



Keegan & Coppin
COMPANY, INC.

FOR LEASE

6 PETALUMA BLVD NORTH,
PETALUMA, CA

The Great Petaluma Mill
Office/Retail Space



Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



THE GREAT PETALUMA MILL OFFICE/RETAIL SPACE FOR LEASE



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PROPERTY INFORMATION

HIGHLIGHTS

- 764-3,317+/- Square Feet
- Historic Charm
- Elevator Served
- On the River in Downtown Petaluma

DESCRIPTION OF PREMISES

Take a step back in time to this unique one of a kind property, rich with history but with modern conveniences, elevator, etc. The Great Mill houses a mix of businesses ranging from restaurants, retail, services, and office. Enjoy the benefits of a thriving pedestrian oriented downtown, in this historic one of a kind building.

Located in historic Downtown Petaluma at the intersection of Petaluma Boulevard and B. Street. The Downtown 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 legendary Butter & Egg Days 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. Easily accessible to Highway 101.

LEASE TERMS

RATE

\$2.40-2.90 PSF

TERMS

3-5 year term preferred

Price includes base year utilities



Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
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AVAILABLE SPACE

AVAILABILITIES

DESCRIPTION

SUITE A1	\$2.90 PSF	984+/- RSF	Home to Adobe Road's wine tasting room for the past nine years, this beautifully improved suite features display windows along Petaluma Boulevard and a private tasting room. The space offers the potential to expand with additional square footage, if desired. A truly unique opportunity not to be missed.
SUITE A2	\$2.40 PSF	2,333+/- RSF	Located on the 1st floor of the Petaluma Mill. Suite A2 has most recently been occupied as an office but lends itself well to most retail uses as well as those offices desiring a retail component such as real estate, insurance, title companies etc. Currently built out with large conference room, three private offices, open bullpen area & kitchen/break room. The 1st floor marketplace includes tenants such as 24Hr Fitness, Wild Goat Bistro, Front Row Hair Salon & Adobe Road Winery. Suite A2 has multiple interior windows facing the common areas of the market place which lends itself well to retail visibility. Flexible suite with the ability to potentially deliver as small as 893+/- SF.
SUITE A8	\$2.40 PSF	764+/- RSF	Charming office/retail suite, located on the first floor, with authentic brick wall and potential for a unique outdoor seating area facing the Petaluma River.
SUITE B3	\$2.60 PSF	892+/- RSF	Spacious suite featuring wide open space, high ceilings and one private office. Suite has interior windows that face a hallway illuminated by an expansive skylight which adds some natural light. Space is flexible and could work well for traditional office uses as well as bodywork, yoga, art studio etc.
SUITE B5	\$2.40 PSF	1,578+/- RSF	2nd-story office suite with high open ceilings and original wood flooring. Currently configured with one private office and additional work stations throughout. Perfectly unique creative space offering open plan for collaboration while providing just enough privacy.

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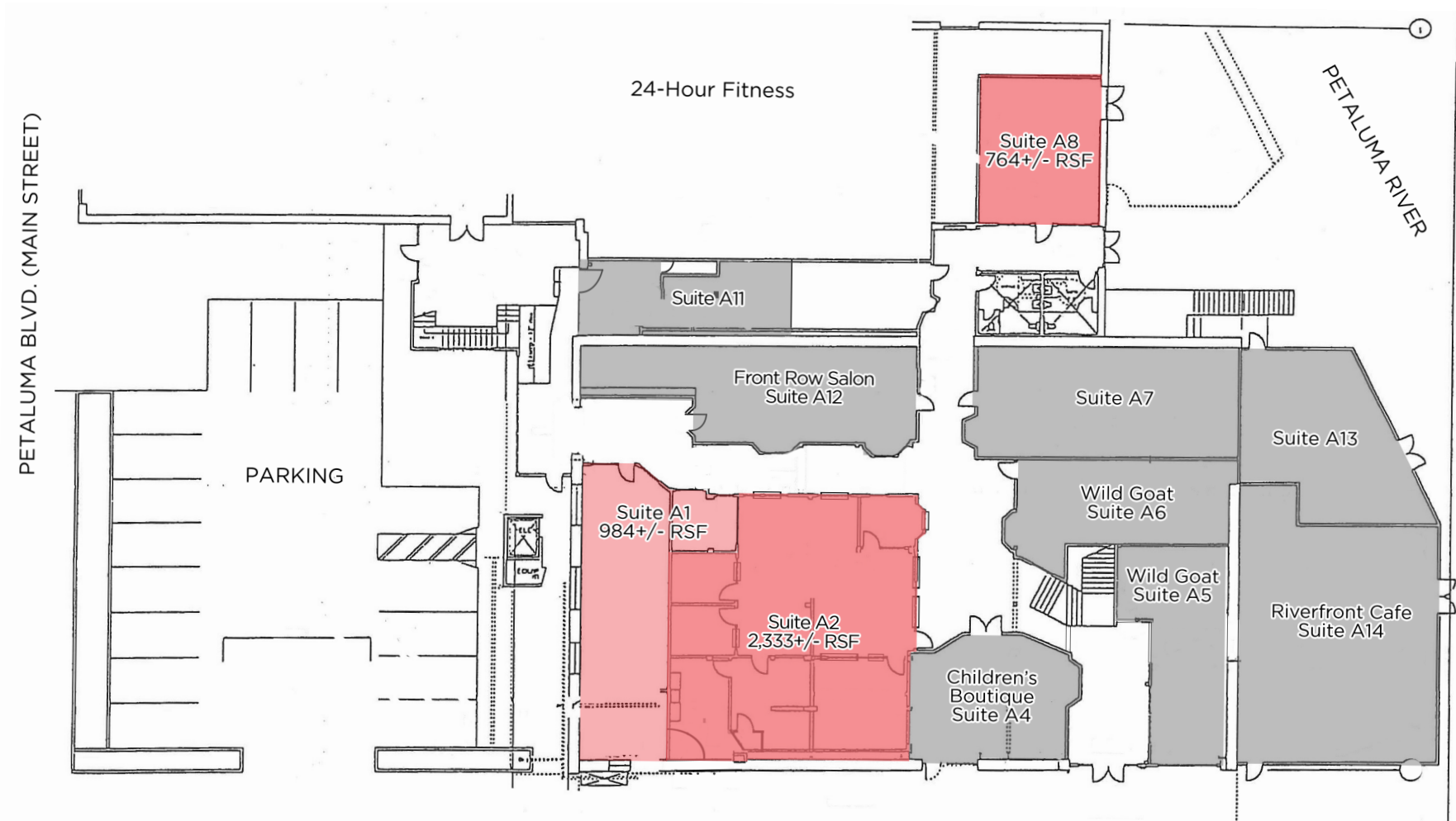


THE GREAT PETALUMA MILL FLOOR PLAN - FIRST FLOOR



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THE GREAT PETALUMA MILL FLOOR PLAN - SECOND FLOOR



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THE GREAT PETALUMA MILL A1 PHOTOS



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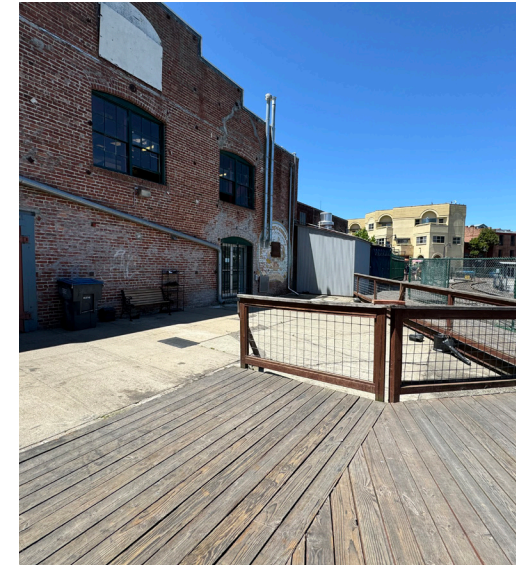


THE GREAT PETALUMA MILL A8 PHOTOS



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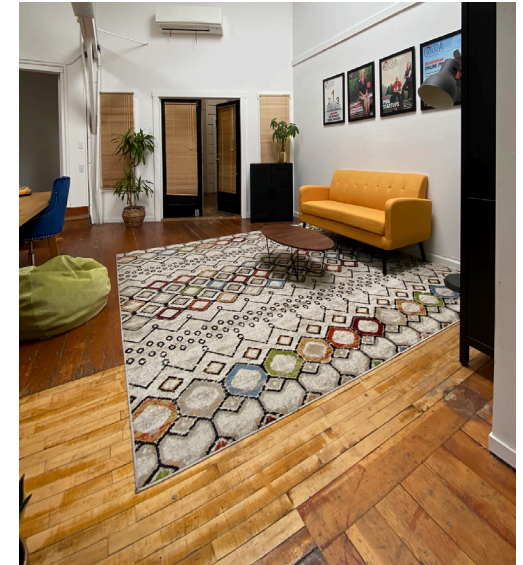


THE GREAT PETALUMA MILL B5 PHOTOS



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THE GREAT PETALUMA MILL AERIAL MAP



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