



FOR LEASE

175 LYNCH CREEK WAY  
PETALUMA, CA

MEDICAL/PROFESSIONAL  
OFFICE CONDO



Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER  
LIC # 01437146 (707) 664-1400, EXT 108  
SWANN@KEEGANCOPPIN.COM



# PROFESSIONAL MEDICAL CONDO FOR LEASE



175 LYNCH CREEK WAY  
PETALUMA, CA

PROFESSIONAL/MEDICAL  
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## PROPERTY INFORMATION

### HIGHLIGHTS

- Professional Medical Complex
- Freestanding Building
- Convenient Location
- On-site Parking
- Close to amenities
- Across the street from Petaluma Valley Hospital

### SPACE DESCRIPTION

1,200+/- SF Condo Unit      Reception area/waiting room, conference room, 3 private offices, bonus break room with sink and private restroom. Pitched roof line allowing for higher ceilings and a more expansive feel.

### DESCRIPTION OF PREMISES

Ideal location with easy access to Petaluma hospital, restaurants, shopping and other conveniences.

### LEASE TERMS

#### Rate

\$1.90 per sq ft

#### Terms

Gross Lease

#### Parking

On-Site

#### Zoning

PUD

Marmon Medical Meadows

Keegan & Coppin Co., Inc.  
1201 North McDowell Boulevard  
Petaluma, CA 94954  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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## DESCRIPTION OF AREA

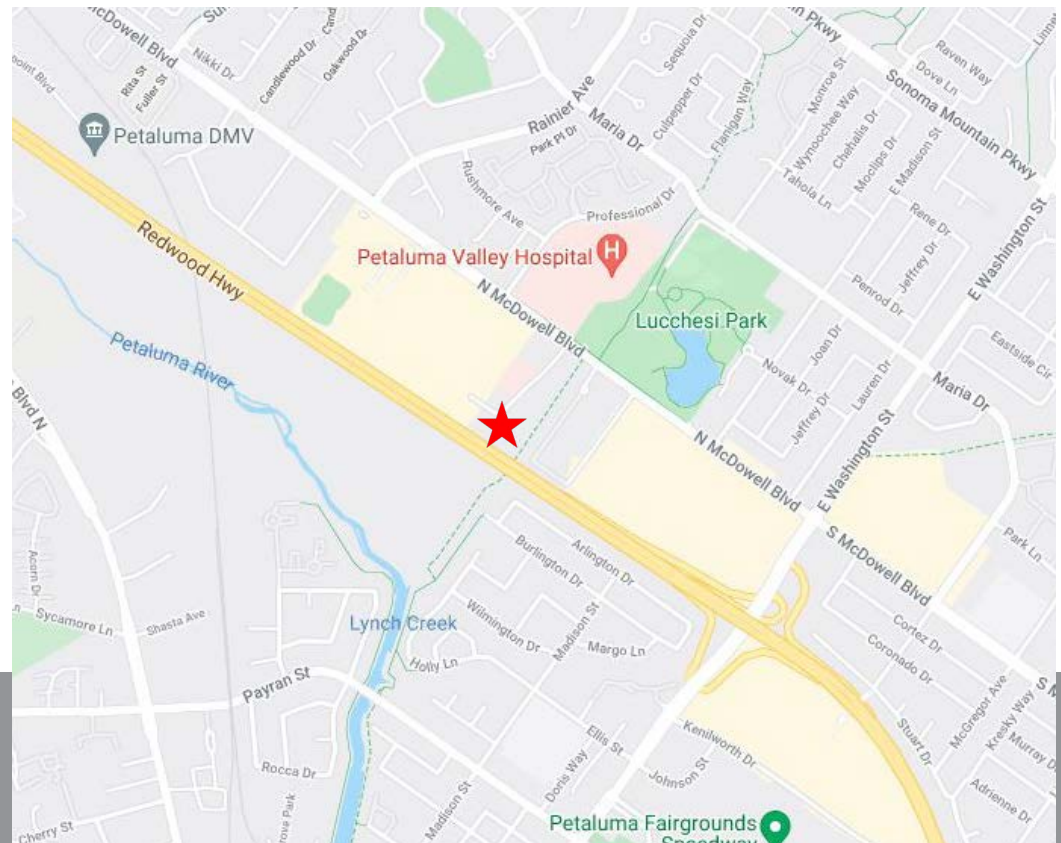
Lynch Creek Way is conveniently positioned across from Petaluma Valley Hospital and is the home to many professional medical offices. The subject complex is located within walking distance to a variety of retail establishments, including restaurants soft goods and service retailers. Located in the center of Petaluma with easy access to Hwy 101 this location has it all.

## NEARBY AMENITIES

- Petaluma Valley Hospital
- Walking distance to a variety of retail, coffee shops and restaurants
- Petaluma Community Center

## TRANSPORTATION ACCESS

- Easy access to Highway 101
- Public Transportation



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# 175 LYNCH CREEK WAY, PETALUMA, CA FLOOR PLAN



175 LYNCH CREEK WAY  
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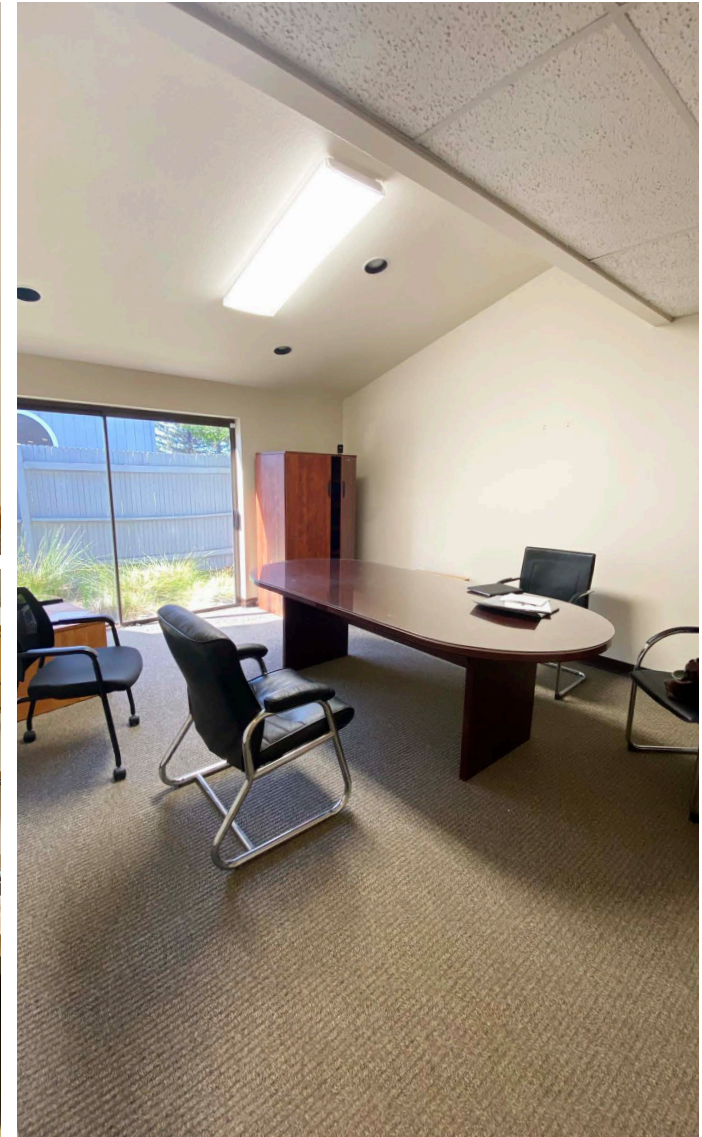
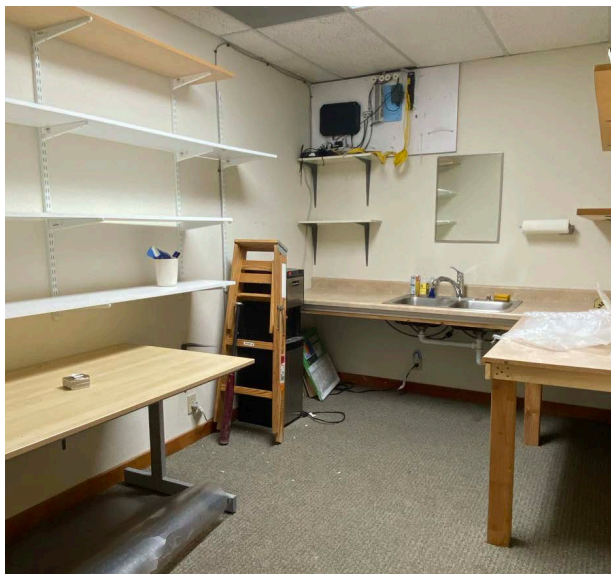


# 175 LYNCH CREEK WAY, PETALUMA, CA PHOTOS



175 LYNCH CREEK WAY  
PETALUMA, CA

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# 175 LYNCH CREEK WAY, PETALUMA, CA AERIAL MAP



175 LYNCH CREEK WAY  
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