

# OFFICE SPACE FOR LEASE



3925 Cypress Drive, Petaluma

## Contact Exclusive Agents:

**James Manley, Senior Real Estate Advisor**

**KEEGAN & COPPIN COMPANY, INC.**

**ONCOR INTERNATIONAL**

1201 North McDowell Boulevard  
Petaluma, CA 94954

(707) 664-1400 ♦ Fax (707) 792-7336

Email: JManley@KeeganCoppin.com

License #01140457



**Russ Mayer, Senior Real Estate Advisor**

**KEEGAN & COPPIN COMPANY, INC.**

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1201 North McDowell Boulevard  
Petaluma, CA 94954

(707) 664-1400 ♦ Fax (707) 792-7336

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License #01260916

- ♦ 7,439 ± SF Available
- ♦ Abundant Parking
- ♦ Easy Access to Hwys 101 & 116
- ♦ Oakmead Business Park, near Kaiser Permanente
- ♦ Monument Signage



Vicinity Map

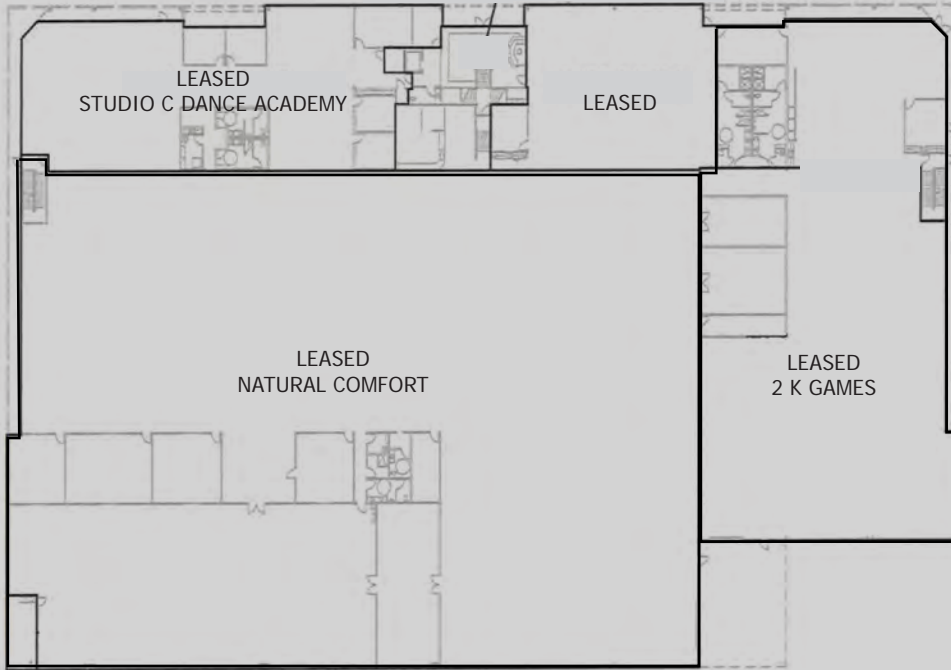


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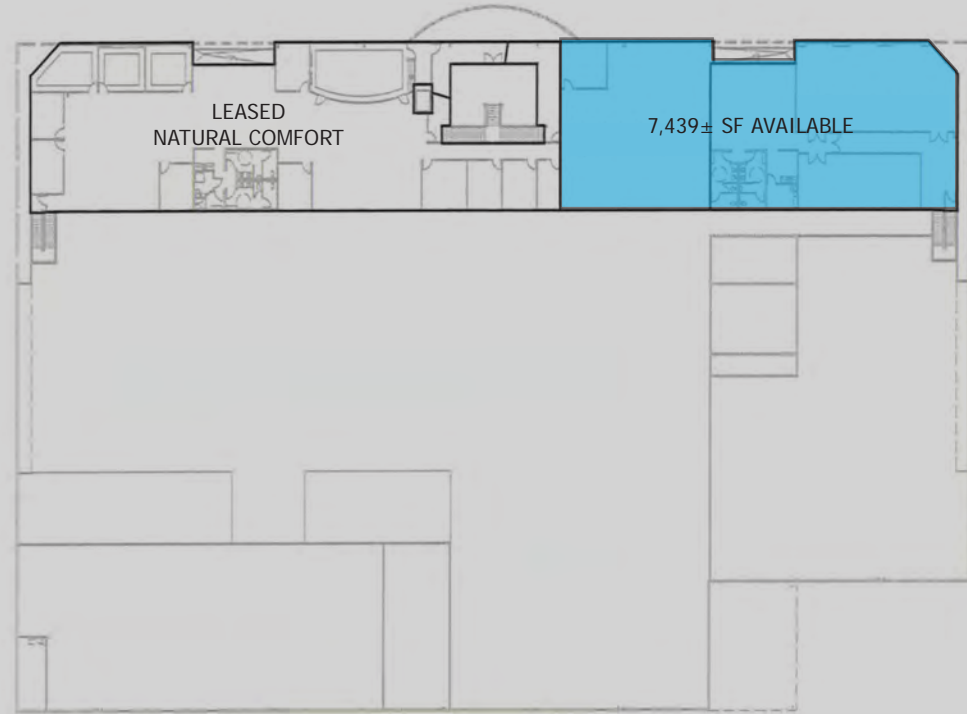
*Commercial Real Estate Services*

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GROUND FLOOR

Available Space  
(Not to Scale)



SECOND FLOOR

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## COMMERCIAL REAL ESTATE

<b>User Space:</b>	Office/Industrial/Flex	<b>Address:</b>	3925 Cypress Drive	<b>City:</b>	Petaluma, CA
<b>Total Bldg. SF:</b>	87,486±	<b>Parking:</b>	2.1/1,000 (202 spaces total)	<b>Zoning:</b>	BP
<b>Combined Total SF:</b>	19,263±	<b>Office Rent:</b>	\$1.25 psf/mo Gross		
<b>Available Office SF:</b>	7,439±				

(Note: All square footages are estimates and interested parties should verify)

### Description of Premises - Features:

3925 Cypress Drive is one of the newest buildings in the Oakmead Business Park. The property features a contemporary and striking main entrance opening in to a two-story reception area with interior wrap-around balcony and full elevator service. The lobby also features a guest and client unisex restroom and a small conference room or security station. The available offices feature indirect lighting, abundant conference and meeting rooms, open bull pen, and private entrances (ground level). The second floor offices have dedicated restrooms in each wing and private balconies overlooking the lush Sonoma mountainscape.

### Lease Terms:

\$1.25/psf/mo Gross

### Description of Location - Area:

Oakmead and North Bay Business Parks are located just one mile from a major Highway 101 interchange on Highway 116. Highway 116 provides direct access to Highway 80, Napa, and the East Bay. This is Petaluma's most southerly business district. The park offers meandering paths, a contiguous bird sanctuary, deeded open-space, and a dog park all within walking distance. Retail amenities within the business park include Starbucks, Lily Kai's Chinese Food, Mr. Pickles Sandwiches, Mexican food, dry cleaners, Extreme Pizza, etc. Petaluma's Sheraton Hotel is located less than a mile away.

### Contact:

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