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# Clear Blue

## COMMERCIAL

REAL COMMUNITY ~ REAL SERVICE ~ REAL ESTATE

ClearBlueCommercial.com

## 1425 N. McDowell Blvd. Petaluma CA



### Class A Office Space ~ FOR SUB LEASE

This class A office building is located in desirable Redwood Business Park, offers conference rooms and attractive common areas. Easy access to Hwy 101, restaurants, lodging, recreation, retail stores, financial services and high speed internet!

Located an hour north of San Francisco, Redwood Business Park is a 1,100,000 SF professional business park home to tenants such as Cross Check, Smart Train, Allianz and EnPhase. Directly off Highway 101 in Northeast Petaluma, Redwood Business Park offers attractive architecture, athletic courts, ample parking, walking paths, EV charging stations, and water-saving features.

- User Space: Office
- Total Building Square Footage: 38,410 ± SF
- Rentable Space: 1,883 ± SF
- Min. Divisible: 1,883± SF
- Max. Contiguous: 1,883± SF
- Parking Ratio: 4:1,000 SF
- Zoning: PCD (Planned Community Development)



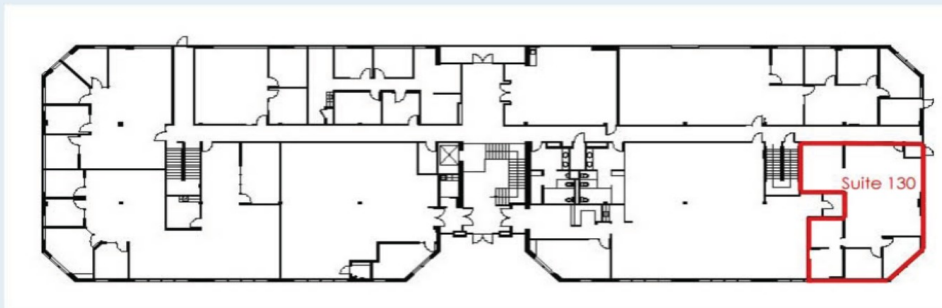
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Clear Blue Commercial believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy.

Clear Blue Commercial is the Bay Area's first commercial real estate company dedicated to environmental responsibility and social equity. Clear Blue Commercial empowers tenants and enriches landlords, while educating our community about sustainable building and business practices.



### First Level Floor Plan



**Suite 130: 1,883 SF**