



Keegan & Coppin
COMPANY, INC.

FOR SUBLEASE

1345 REDWOOD WAY
PETALUMA, CA

Office for Lease

Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



PROPERTY DESCRIPTION



1345 REDWOOD WAY
PETALUMA, CA

OFFICE FOR SUBLEASE

PROPERTY INFORMATION

HIGHLIGHTS

- Updated Office Suite
- Efficient Layout
- Private Entry
- Monument Signage
- Redwood Business Park
- Easy Access to Highway 101

SPACE DESCRIPTION

1,165+/- SF Updated office suite featuring three private offices, an open area with capacity for up to three additional workstations, and a private restroom. Recent improvements include new carpet, fresh paint, and updated lighting. Suite can be delivered furnished with the existing office furniture. Located in a quiet, professional setting among the redwoods, with convenient access to restaurants, shopping, and other professional services.

LEASE TERMS

Rate

\$1.70 PSF Gross

Terms

Gross

Separate PG&E Meter

Sublease Opportunity through April 30, 2028

Landlord Open to Longer Term Leases

Parking

On-Site

Zoning

Redwood Business Park

Sequoia Terrace PCD

Keegan & Coppin Co., Inc.
1201 North McDowell Boulevard
Petaluma, CA 94954
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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AREA DESCRIPTION



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DESCRIPTION OF AREA

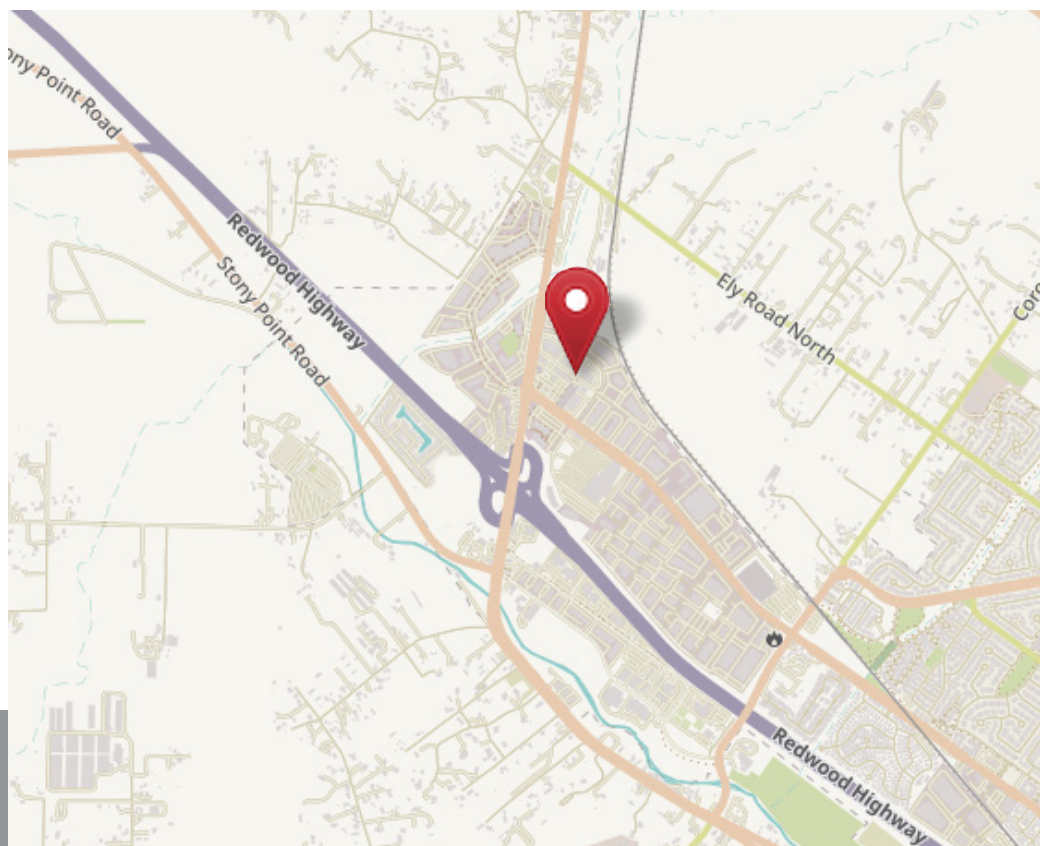
Located within the Redwood Business Park at the north end of Petaluma, the easy access off Hwy 101 and convenient proximity between Sonoma and Marin Counties give employers the opportunity to recruit employees around the Bay Area. Redwood Business Park is a master-planned business park with over 1,100,000+/- SF occupied by companies such as The Sonoma-Marin Area Rail Transit (SMART), Sonoma Human Services, Enphase Energy, Digilock and many more.

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
- SMART



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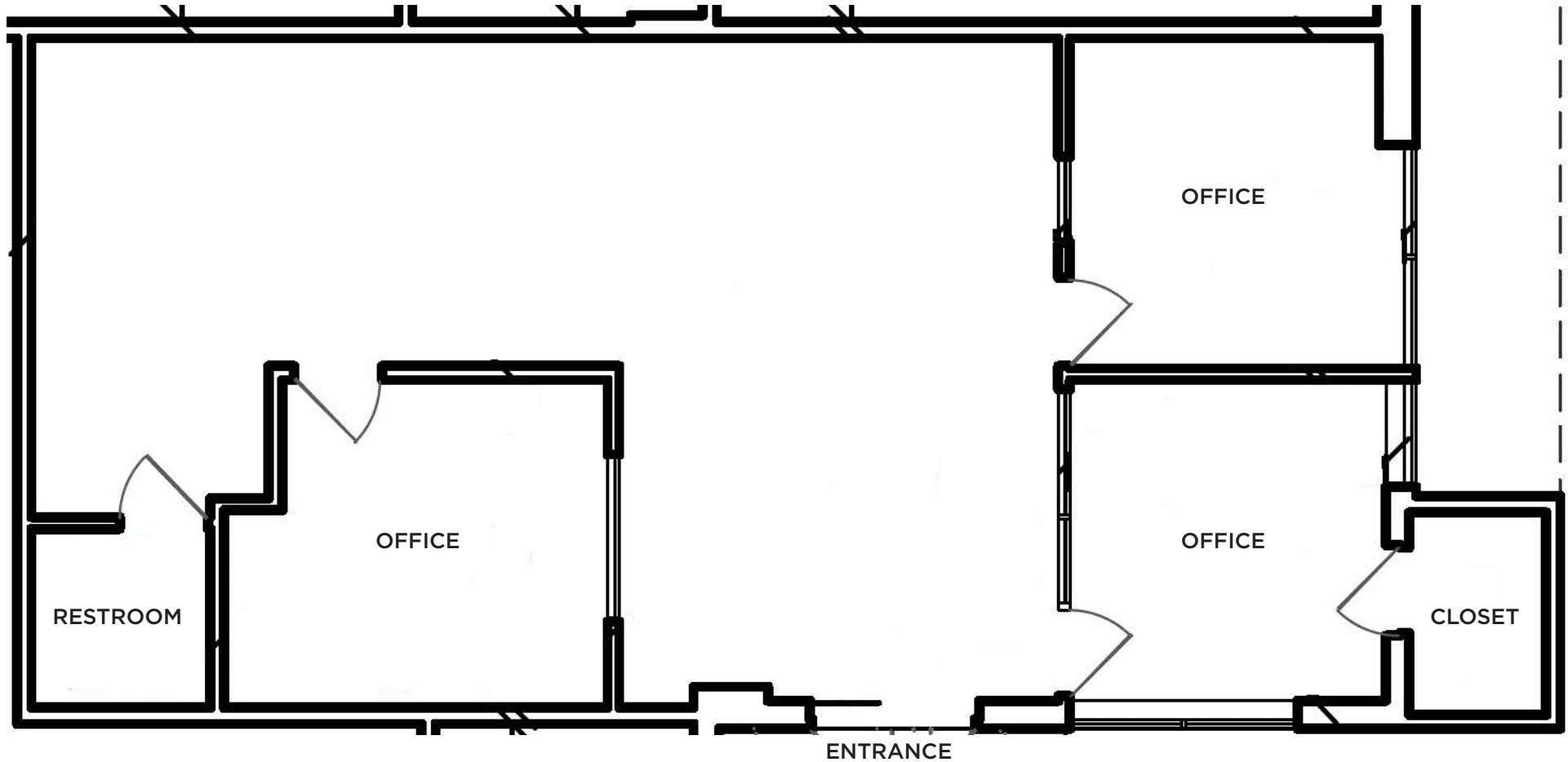


FLOOR PLAN



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EXTERIOR PHOTOS



1345 REDWOOD WAY
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INTERIOR PHOTOS



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AERIAL MAP



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