



Keegan & Coppin
COMPANY, INC.

FOR LEASE

12 WESTERN AVENUE
PETALUMA, CA

Professional Office Space
Historic Downtown Building



Go beyond broker.

REPRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 153
RMAYER@KEEGANCOPPIN.COM

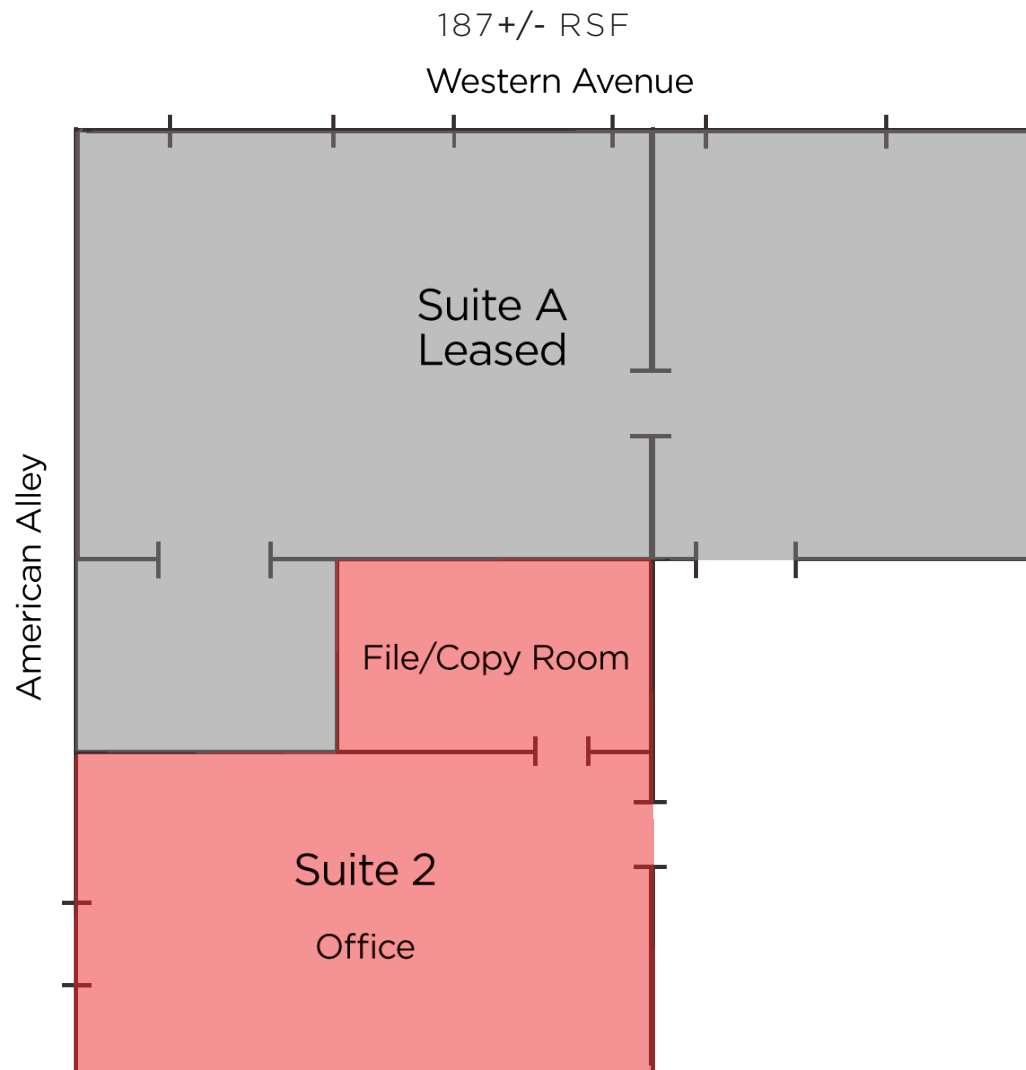


12 WESTERN DRIVE, PETALUMA, CA FLOOR PLAN



12 WESTERN AVENUE
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12 WESTERN DRIVE, PETALUMA, CA EXECUTIVE SUMMARY



12 WESTERN AVENUE
PETALUMA, CA

**PROFESSIONAL OFFICE
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- Approximately 187 Square Foot Office Space
- Historic Downtown Building Meticulously Restored to its Original Glory
- Large Oversized Window
- 11' High Ceilings with Original Antique Moldings
- Burglary/Fire Monitoring Service

LEASE TERMS

RATE

\$475 per month

TERMS

Full Service
Common Area Janitorial Only

PARKING

Street Parking
Free Parking in City Garage - One Block Away

ZONING

MU2 - Mixed Use 2

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12 WESTERN DRIVE, PETALUMA, CA ECONOMIC PROFILE



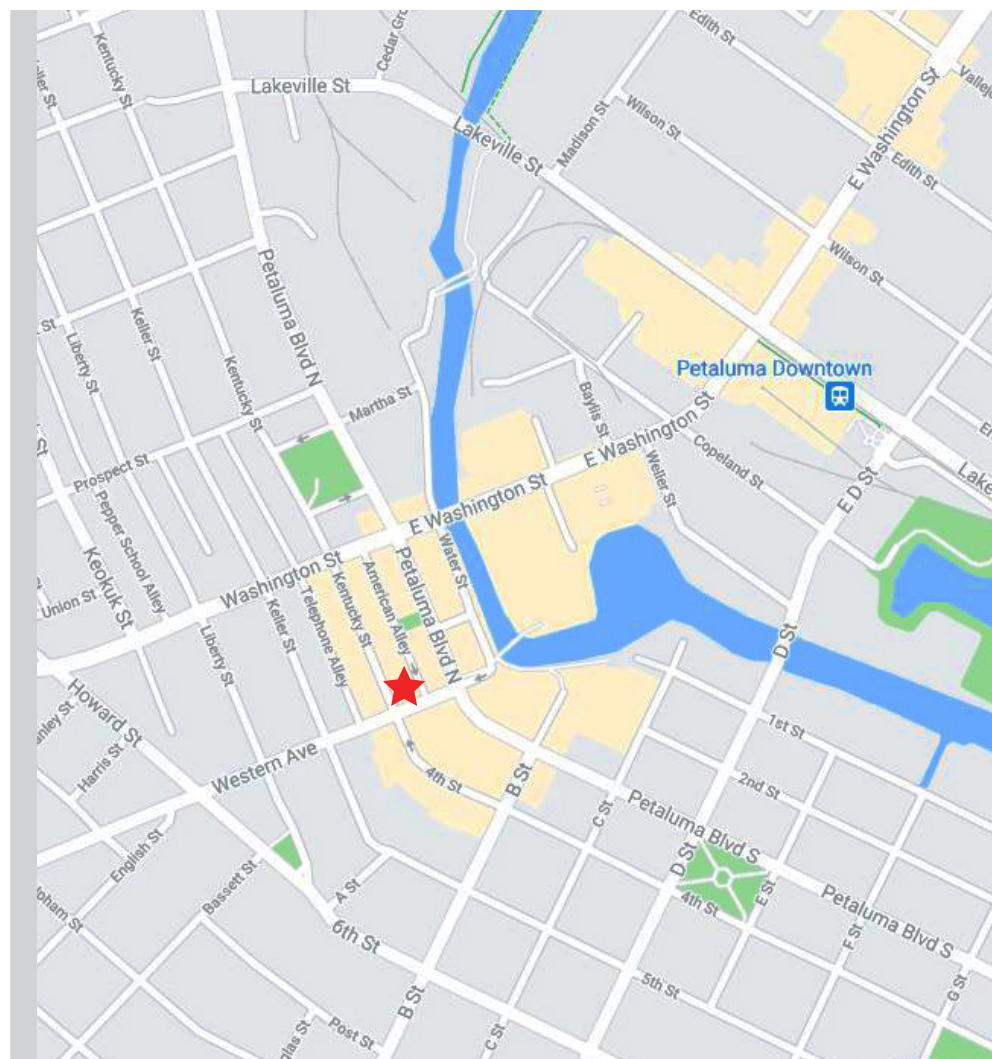
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Historically renovated office space located in one of the most well-known local architectural gems. The Linch Jewelry Building is located at 12 Western Avenue, in the very heart of Petaluma's vibrant and popular Westside downtown area. Designed by architect Brainerd Jones and built in 1910, the building facade displays one of the very first neon signs ever created in Petaluma, recently brought back to its original glory. Designated one of Petaluma's Historic Buildings, 12 Western Avenue is just steps from the shops along Kentucky Street and Petaluma Boulevard; street parking is available and the free parking garage is one block away.

Office suite features beautiful original restored fir floors throughout, 11-foot ceilings, all original antique moldings, and an 8-foot tall double-hung window allowing plenty of light into the office. This second floor walk-up office suite includes a small file/storage room creating additional flexibility on the use. There is a shared single-occupant restroom on the floor. The historic building designation means no elevators, with one carpeted flight of stairs up to the office floor.

Ideal location for many different office and professional services including: architects, engineers, attorneys, financial and insurance offices, CPA's, etc.



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12 WESTERN DRIVE, PETALUMA, CA PHOTOS



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12 WESTERN DRIVE, PETALUMA, CA AERIAL MAP



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