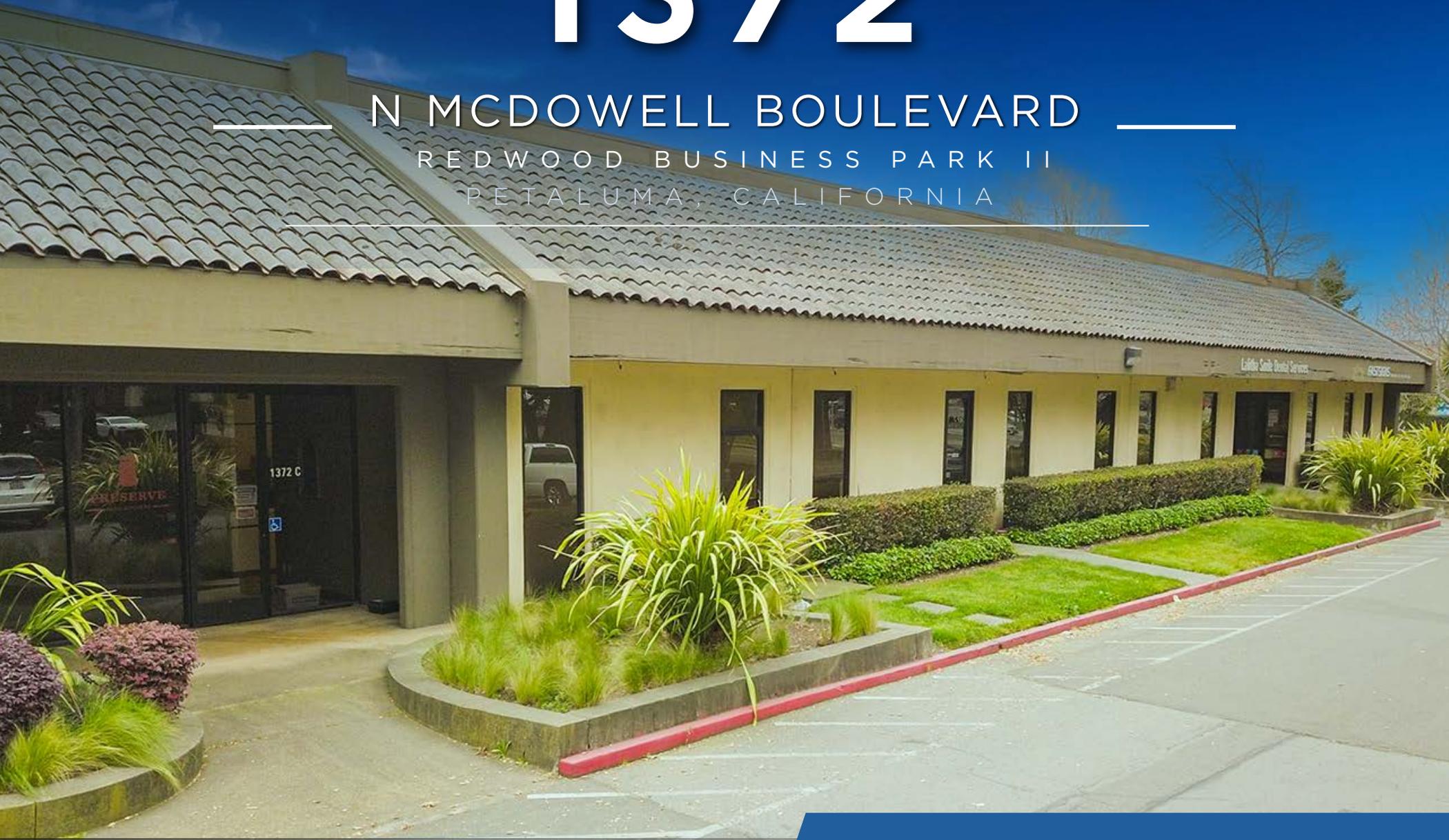


1372

N MCDOWELL BOULEVARD

REDWOOD BUSINESS PARK II
PETALUMA, CALIFORNIA



NEWMARK

CORNERSTONE

IMPROVED OFFICE SPACE FOR LEASE

±4,758 RF and ±3,752 RSF

\$1.35/RSF AND \$1.70/RSF/MONTH, MG

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REDWOOD BUSINESS PARK II

BUILDING SIZE

±35,625 RSF

YEAR BUILT

1984

TOTAL AVAILABLE SPACE

- Suite A ±4,758 RSF (comprised of ±3,288 RSF warehouse and ±1,470 RSF of office)
- Suite S ±3,752 RSF

PROPERTY HIGHLIGHTS

- Spaces can accommodate a variety of commercial uses
- Ample parking ratio of ±3.12/1,000 RSF
- Building is surrounded by restaurants and amenities

MAJOR TENANTS INCLUDE

- Fastsigns
- Koda Physical Therapy
- Petaluma School of Ballet
- Strickland Law Group

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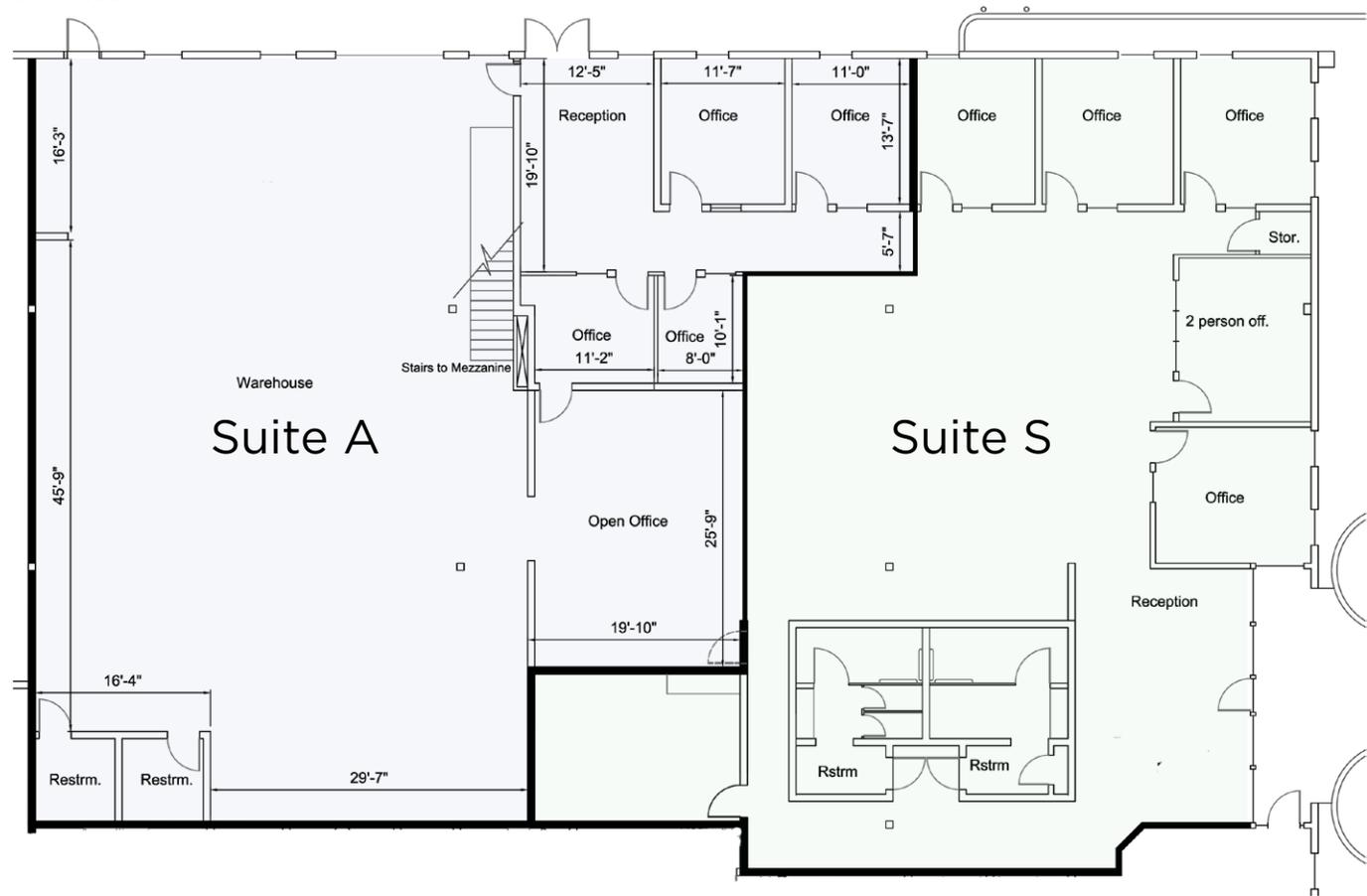
REDWOOD BUSINESS PARK II

Suite A

- ±4,758 RSF
- Space is comprised of ±3,288 RSF of warehouse and ±1,470 RSF of office
- 4 private offices
- Open office area
- Reception area
- 10' roll-up door
- \$1.35/RSF/Month, MG

Suite S

- ±3,752 RSF
- 4 private offices
- Reception area
- Conference room
- Large break room
- IT/storage room
- 2 restrooms in-suite
- \$1.70/RSF/Month, MG



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REDWOOD BUSINESS PARK II

ABOUT PETALUMA

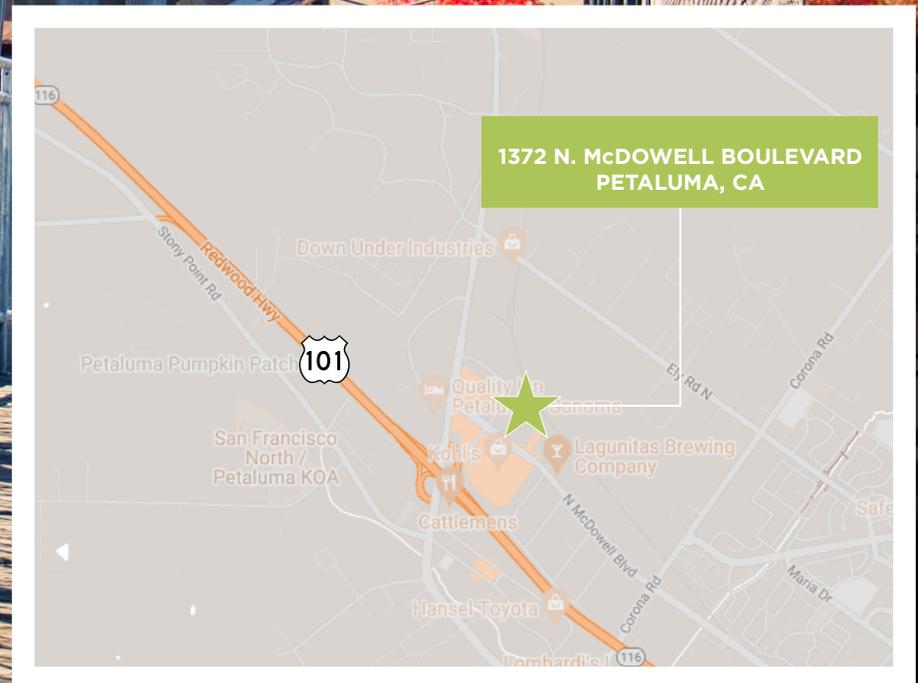
Just an hour north of San Francisco you'll discover picturesque Petaluma. Nestled on the Petaluma River between rolling farmlands and the rugged coast, Petaluma melds Hometown USA with sophisticated Wine Country style.

Petaluma boasts outlet, antique, gallery and boutique shopping along with cafes, farm-to-table, pubs, bistros dining. Hosting fairs, festivals, and local marketplaces in the historic downtown area, promoting local arts and activities all year long.

To learn more about Petaluma, go to the [Visit Petaluma](#) website.

LOCATION

Adjacent to US Highway 101
4 miles north of downtown Petaluma
Under 50 minutes drive from San Francisco
Sonoma County Airport is 20 miles north.



1372 N. MCDOWELL BOULEVARD | PETALUMA | CA

REDWOOD BUSINESS PARK II

ABOUT CORNERSTONE

Cornerstone is a North Bay commercial property owner and developer. Locally owned and managed, Cornerstone prides itself on caring for its clients by providing unmatched administrative and facilities-based service. Customizing terms and space to each tenant's needs provides the flexibility needed by all growing businesses. Cornerstone has the in-house building management expertise to efficiently execute both large and small projects. In addition to leasing their building spaces, Cornerstone is committed to transforming the North Bay and being a community leader in finding solutions to address issues such as housing, childcare, public transportation and workforce training. Their mission is to support local, sustainable activities and bring more business to the North Bay. As a forward-thinking and innovative company, Cornerstone continues to identify opportunities in the community where they can make a difference.

1372

N MCDOWELL BOULEVARD

PETALUMA, CALIFORNIA

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NEWMARK

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