



# INDUSTRIAL - FLEX OFFICE SPACE FOR LEASE:

±1,695 - ±16,653 SF OFFICE AVAILABLE

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1341-1353 REDWOOD WAY

**THE REDWOODS**

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**PETALUMA, CA**



## PROPERTY HIGHLIGHTS

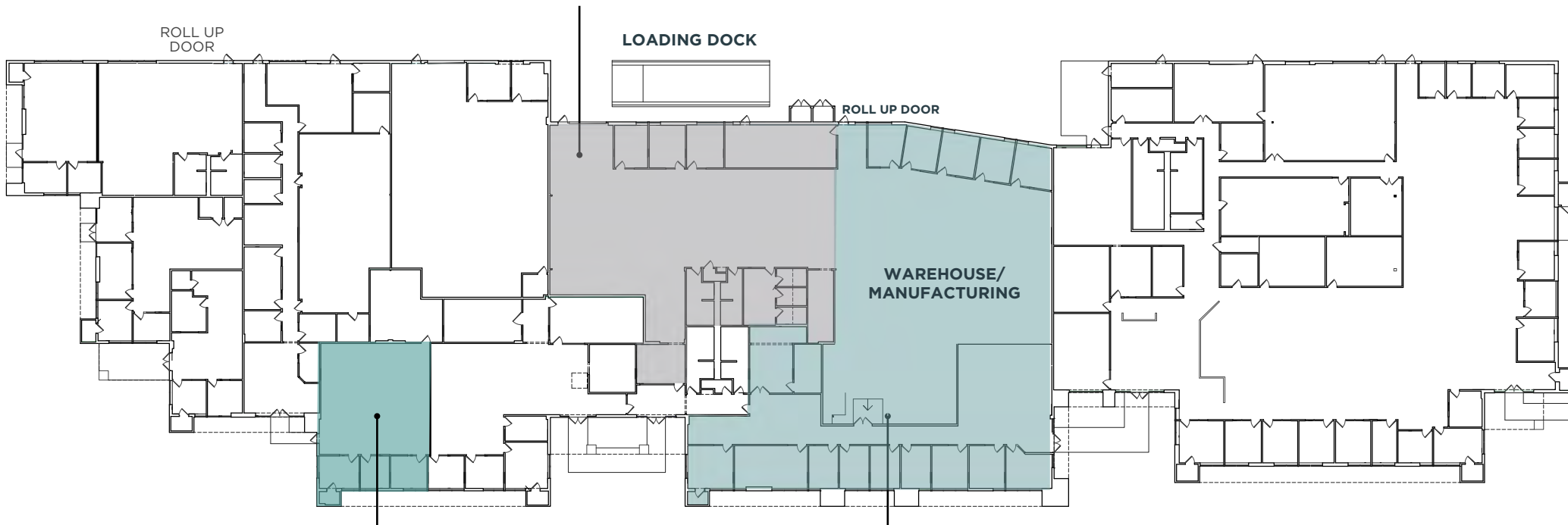
- **1351 Suite B + 1353 Suite A**
  - ±10,453 SF expandable to ±16,653 SF
- **1353 Suite B**
  - ±1,695 SF
  - 3 window-lined offices
  - Possibility to add bathroom
- Rent - \$1.20/RSF NNN
- Approximately 242 parking spaces
- Shared dock high loading
- Grade level loading door
- Park-like setting surrounded by mature redwood trees
- North Petaluma location near the intersection of North McDowell Blvd and Old Redwood Highway
- In the heart of Redwood Business Park & Amenities



# AVAILABILITIES

## **Suite 1353 A**

±6,200 RSF Industrial  
Can be added to Suite 1351 B  
for a total of ±16,653 RSF

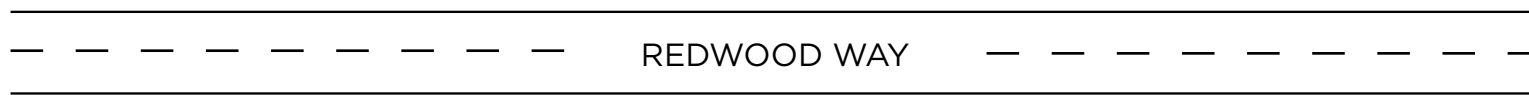


## **Suite 1353 B**

±1,695 RSF  
Office

## **Suite 1351 B**

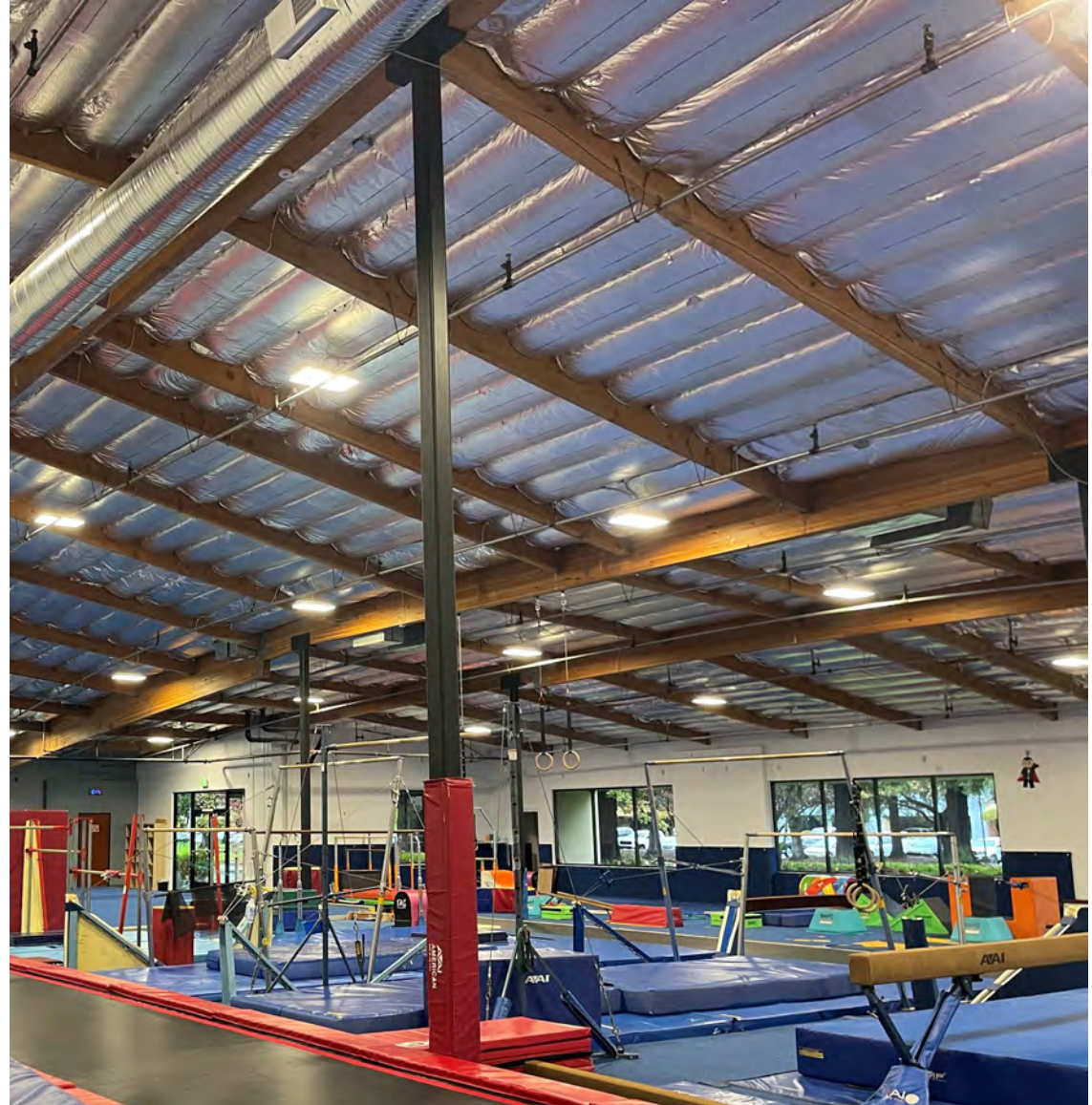
±10,453 RSF  
Office/Industrial



# SUITE 1351B PHOTOS



# REPRESENTATION OF CLEAR HEIGHT





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