

1304 Southpoint Blvd. | Petaluma **FOR LEASE**



For more information contact:



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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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Amenities

1304 Southpoint is a true Class A building available for an incredibly low rate. Offices are fully built out and ready for immediate occupancy. Flexible sizes are available ranging from 1,000-20,000 square feet. A gorgeous lobby and attentive management team make for a great experience for employees and visitors.

- **\$0.95 per square foot gross!**
- Tenant Improvement Allowance Package Available.
- Monument Signage
- Medical Uses Permitted
- \$1.50 per square foot per year commission to procuring broker

Location

Corner location just off North McDowell Boulevard offers easy access off Highway 101. Property is well situated in the Petaluma business district with convenient access to restaurants and the Petaluma Valley Hospital. Ample covered parking allows for easy and convenient access to the building at all hours of the day.

Available Suites

First Floor		Second Floor	
Suite 101	6,841± SF	Suite 220	1,822± SF
Suite 103	3,294± SF	Suite 240	1,099± SF
Suite 110	2,448± SF	Suite 250	2,215± SF
Suite 120	2,515± SF (divisible to 1,015± SF)	Suite 280	5,805± SF
Suite 130	2,471± SF		
Suite 140	7,485± SF		



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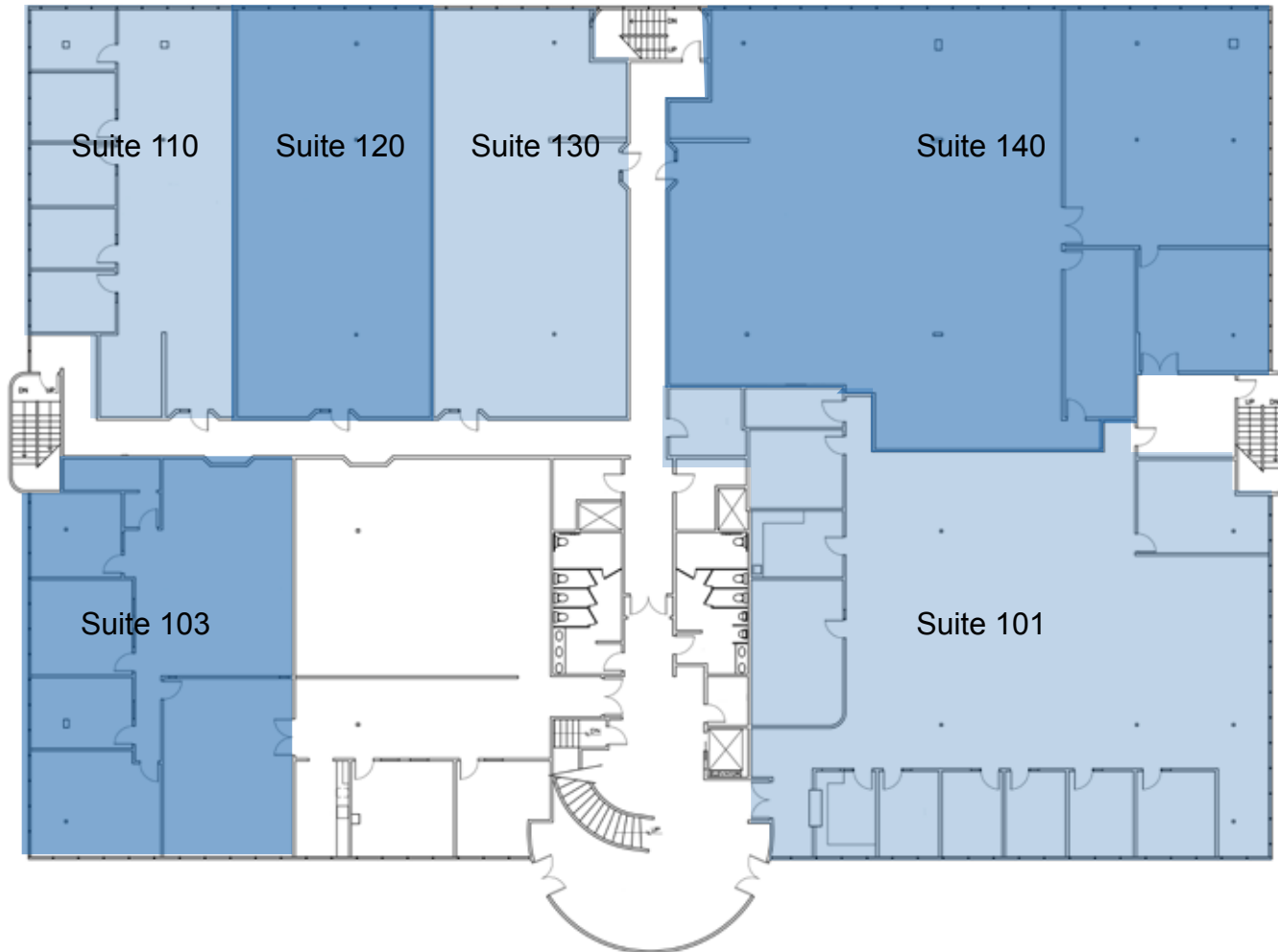
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First Floor

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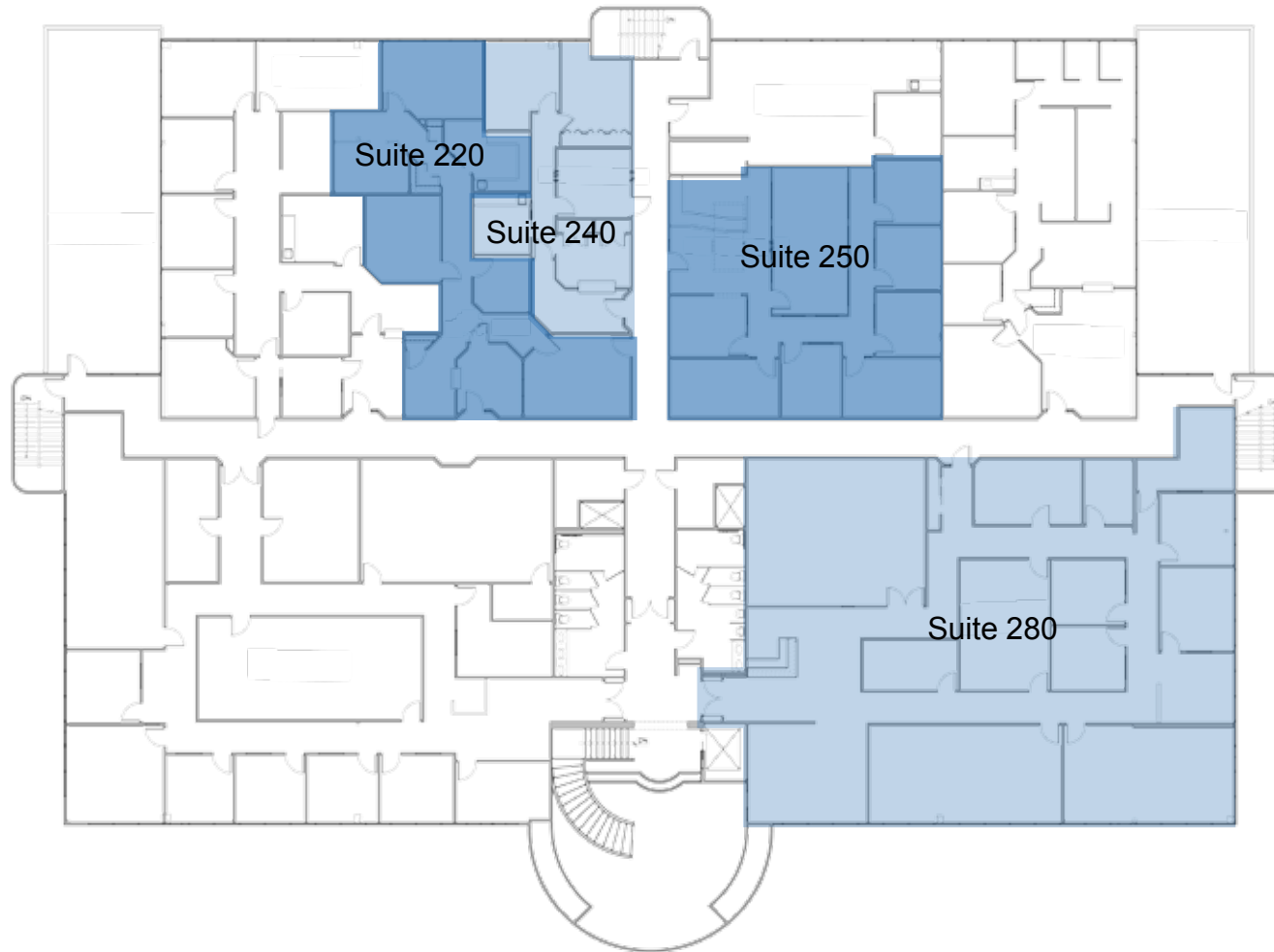
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Second Floor

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