

FOR SUBLEASE



±5,690-29,355 SF



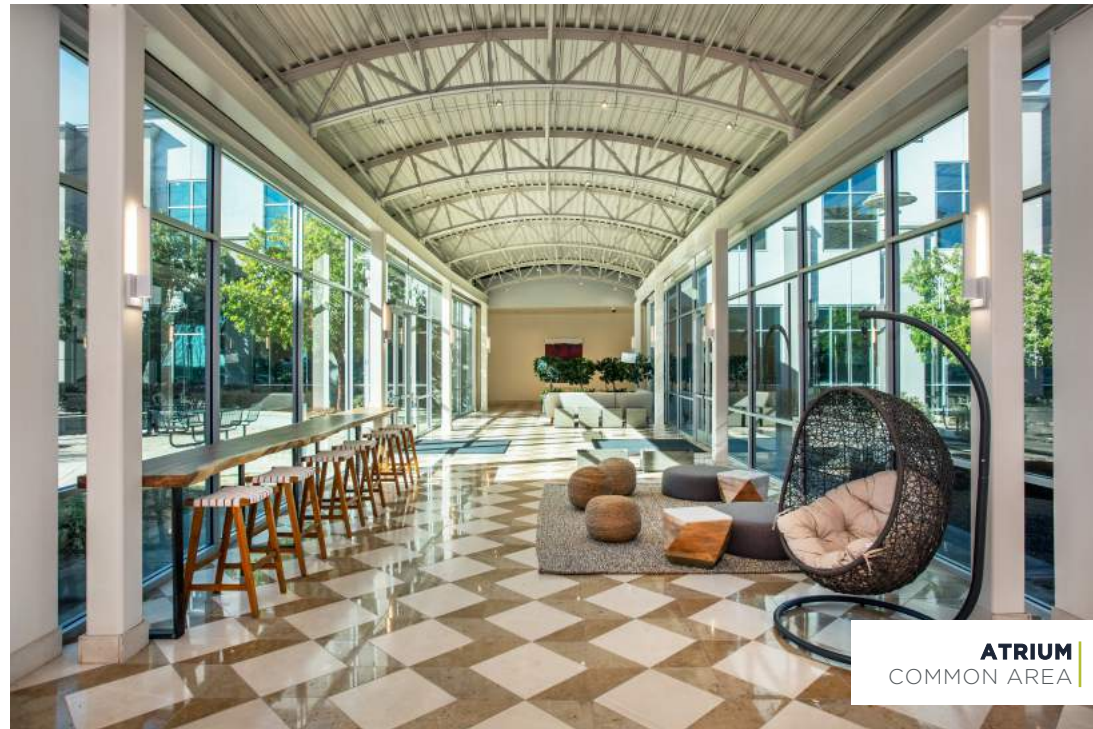
2000 S. MCDOWELL SUITE 200

PETALUMA, CA

A PREMIER CLASS A OFFICE OPPORTUNITY

PROPERTY HIGHLIGHTS

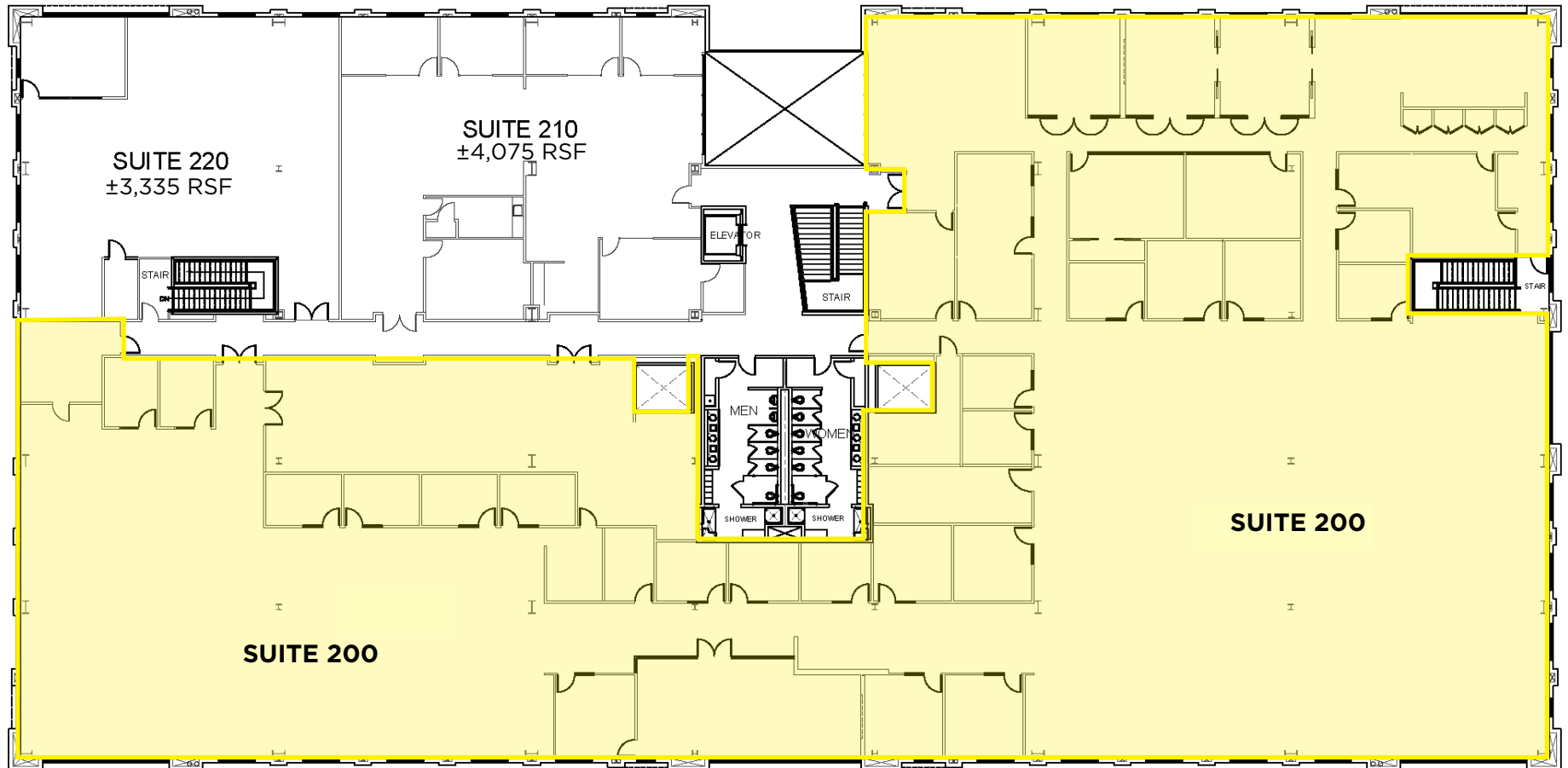
- ±5,690-29,355 SF (demisable)
- Sublease term through 9/30/29
- A generous mix of private offices, meeting spaces, conference rooms, and an open-air break area with kitchen
- Expansive glass lines offering abundant natural light and wetland views
- Atrium tenant lounge
- Showers & lockers in building
- Near Starbucks, Lakeville fitness, restaurants and other food/beverage and retail amenities
- Adjacent to 500 acres of protected wetlands at Shollenberger Park, featuring walking paths
- 20 EV charging stations
- Easy access to Highways 116 and 101, 37, and downtown Petaluma
- Pet friendly
- Asking rate: negotiable



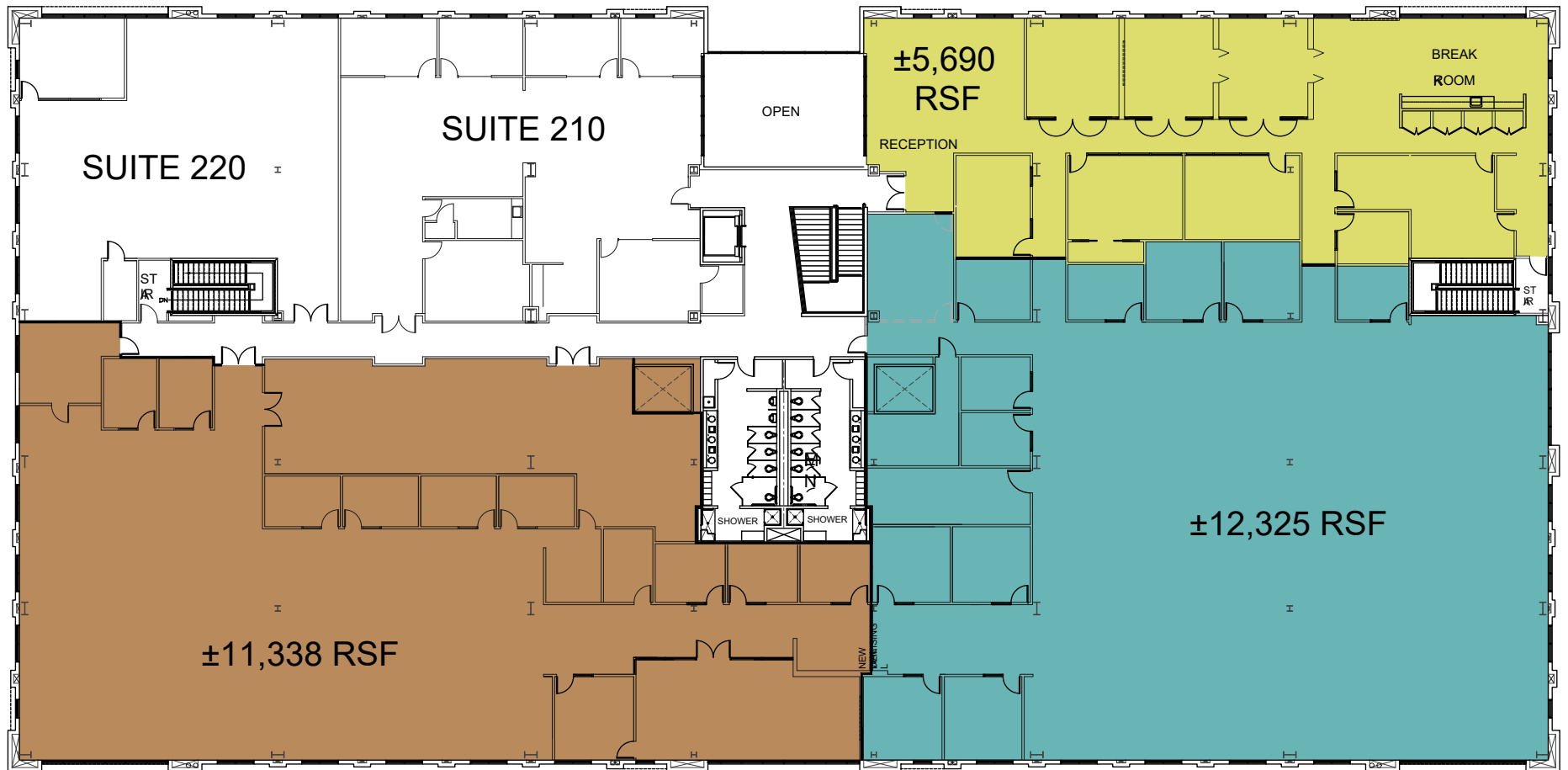
ATRIUM
COMMON AREA



OUTDOOR PATIO
COMMON AREA

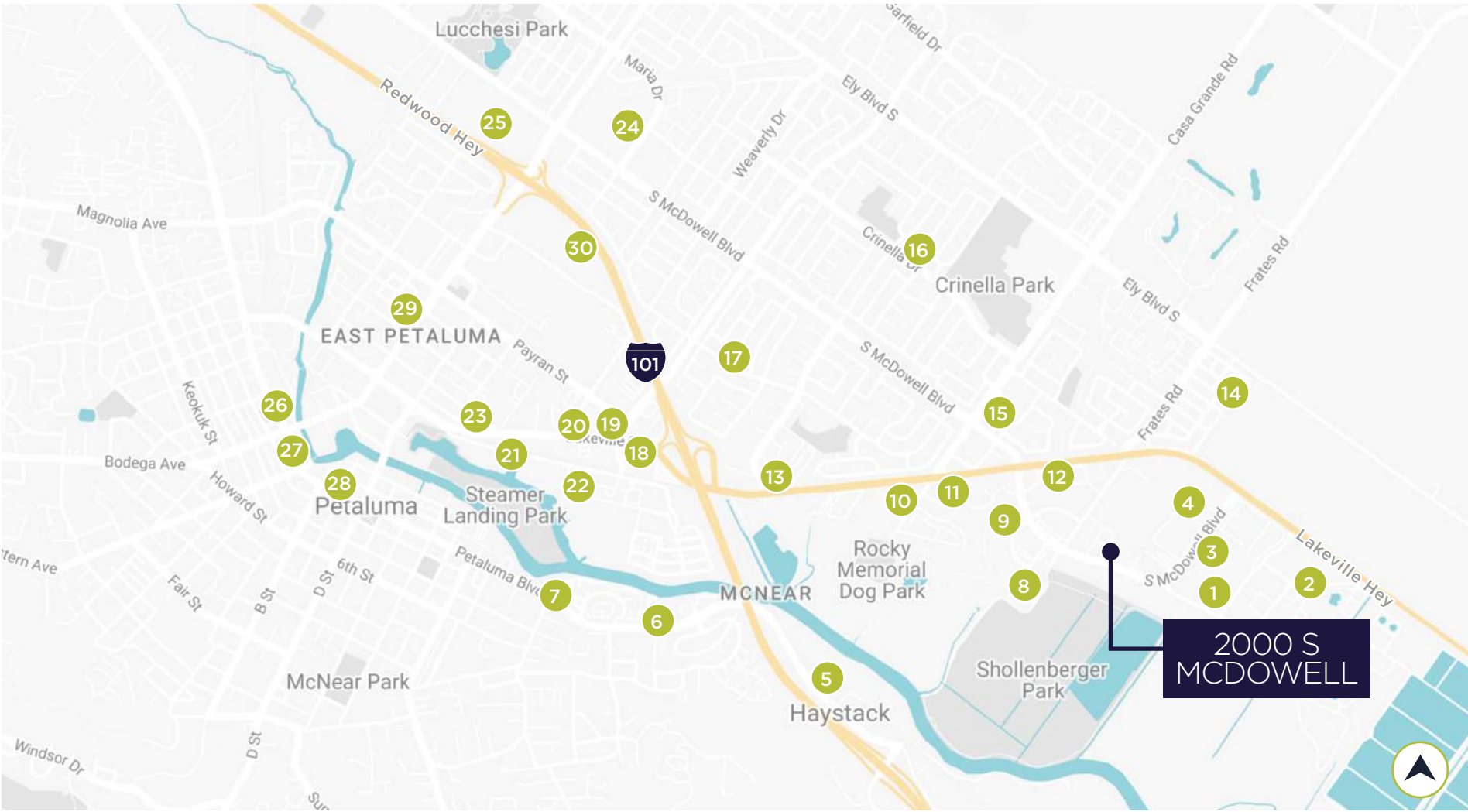


EXISTING PLAN
±29,355 SF



DEMISING PLAN

±5,690-29,355 SF



- 1. Petaluma Valley Dental
- 2. Kaiser Health Plan Pharmacy
- 3. 7 Up Bottling Co-San Francisco
- 4. FedEx Ship Center
- 5. Public Storage
- 6. TruckMax USA
- 7. Mr. Mom's Cafe
- 8. FrontRow
- 9. Miyoko's
- 10. Petaluma Self Storage
- 11. Anytime Fitness
- 12. PUB Republic
- 13. Hello Ortho
- 14. Southgate Park
- 15. Johnson Classic Car Sales
- 16. Pet Lovers Pet Care
- 17. JT's Mom & Pop Wines
- 18. In-N-Out Burger
- 19. McDonald's
- 20. Anna's Seafood
- 21. Touchless Car Wash
- 22. North Bay Animal Services
- 23. Hampton Inn Petaluma
- 24. Safeway
- 25. Trader Joe's
- 26. Brewsters Beer Garden
- 27. Della Fattoria Downtown Café
- 28. Boulevard 14 Cinema
- 29. Whole Foods Market
- 30. Sprouts Farmers Market

AREA AMENITIES



CONTACT INFORMATION

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