



# KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

## COMMERCIAL REAL ESTATE

<b>User Space:</b>	Office/Retail/Medical	<b>Address:</b>	755, 765 & 775 Baywood Dr.	<b>City:</b>	Petaluma, CA 94954
<b>Rent psf:</b>	Flexible	<b>Size Range:</b>	361 – 7,948 +/- SF	<b>Zoning:</b>	PCD
<b>Total Building sf:</b>	755 Baywood Drive 46,493 sq.ft. 765 Baywood Drive 36,682 sq.ft. 775 Baywood Drive 33,775 sq.ft.	<b>Parking:</b>	> 4:1000		

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### Description of Premises - Features:

#### Three building class “A” office complex featuring:

- High image lobbies
- Marina harbor/water views
- Numerous benefits with the adjacent Sheraton Hotel
- Zoning allows office, retail and medical uses
- Immediately adjacent to Hwy 101 on and off ramp
- Operable windows
- On-site management
- Over standard parking
- Space planning services available
- On-site coffee house
- Card-key access
- Easy Freeway access
- Adjacent to 300 acres Schollenberger Park
- Moments from the downtown Theatre District

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### Lease Terms:

Flexible Rental Rates (Full Service), excluding janitorial. 3-5 years preferred. Tenant improvements available and negotiable. Site planning services provided.

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### Description of Location - Area:

The Petaluma Marina Business Center is located at the cusp of the Marin/Sonoma county line. The location offers a combination of location, nearby amenities and features unmatched in the North Bay. Located conveniently just off Highway 101 and near Highway 116 for easy access to all North Bay counties, and only 45 minutes north of San Francisco and Oakland.

## Available Spaces:

### 755 Baywood Drive

Suite 165: 1,758 +/- sf with 4 private offices, reception, large conference room, kitchen/media room.

Suite 185: 1,682 +/- sf with 3 private offices, reception/open work area, large conference room, kitchenette and media area.

Suite 330: 1,287 +/- sf with 2 private offices, large kitchen, storage room, and open work area.

Suite 340: 1,293 +/- sf office space.

Suite 365: 798 +/- sf beautiful open plan suite overlooking the water.

### 765 Baywood Drive

Suite 227: 384 +/- sf with 1 private office, window line and reception area.

Suite 231: 768 +/- sf with 2 large privates, reception/small storage, large conference room w/kitchenette.

Suite 235: 838 +/- sf with 2 private offices, reception and storage/media area.

Suite 237: 710 +/- sf with 2 private offices and reception area.

Suite 245: 6,263 +/- sf with 4 private offices, server room, kitchen, and storage room.

Suite 325: 361 +/- sf with 1 private office, reception area and window line.

Suite 340: 7,948 +/- sf with 13 private offices and 13 built-in work stations. Mezzanine space, which includes 2 attic storage rooms, kitchen and break room. Suite comes equipped with views of the water and Petaluma hills. This suite has access to a north facing balcony.

### 775 Baywood Drive

Suite 111: 1,449 +/- sf with 1 huge private office that could be demised into 2 private offices. Glass lined conference room. Storage room / IT room. Lobby and exterior deck entries.

Suite 217: 2,263 +/-sf with open floor plan. Suite has 5 private offices and a large room that can be used as a break room or storage area.

Suite 304: 1,108 +/- sf with 4 private offices, storage room and open work area.

## Contact:

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