

OFFICE UNITS FOR LEASE OR SALE

# 1129 Industrial Avenue

Petaluma, California



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## PROPERTY HIGHLIGHTS

- Finished 2nd floor office units for sale or lease
- ***Only 2 Units For Sale Left!***
- Excellent owner/user opportunity (SBA financing available)
- Elevator Served
- First floor lobby and common areas
- Tall windows and skylights throughout providing exceptional natural light
- Easy access to Highway 101
- Amenities nearby
- A 73,800 ± SF concrete tilt office and warehouse combination project.
- Abundant parking with assigned spaces



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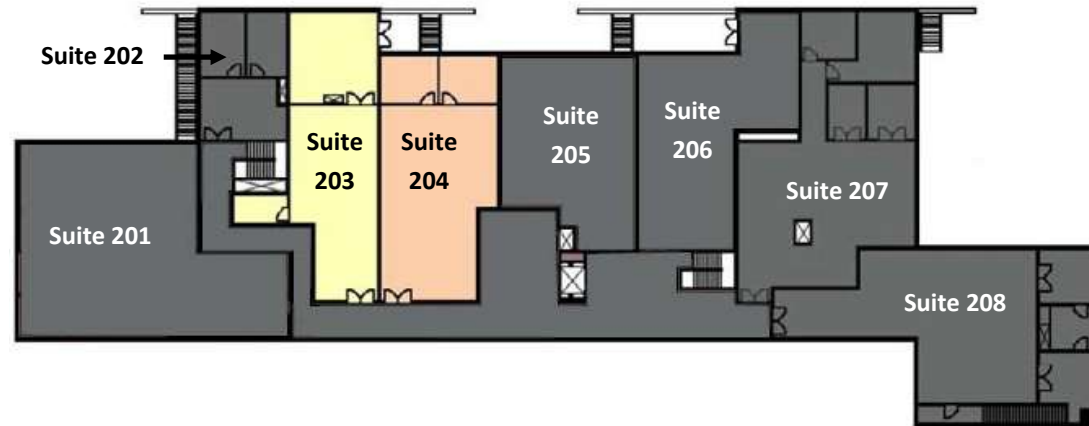
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## SPACE AVAILABLE - Second Floor:

Unit	Rental Area*	Sale Area	Notes	Sale Price	Lease Rate (Gross)
201	3,134±	2,667	SOLD	-	-
202	819±	697	SOLD	-	-
203	1,800±	1,542	Available	\$346,950 \$225/psf	\$1.50/psf
204	2,010±	1,711	Leased 60 Day Notice	\$384,975 \$225/psf	\$1.50/psf
205	1,587±	1,351	SOLD	-	-
206	1,954±	1,663	SOLD	-	-
207	2,774±	2,380	SOLD	-	-
208	2,510±	2,194	SOLD	-	-



\*Including 17% for common area load factor. CAM est. \$0.06 (Lease only)

\*\*Condo Association dues are billed on a pro-rata share of entire building (approximately \$0.25 per psf) (applies to sale only).

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Site Address

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