

FOR SUBLEASE



±5,690-29,355 SF



2000 S. MCDOWELL SUITE 200

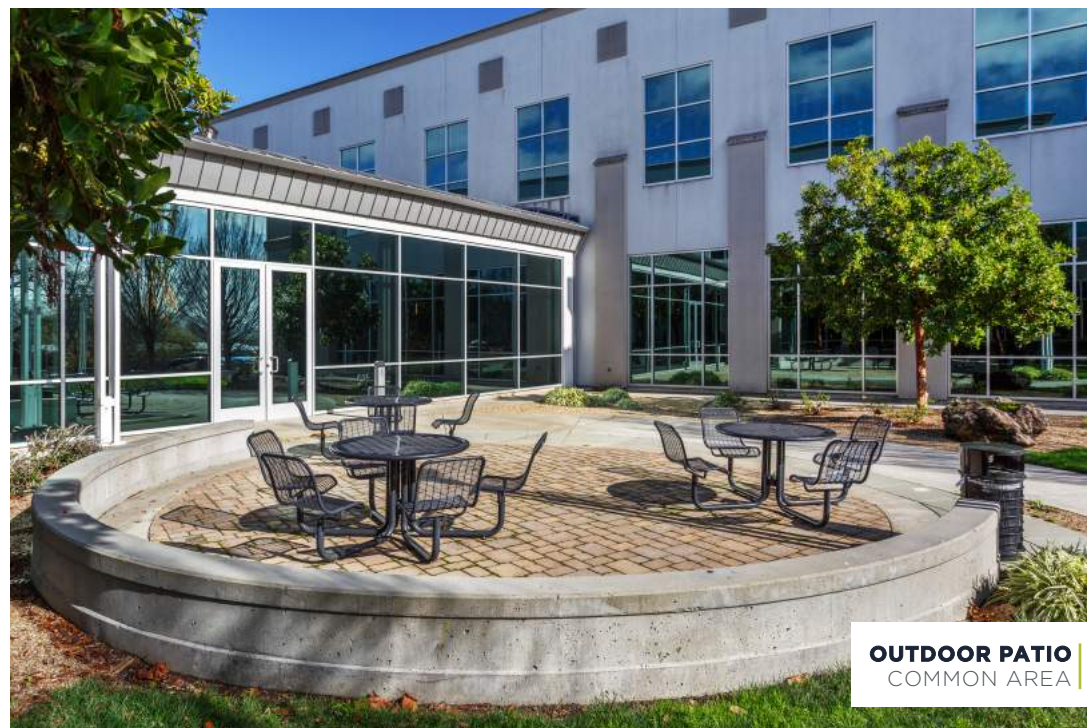
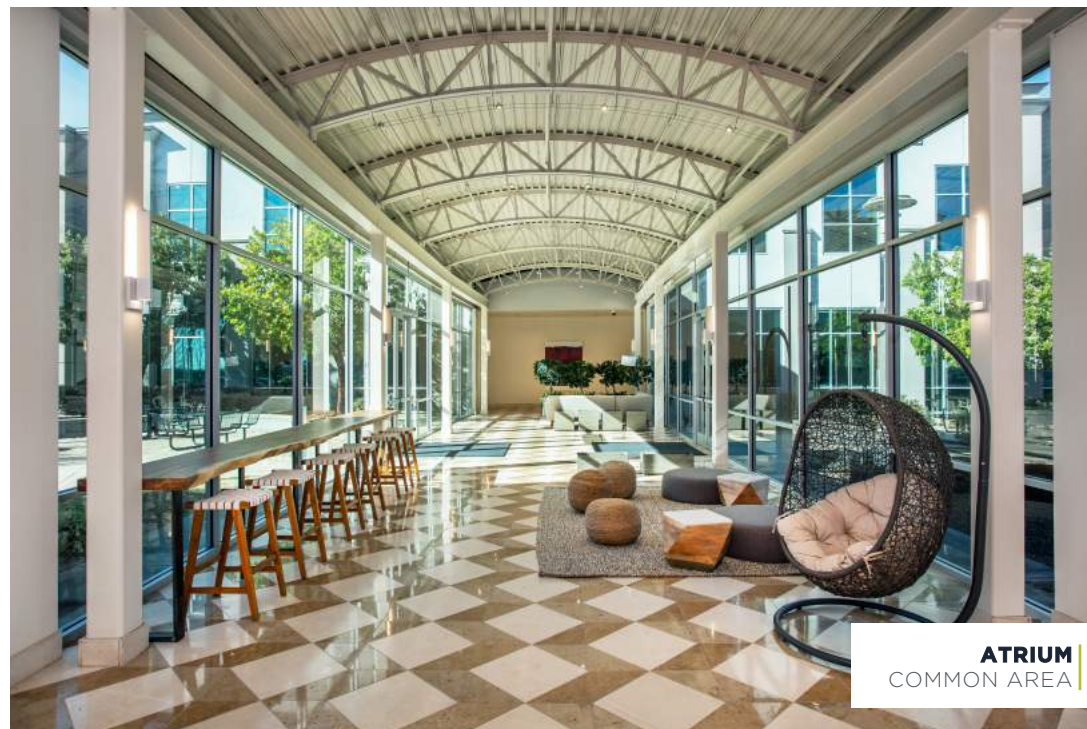
PETALUMA, CA

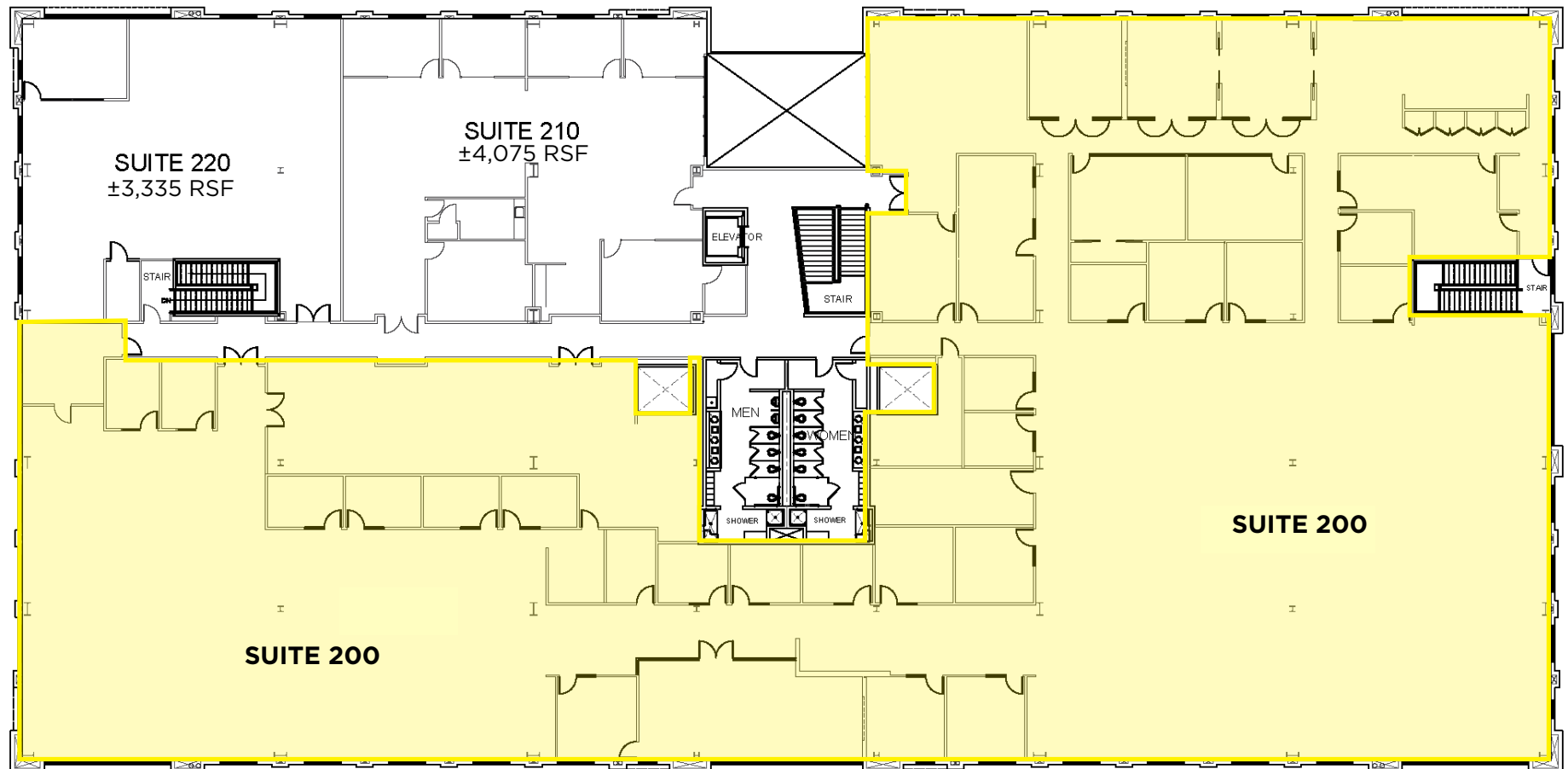
A PREMIER CLASS A OFFICE OPPORTUNITY

2000 S MCDOWELL, SUITE 200

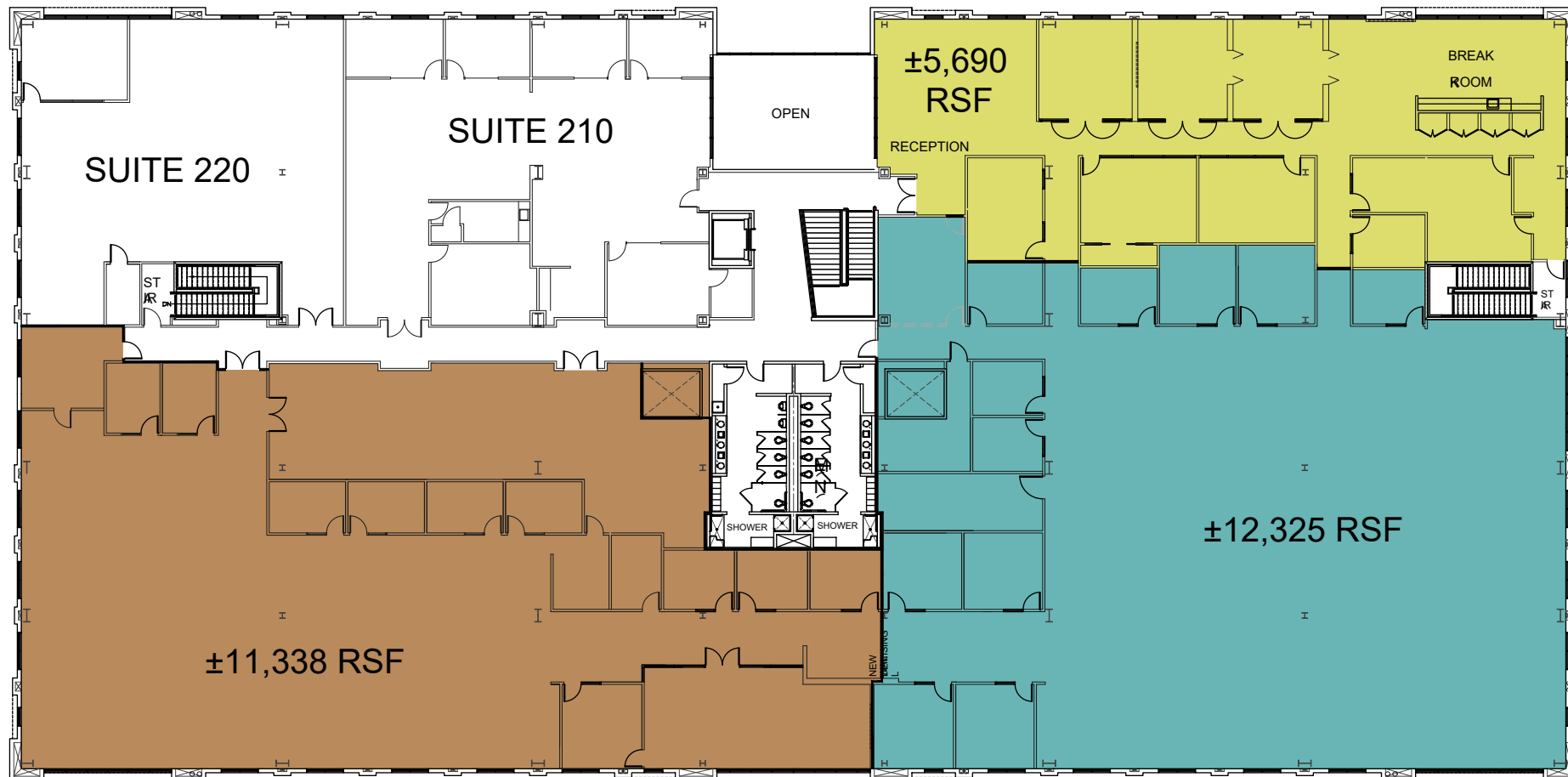
PROPERTY HIGHLIGHTS

- ±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

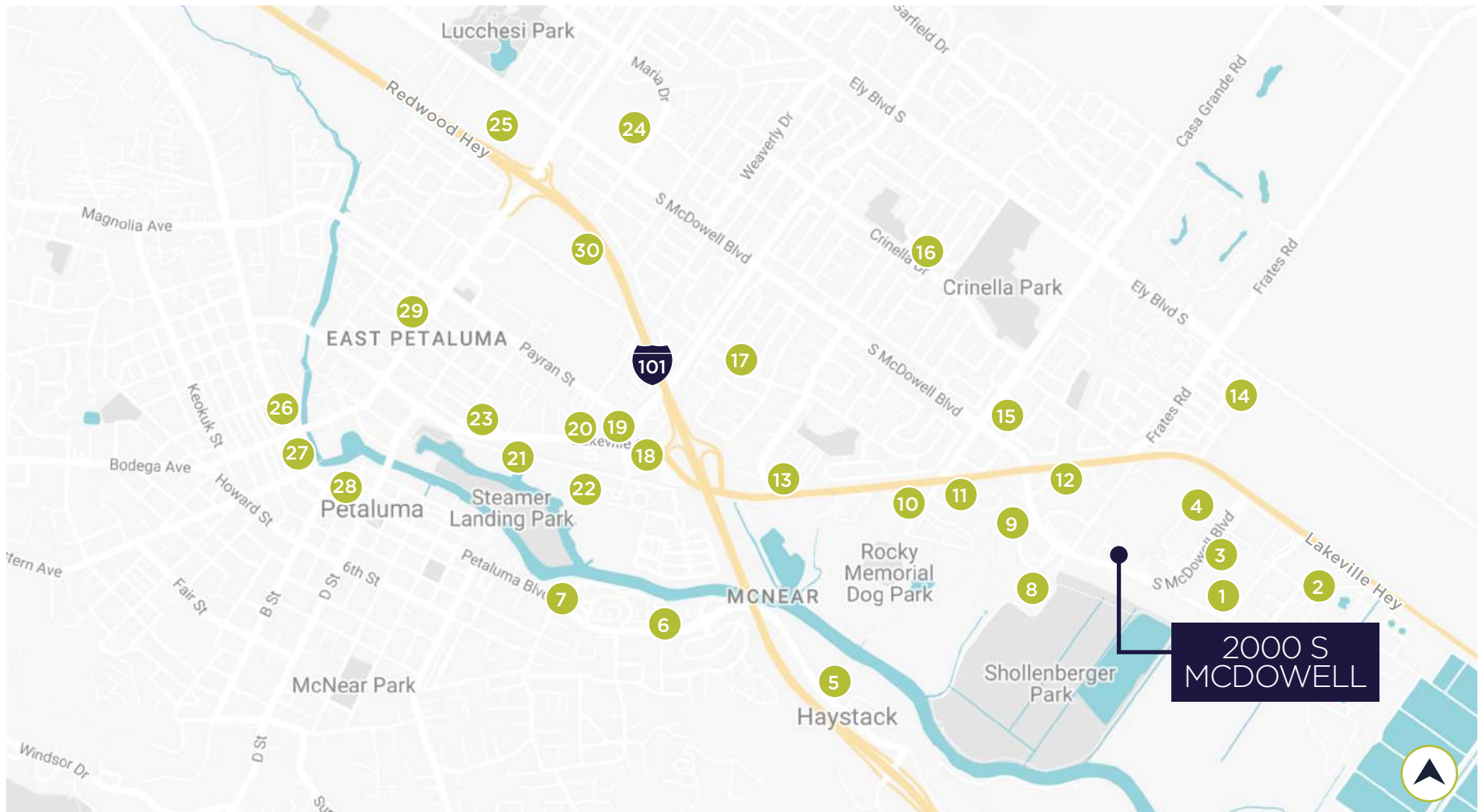




EXISTING PLAN
±29,355 SF



DEMISING PLAN
±5,690-29,355 SF



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

AREA AMENITIES



CONTACT INFORMATION

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