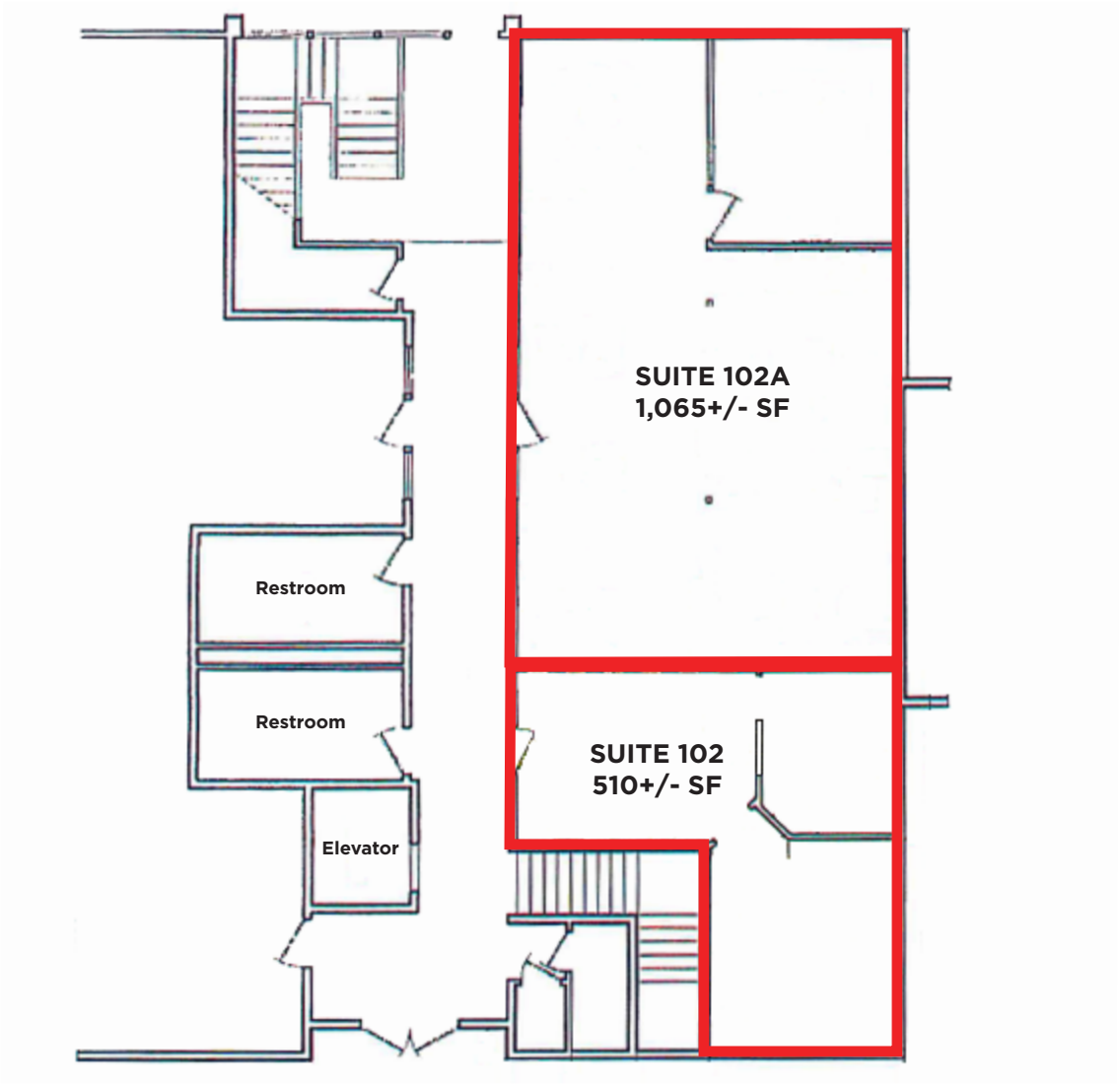


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↑
LYNCH CREEK WAY
↓



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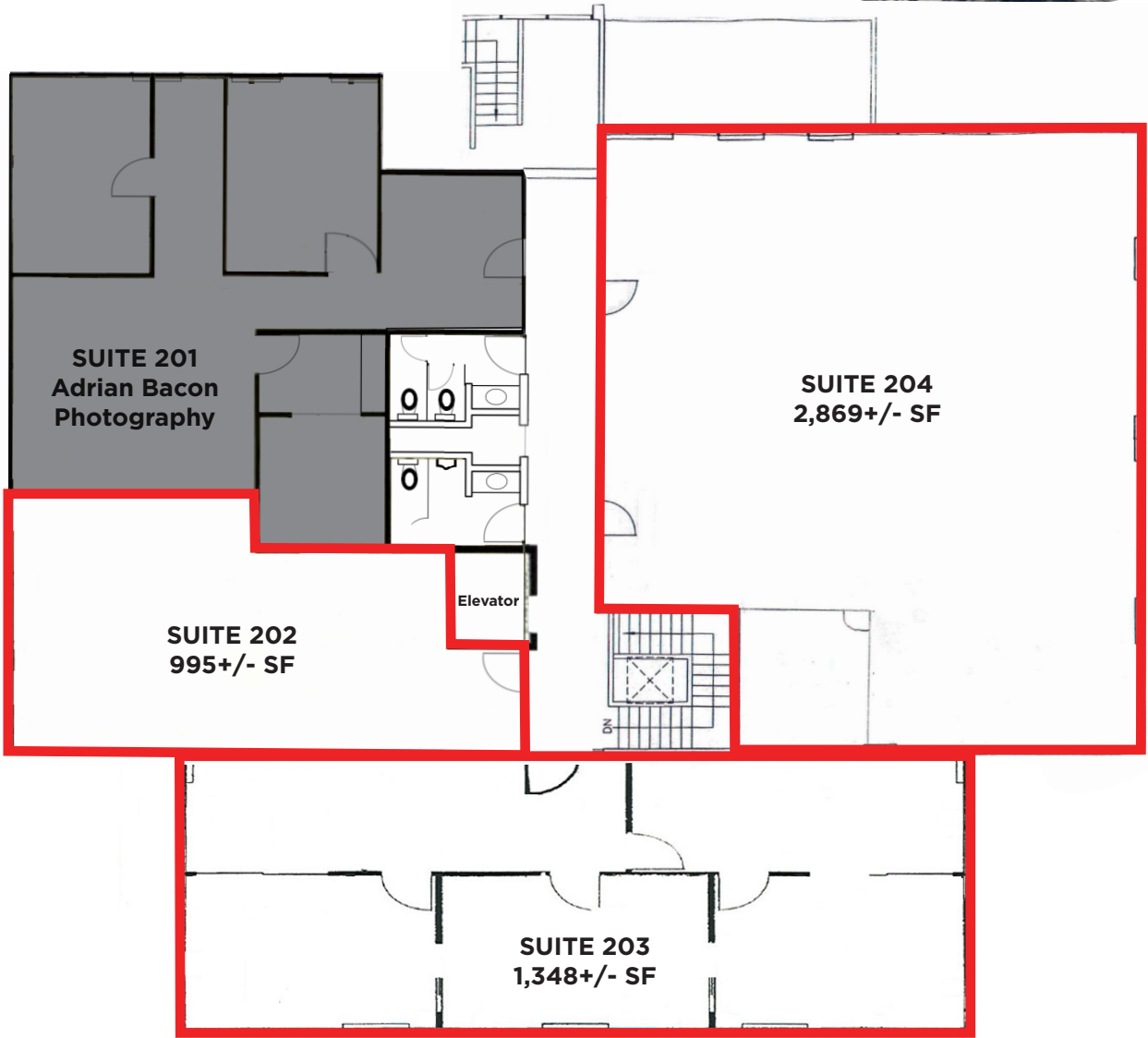


SECOND FLOOR PLAN



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↑
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PROPERTY PHOTOS



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VICINITY MAP



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AREA DESCRIPTION



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LOCATION AND DEMOGRAPHICS

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just thirty-five miles from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

ECONOMIC DEVELOPMENT

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure and hospitality sector. Educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

RECREATION

Sonoma County is renowned for its outstanding wineries, breathtaking vistas of the Pacific Ocean,

rolling hills, and friendly atmosphere. The landscape is perfect for spending a day at one of the many spas or wine tasting rooms, mountain biking the various trails and country roads, or kayaking down the majestic rivers. The area is also known for its exquisite cuisine, much of which is cultivated in the orchards, gardens, and fields of Sonoma County.

Whether you are looking for a relaxing weekend getaway, or you feel like exploring the outdoors, Sonoma County has something for everyone. Located in the heartland of Wine Country, Sonoma County has more than 370 local wineries. There is a wide array of guided tours which explore the county's culture and history, and offer tastings of the finest wines in the country. When the sun sets, you can continue your relaxing stay at one of the finer resorts in the area. From day spas to beautiful golf courses, Sonoma County has become synonymous with the elegant and relaxing getaway.

PETALUMA

Under an hour from San Francisco nestled in farmland and rolling hills Petaluma has a beautiful river front, historical district and a fresh mixture of tasteful redeveloped properties. Once a leader in agricultural production and manufacturing Petaluma has turned into a desired location to live, work and eat some of the best food/drink in the Bay Area.

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