



Keegan & Coppin
COMPANY, INC.

FOR LEASE

30 WEST EL ROSE DRIVE
PETALUMA, CA

Well Established & Modern
Dental Office



Go beyond broker.

REPRESENTED BY:

MIKE THOMASON, SREA
LIC # 01330583 CELL: (707) 480-1517
MTHOMASON@KEEGANCOPPIN.COM



DENTAL OFFICE SPACE FOR LEASE



30 WEST EL ROSE DR
PETALUMA, CA

DENTAL OFFICE FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- Well Established, Modern Turnkey Dental Office
- Substantial Capital Improvements
- Pre-Leeds Certified Green Building, Solar Powered, Leeds Certified Flooring, Insulation & Zero VOC Paint
- Abundant Parking (7 Spaces per 1,000 sq ft), ADA Compliant
- Exclusive West Petaluma Location
- Bright, Modern Reception & Waiting Area, Kids Game Room, Multiple Restrooms, Break/Staff Room, Private Offices

DESCRIPTION OF PREMISES

This modern, turnkey dental office is firmly cemented in the community and is widely recognized. Pre-certified as a LEEDS structure provides an environmentally friendly facility with low-cost energy. The office is located in the historical "Pill Hill" area of West Petaluma, which is dotted with dental, medical healthcare facilities. Additionally, the building is adjacent to higher income neighborhoods. It's an ideal location for any specialty Dentist or general practitioner wishing to start a practice without having to wade through the time consuming and very costly build out process.

LEASE TERMS

RATE

Please Call Agent

TERMS

5-10 year lease term preferred

SIZE

2,100 +/- sq ft for Lease

Situated on a 0.49 acre lot

ZONING

MU1C - Mixed Use

Keegan & Coppin Co., Inc.
1201 N 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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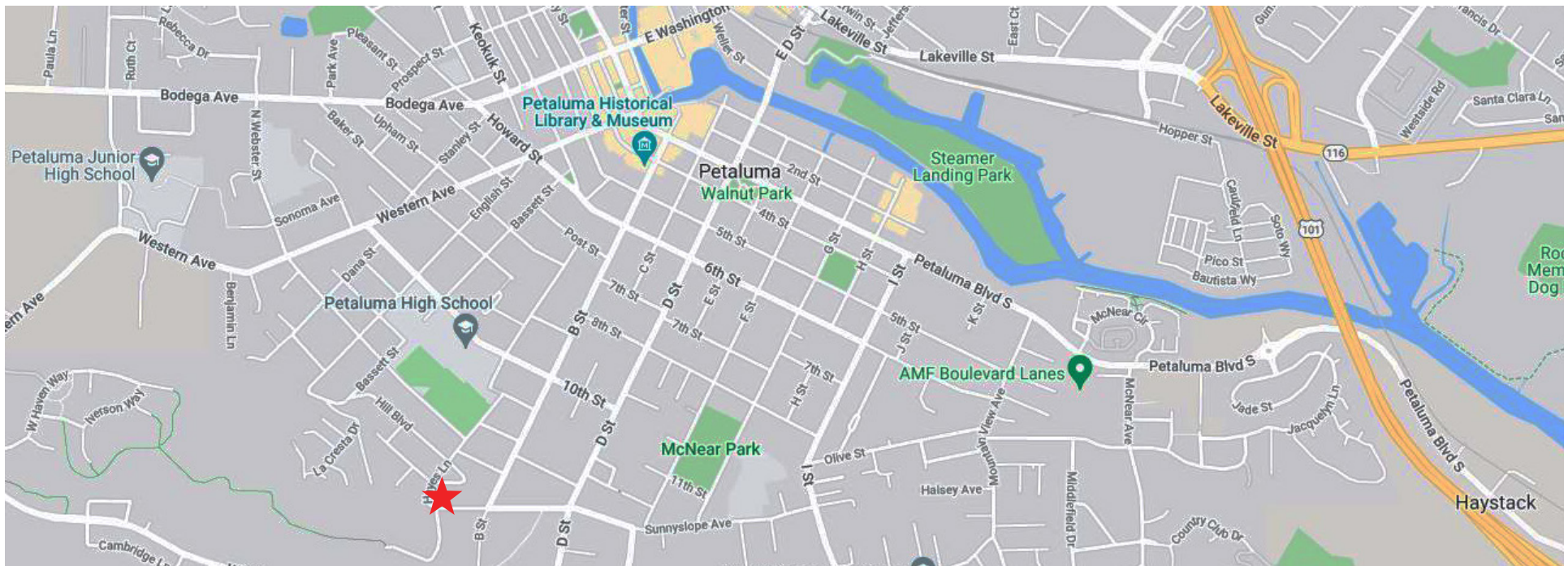


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DESCRIPTION OF AREA

Located at the top of El Rose Drive, just off D Street and a few short blocks from the historic Petaluma Theatre District. Easy access to Highway 101 via Petaluma Boulevard or Lakeville Street.



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30 WEST EL ROSE DR, CA PHOTOS



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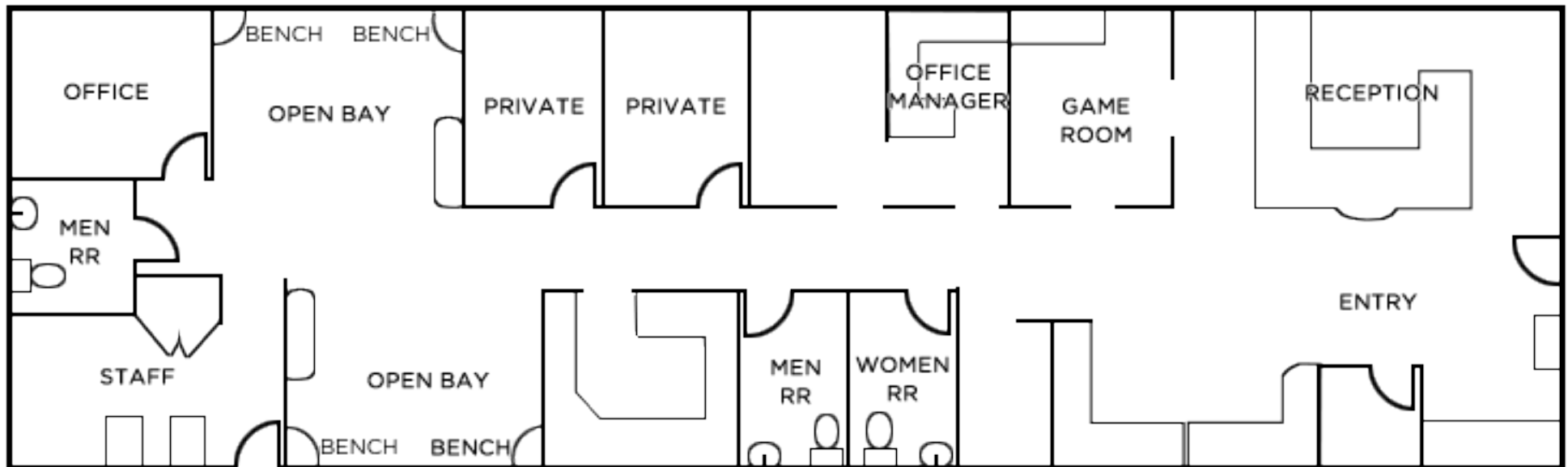
30 WEST EL ROSE DR, CA AERIAL & FLOOR PLAN



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30 WEST EL ROSE DR, CA AERIAL MAP



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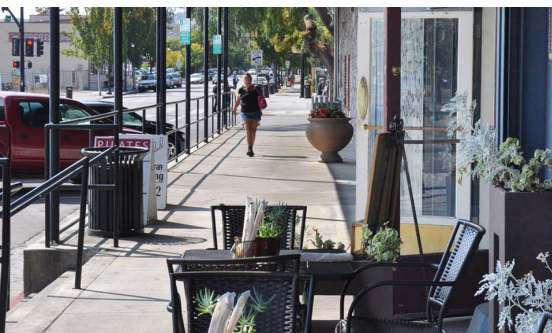


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PETALUMA SUMMARY

LIFESTYLE

The Petaluma lifestyle combines country with city, quirky with conventional. People here like to spend time outdoors—and there's plenty to do on nearby trails, bike paths, and waterways. At the same time, we like our indoor pursuits—the arts, music, shopping, and, of course, enjoying local food and beverages. You can feel the Petaluma vibe whether you live here or work here. It's the stranger who says hello at the market and the co-worker who brings in tomatoes from the garden. It's the Sonoma Mountain ridgeline and the downtown skyline. It's hay trucks, Teslas, and bicycles. It's old-timers and newcomers—of every age and many cultures—living and working side-by-side.

SUSTAINABLE FOCUS

Want to save the world? Petaluma is right there with you. Our business community includes companies that pioneered the sustainable movement, as well as businesses who've recently adopted eco-conscious practices in response to concerns about climate change.

Nonprofits like Daily Acts and Point Blue complement Petaluma's "Green Sector" through education and research focused on sustainability and wildlife conservation. Our school districts and city departments also have sustainability initiatives in place.

BAY AREA ACCESS

Petaluma is located near two of the country's leading metropolitan areas: the San Francisco Bay Area and the Sacramento Valley. This large swath includes cities, the state capitol, Silicon Valley, Wine Country, and numerous micro-economies and job markets tied to suburban areas. As a result, you and your family will have many options when it comes to landing a job, pursuing a degree, or staying on the cutting edge of industry.

GROWTH POTENTIAL

Growth means different things to different people. Some see it in terms of pay or job title, while others consider skill development as primary. Many judge it by the quality of their professional relationships or their level of personal fulfillment. Often, things change depending on where you are in life and career.

In Petaluma, we have healthy economy fueled by businesses in many different industry sectors as well as nonprofits and public agencies. That means you'll find opportunities to achieve growth according to your own values, no matter what your stage in life.

GLOBAL IMPACT

Petaluma is well-known for its local loyalties and philanthropic efforts. But make no mistake— we're a town of world-class organizations making a global impact. In recent years, several international brands have set up satellite offices here or acquired companies started in the Petaluma area. That's in addition to our local businesses' ever increasing global expansion

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