

**OFFICE/WAREHOUSE/R&D**  
**UP TO ±33,829 SQUARE FEET AVAILABLE DIVISIBLE**



## **FOR LEASE**

2180 South McDowell Blvd  
Petaluma, California

**TREVOR BUCK**  
Executive Managing Director  
415 451 2436  
trevor.buck@cushwake.com  
LIC #01255462

**BRIAN FOSTER**  
Executive Director  
415 451 2437  
brian.foster@cushwake.com  
LIC #01393059

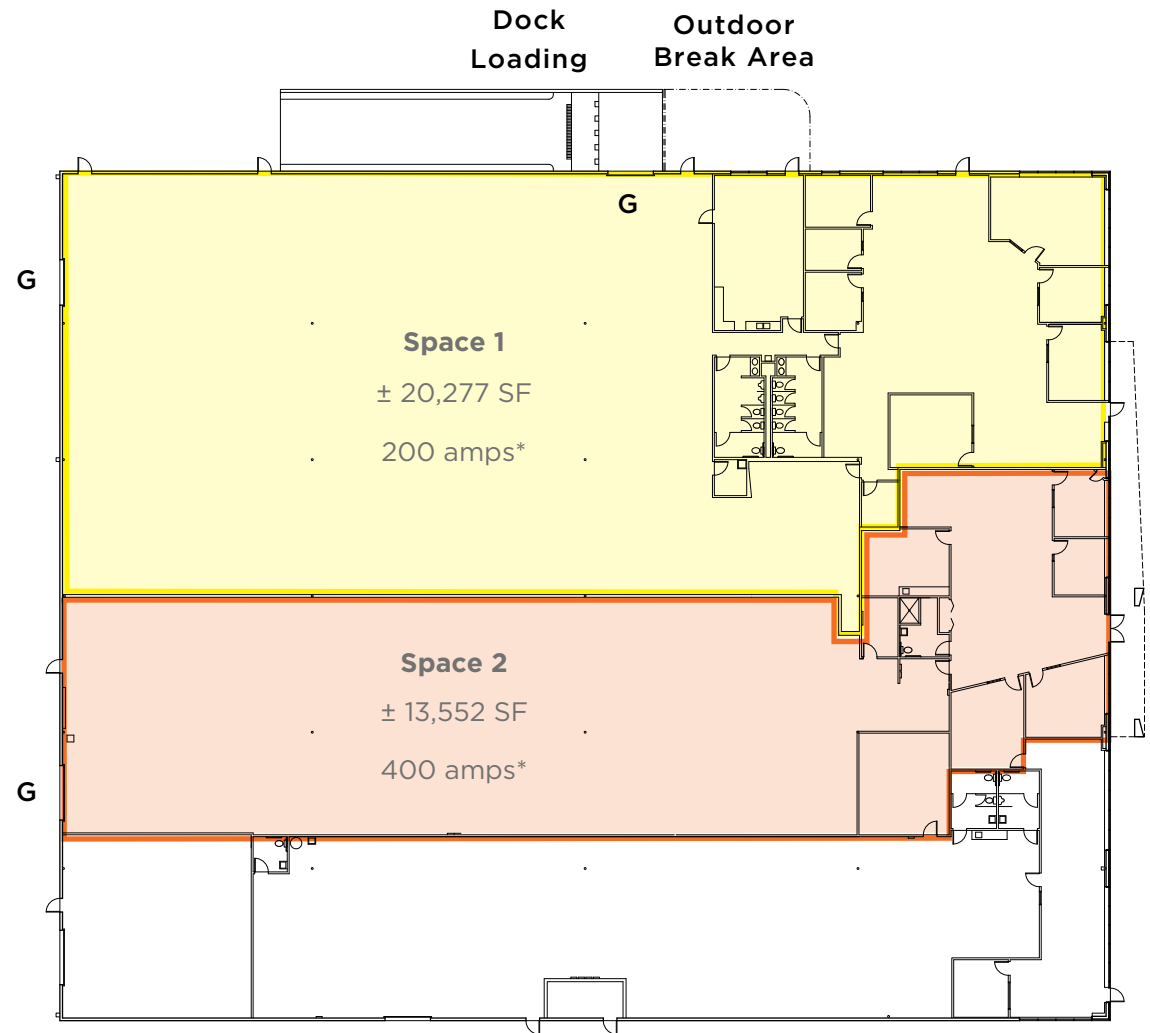
**STEVEN LEONARD**  
Managing Director  
415 722 1080  
steven.leonard@cushwake.com  
LIC #00909604

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## FEATURES:

Building Size:	± 43,197 SF
Site Area:	± 2.37 AC
Clear Height:	± 14' - 17'
Parking:	2.3/1000
Column Spacing:	29'x59'
Sprinklers:	Yes
Building Lease Rate:	\$1.35 NNN
Dock Doors:	1
Grade Level Doors (G):	3 (9'x10')
Building Power:	Heavy Power- 1600 amps
Zoning:	BP (Business Park)
Year Built:	1996



\*An additional 400 amps is available for a total of 1600 amps at the building

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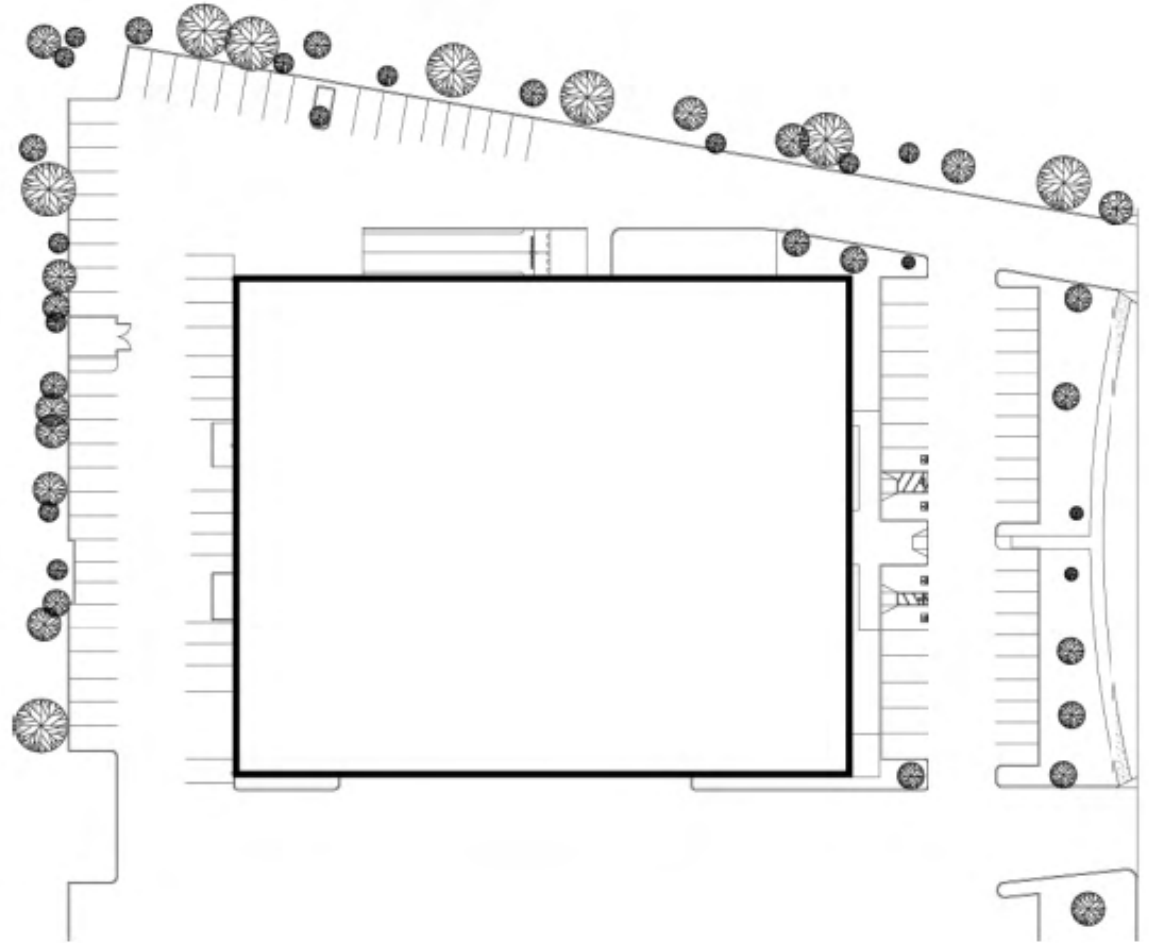
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## HIGHLIGHTS:

- Extensive glass line and mature landscaping
- Convenient access to Highways 101 and 37 in Southern Petaluma
- Dock high and grade level loading
- Built out office in place
- Location backs up to Shollenberger Park, walking paths, and open space
- Walking distance to restaurants, coffee, and other amenities
- Outdoor seating area



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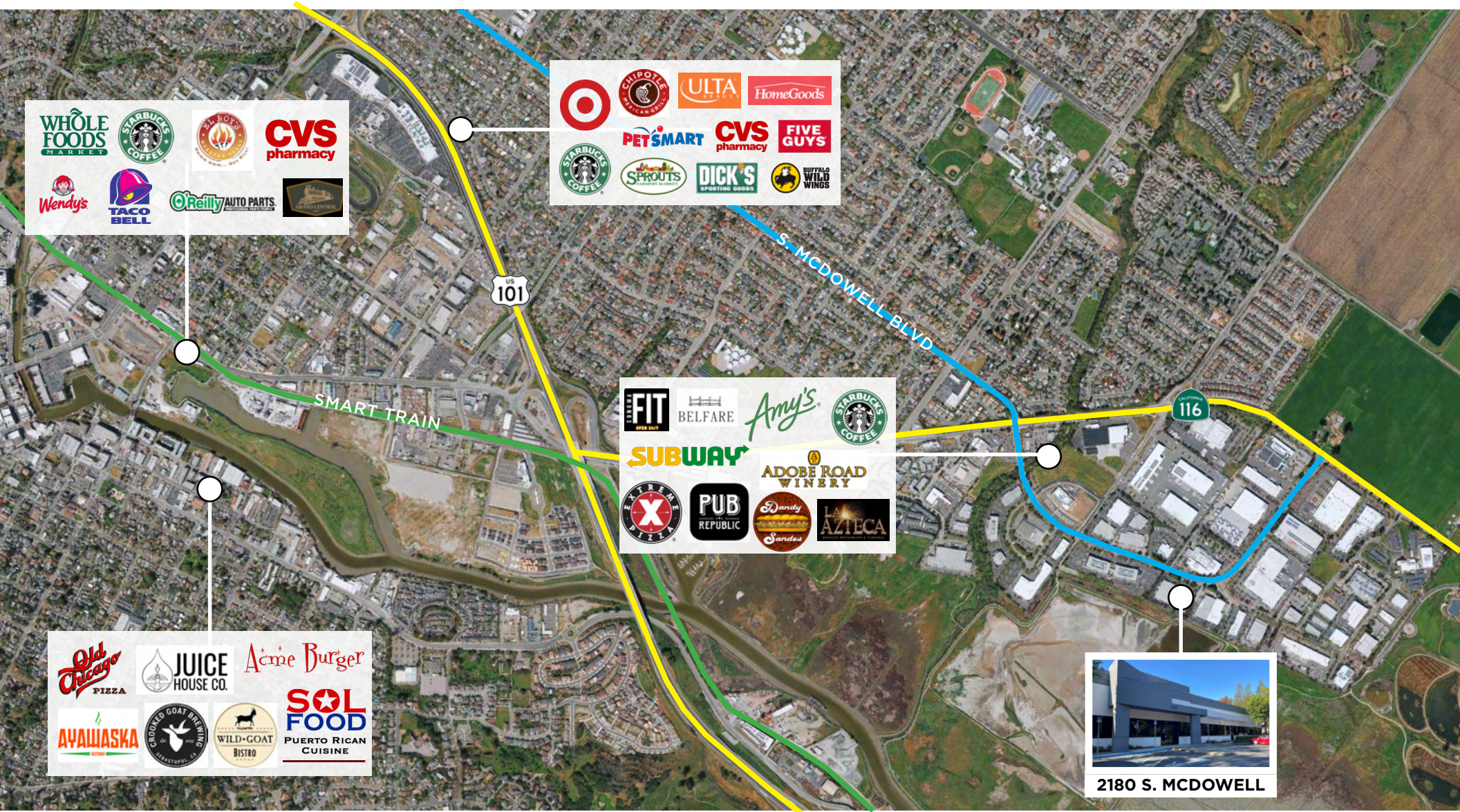
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