

FOR LEASE

# Petaluma Marina Business Center



Virtual  
Tour



## NEW BROKER/TENANT INCENTIVE!

- For any 3,000 SF or larger leases signed by 6/30/2021:
  - Tenant receives 1 month FREE for every year leased
  - Broker receives a FULL FEE
- Call listing agents to learn more

Class "A" Suites For Lease from ±798 - 3,789 SF



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# Petaluma Marina Business Center

[www.PetalumaMarinaBusinessCenter.com](http://www.PetalumaMarinaBusinessCenter.com)

Vibrant Space on the  
Marina in the heart of  
Petaluma

Type:  
Office

Address:  
755, 765 & 775 Baywood Drive  
Petaluma, CA

Total SF  
131,109

# of Floors  
3 Buildings:

755 Baywood - 3 Story  
765 Baywood - 3 Story  
775 Baywood - 3 Story



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## DESCRIPTION

- Newly refurbished spaces - ready for immediate occupancy
- Convenient access & visibility from Highways 101 and 116; 11 miles to Highway 37
- Outstanding work environment with marina and mountain views
- Operable windows & card-key access system
- Abundant parking
- On-Site cafe
- Located adjacent to Sheraton Hotel, conference center & restaurant
- On-Site property management & facility engineer
- Wired with comcast high-speed internet connectivity
- Swift decision-making & uncomplicated negotiations by local, reputable ownership
- On-site 254 kW solar installation generates 373,110 kWh annually and provides 90 covered parking spaces





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EXCLUSIVELY MARKETING BY THE DOWLING-BRACCO TEAM OF JLL | 707.421.2900

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Jones Lang LaSalle Brokerage, Inc.  
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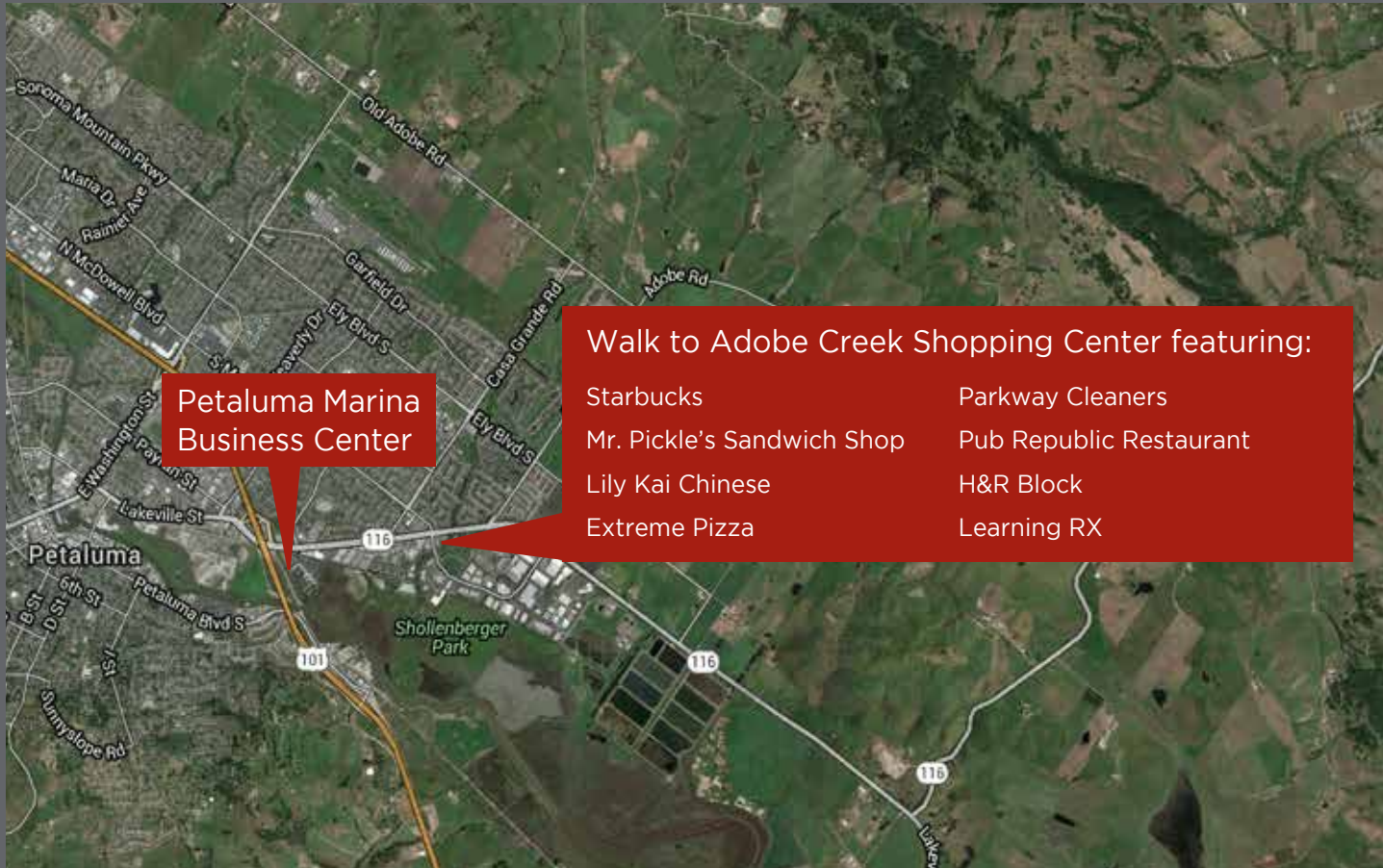
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BASIN STREET  
PROPERTIES



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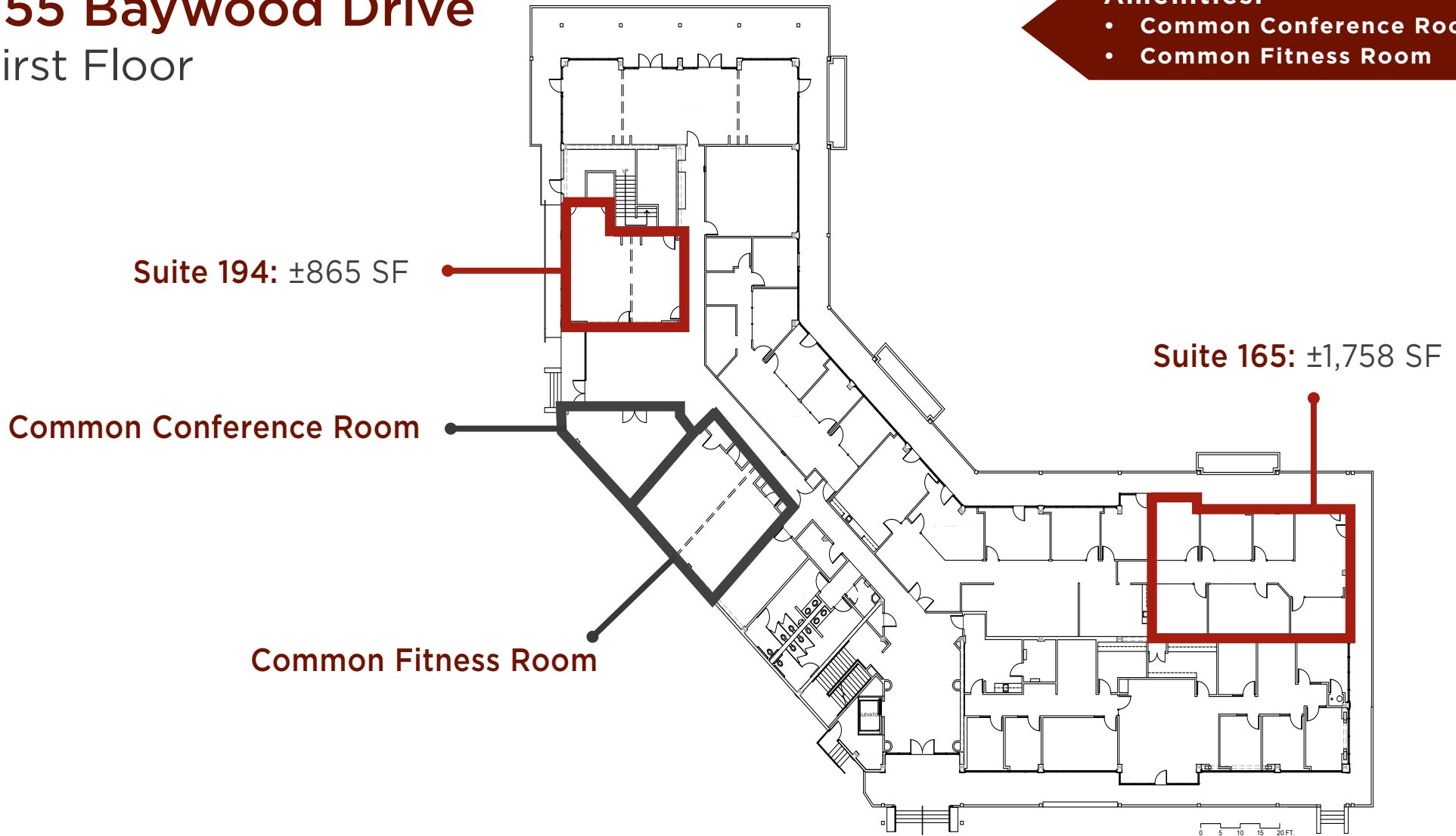
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## 755 Baywood Drive First Floor



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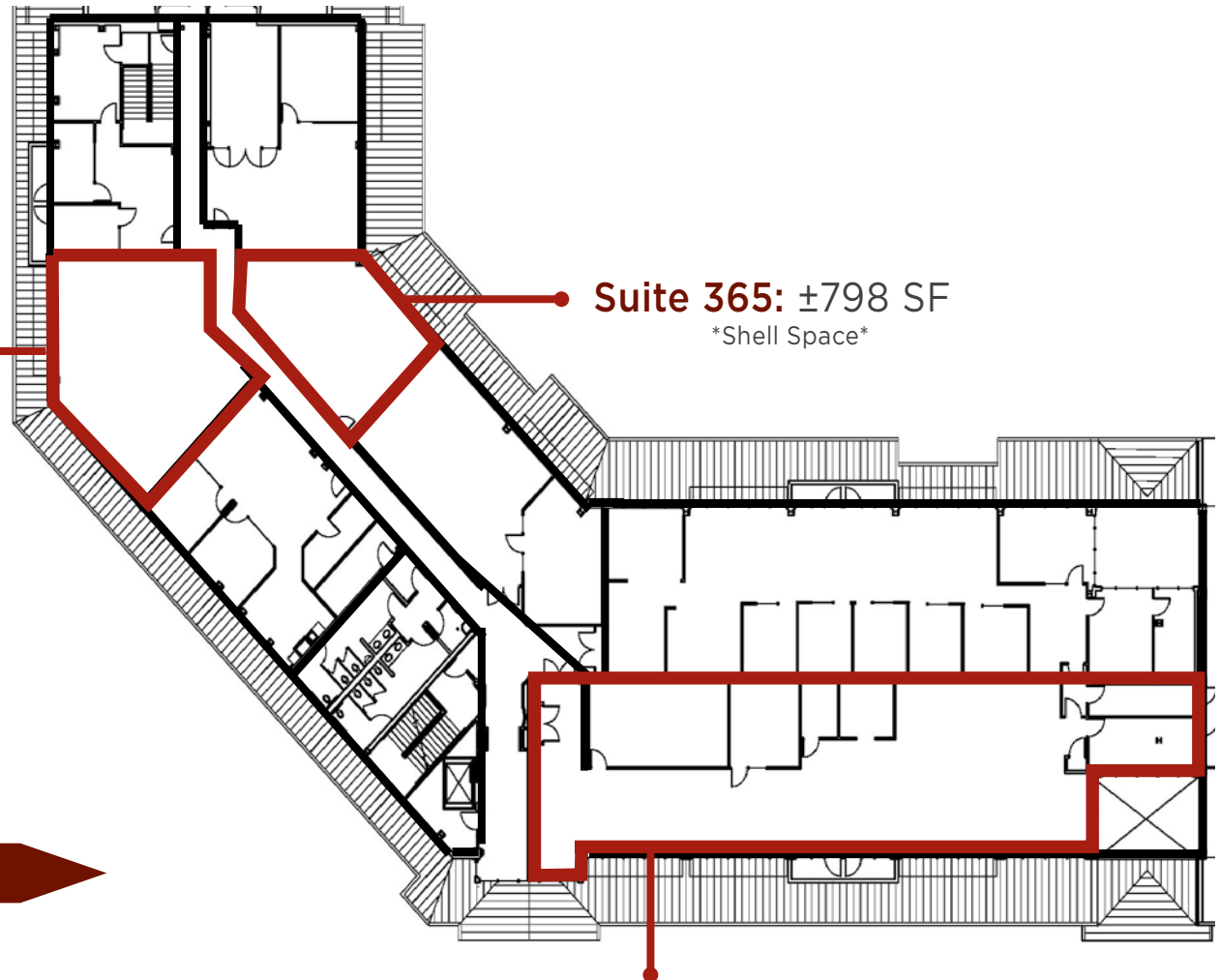
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## 755 Baywood Drive Third Floor

**Suite 340: ±1,293 SF**  
\*Shell Space\*

**Suite 365: ±798 SF**  
\*Shell Space\*



**Suite 390: ±3,789 SF**

### RENT INCENTIVE

- Tenant to pay on 2,000 SF for the first three years of a five year lease



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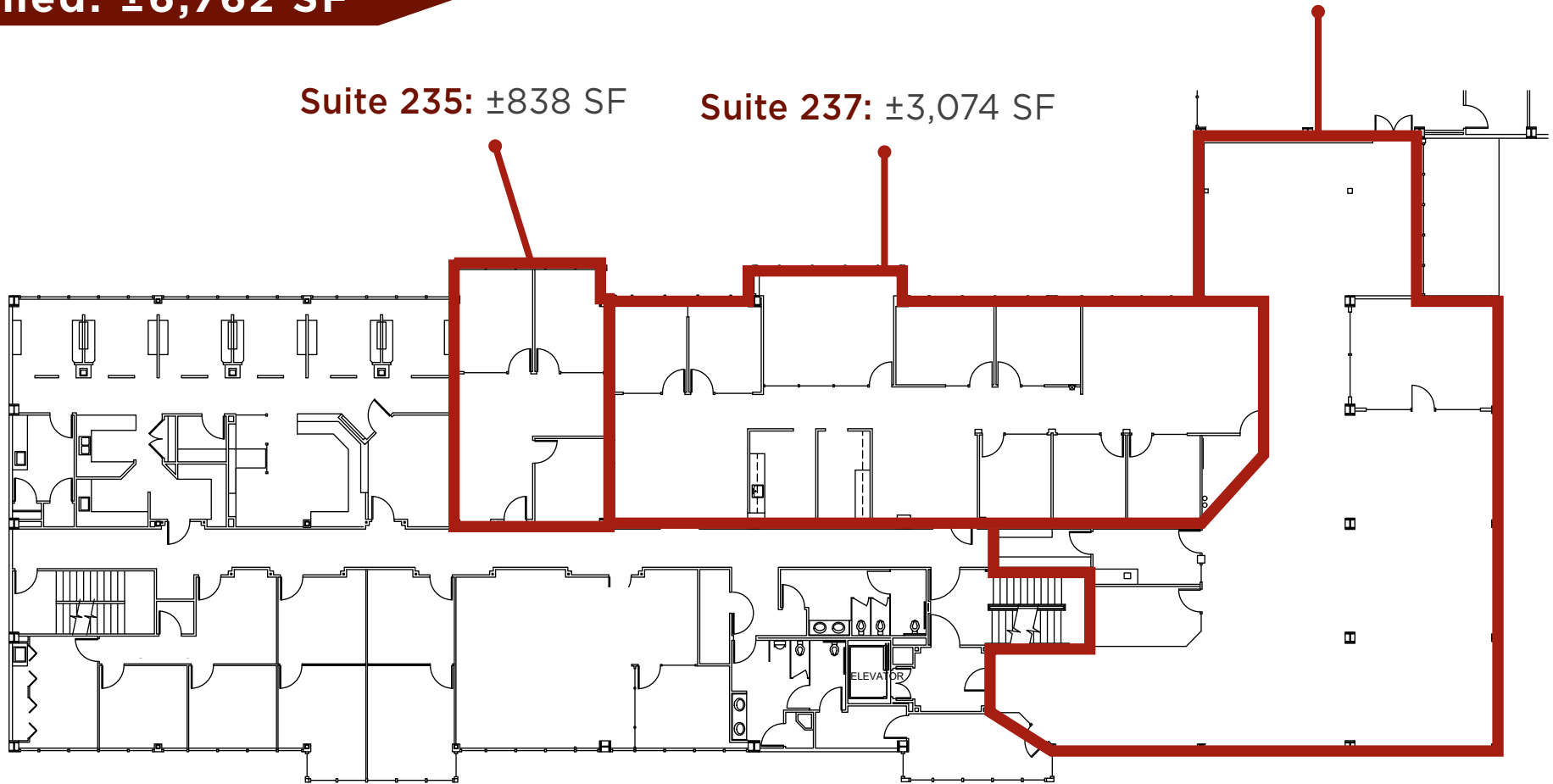
## 765 Baywood Drive Second Floor

**Combined: ±6,762 SF**

**Suite 239: ±3,688 SF**

**Suite 235: ±838 SF**

**Suite 237: ±3,074 SF**



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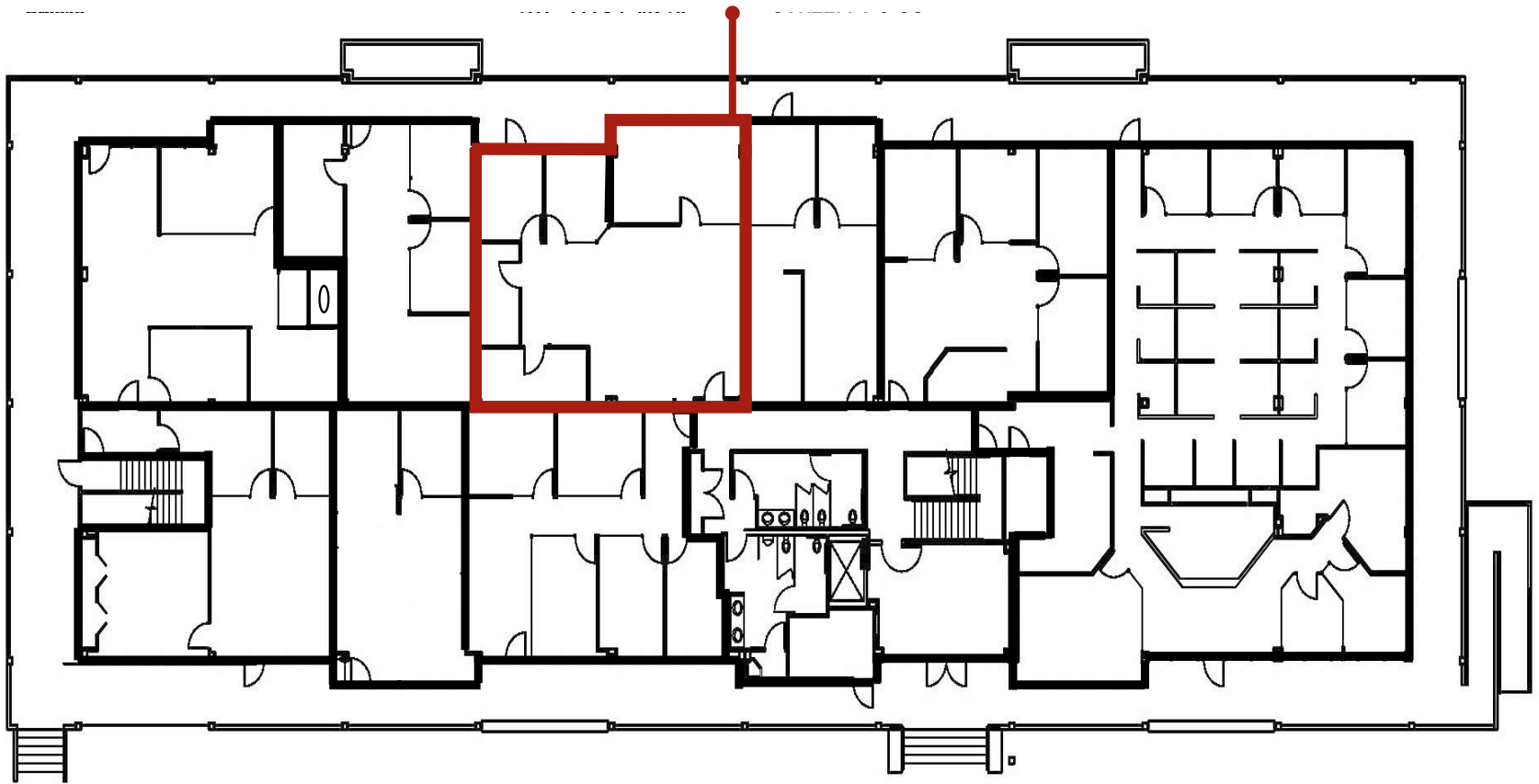
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**775 Baywood Drive**  
First Floor

**Suite 111: ±1,502 SF**



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