

FOR LEASE

1304 SOUTHPOINT BLVD

Petaluma, CA 94954



The information herein has not been independently verified by the real estate brokers. Interested parties should have experts of their choice inspect and verify all information. Real estate brokers are not experts with respect to building construction, environmental, legal, tax, and other such matters.



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Property Summary

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LOCATION DESCRIPTION

Corner location just off North McDowell Boulevard offers easy access off Highway 101. Property is well situated in the Petaluma Business District within walking distance to Deer Creek Village, a new premier mixed-use center. Petaluma has enjoyed a sustained period of strong economic growth, downtown Petaluma has become one of the most vibrant places in the Bay Area. This has created a strong business climate as well as creating excitement for companies wanting to move to Petaluma. Vacancy rates for both Industrial and Office properties have been dropping for years to historic lows. Petaluma also boasts a strong barrier to entry with limited amounts of land and high impact fees.

PROPERTY HIGHLIGHTS

- Tenant improvement allowance package available
- Monument signage
- New exterior paint
- Medical use permitted
- 6 per 1,000 square foot parking on newly paved parking lot

PROPERTY DESCRIPTION

1304 Southpoint is a true Class A building available for an incredibly low rate. Some offices are fully built out and ready for immediate occupancy, others have an open plan ready for build out. A gorgeous lobby and attentive management team make for a great experience for employees and visitors. Ample covered parking allows for safe and convenient access to the building at all hours of the day.

OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (Full Service)
Available SF:	±2,471 - 6,091 SF
Building Size:	±51,145 SF
Property Type:	Office
Zoning:	PUD

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Lease Spaces

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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	2,471 - 6,091 SF	Lease Rate:	\$1.75 SF/month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	3,294 SF	Full Service	\$1.75 SF/month	Large open area, 2 private offices, kitchenette with dishwasher
Suite 103	3,294 SF	Full Service	\$1.75 SF/month	Great window line, Conference Room, 4 Private Offices, Kitchenette
Suite 120	2,515 SF	Full Service	\$1.75 SF/month	Open floor plan, 1 private office
Suite 130	2,471 SF	Full Service	\$1.75 SF/month	Open floor plan, 2 separate entrances, ability to add private offices, can be combined with Suite 120
Suite 140	6,091 SF	Full Service	\$1.75 SF/month	Large open area, great window lines, 4 private offices
Suite 200-A	2,805 SF	Full Service	\$1.75 SF/month	Reception area, 3 private offices, large conference room
Suite 280	5,805 SF	Full Service	\$1.75 SF/month	Reception area, 10 private offices, large conference room, large break room with kitchenette



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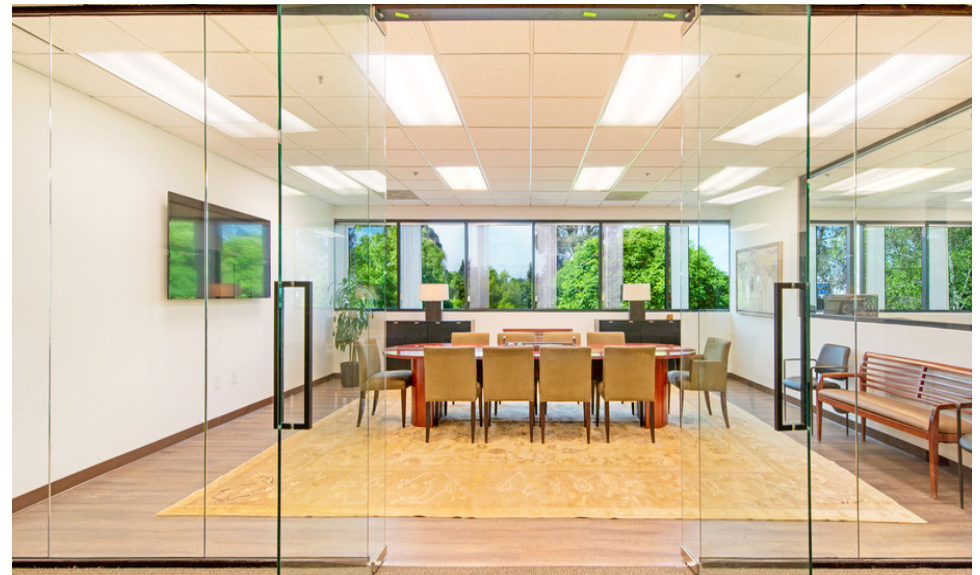
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Additional Photos

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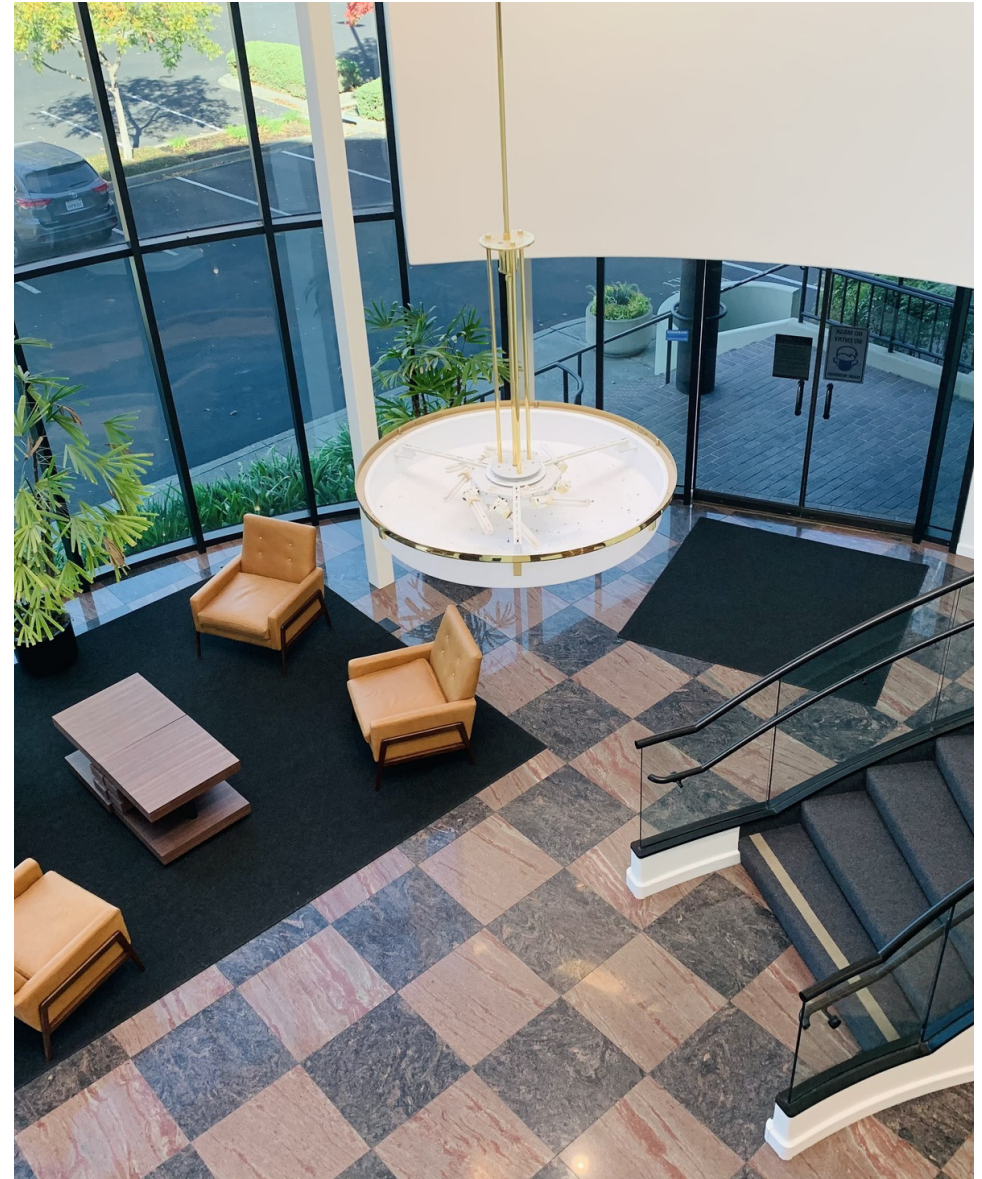


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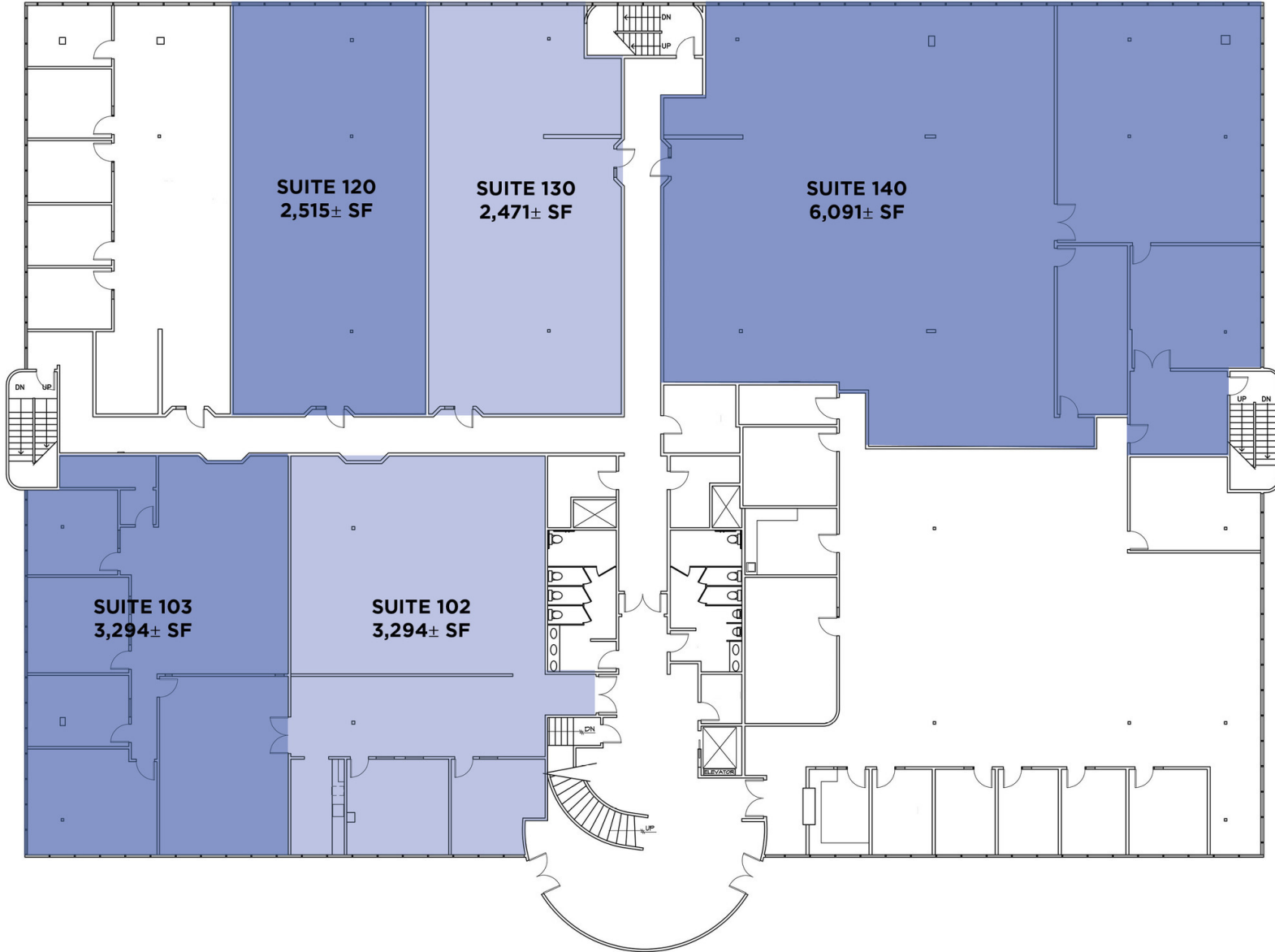
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First Floor

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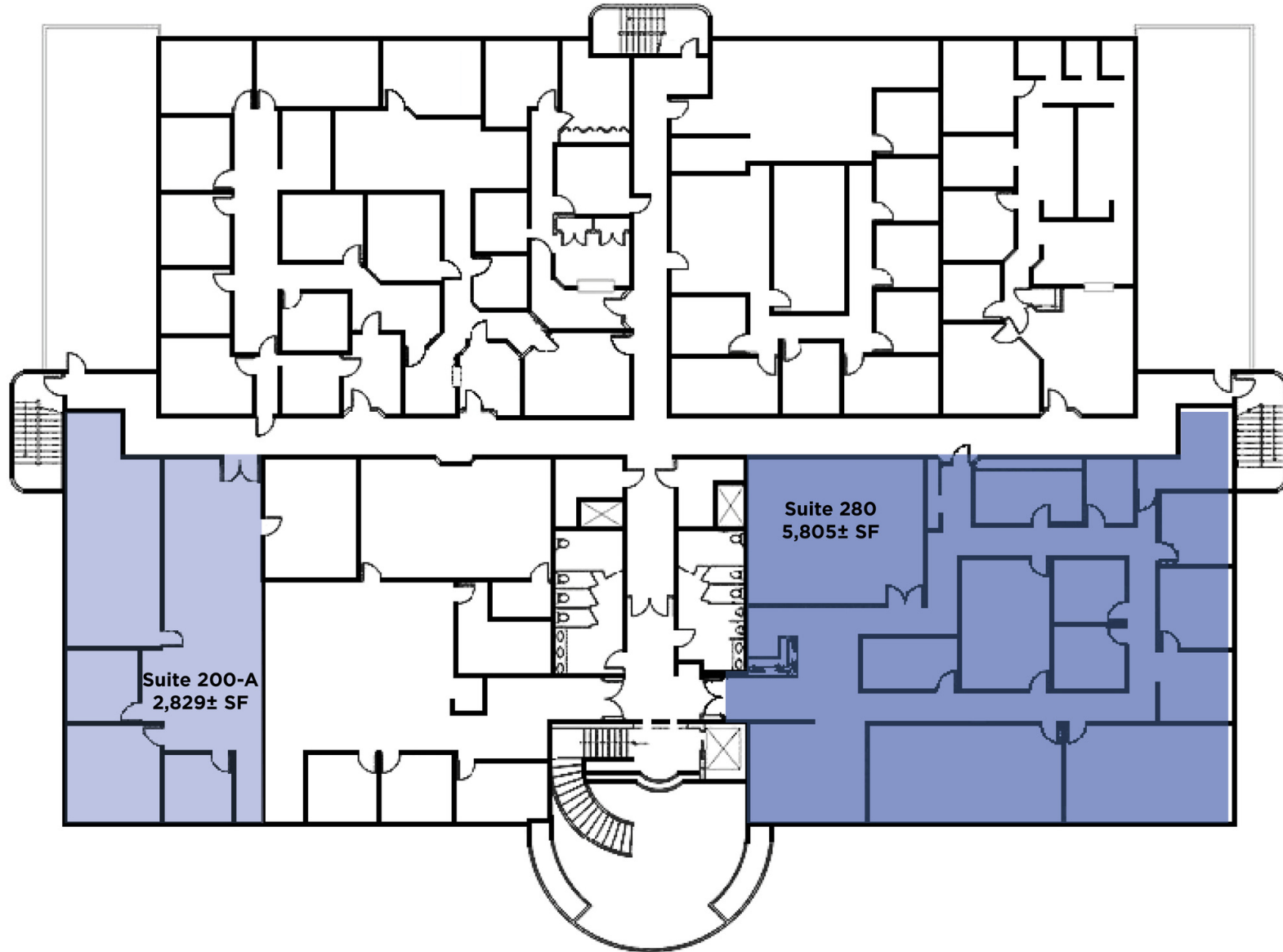


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Second Floor

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Retailer Map

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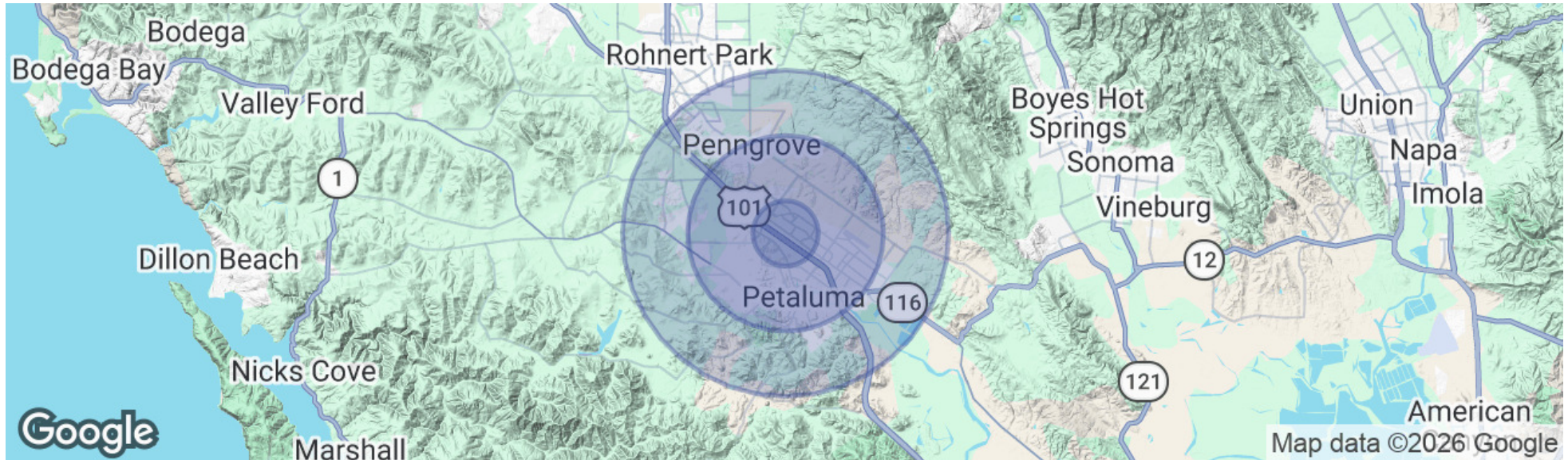


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Demographics Map & Report

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,144	56,846	84,764
Average age	37.9	39.0	39.5
Average age (Male)	35.3	37.5	37.7
Average age (Female)	40.9	40.5	41.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,375	21,269	31,989
# of persons per HH	2.6	2.7	2.6
Average HH income	\$88,163	\$88,998	\$89,831
Average house value	\$558,428	\$565,664	\$593,687

* Demographic data derived from 2020 ACS - US Census

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