

THE THEATRE DISTRICT

DOWNTOWN PETALUMA, CALIFORNIA



WATERFRONT OFFICE BUILDING

201 FIRST STREET, PETALUMA, CA

±1,298-7,598 RSF CLASS "A" OFFICE SPACE AVAILABLE FOR LEASE



Downtown Petaluma's Theatre District is one of the North Bay's most recognized downtown areas, offering a new and vibrant destination for local residents and employees to work, shop, and entertain themselves. From its open-air plazas, Boulevard Cinemas, specialty shops and retailers, amenity-oriented residences, and state-of-the-art office space, The Theatre District is Petaluma's place to be!

The Theatre District features a well-balanced blend of office, retail, and residential opportunities. More specifically, The Theatre District boasts a vibrant work environment providing companies with a variety of office space options. The central downtown location provides a professional and high-end work atmosphere.

Combined with numerous restaurants and retail amenities within walking distance of the office, The Theatre District is the ideal working environment for any company looking to take advantage of all that Downtown Petaluma has to offer!

AVAILABLE SPACE FEATURES:

- ±50,755 SF three-story Class "A" office building
- ±14,279 RSF available for lease
- Multiple suite sizes available to suit from ±1,298-7,598 RSF
- Available spaces are currently in "warm shell" condition
- Prominent lobby entrance with well appointed finishes
- Abundant and convenient parking nearby
- Operable windows
- Outstanding river and mountain views



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Senior Director

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201 First Street is a three-story, 50,755 SF Class "A" office building located adjacent to the river in downtown Petaluma's vibrant Theatre District.

This Class "A" office building offers unsurpassed views of the river and nearby mountains. With its central downtown location, 201 First Street is just steps away from all the amenities and conveniences of the Theatre District.

GROUND FLOOR SPACE

±4,434 RSF Suite

- Four (4) private offices including (2) with river views
- One (1) conference room
- One (1) work/copy room
- Open area for workstations
- Divisible to 1,298 RSF

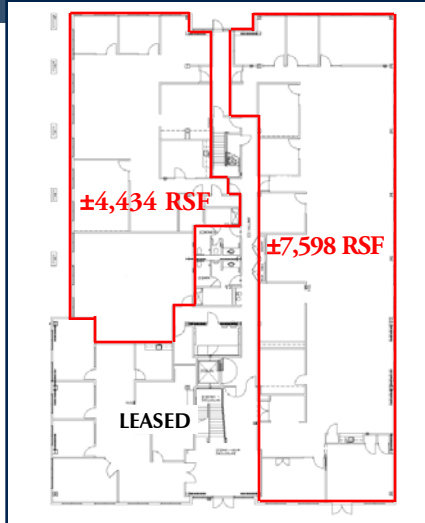
±7,598 RSF Suite

- Seven (7) private offices including (3) with river views
- One (1) large conference room
- One (1) large meeting room
- One (1) work/storage room
- Open area for workstations

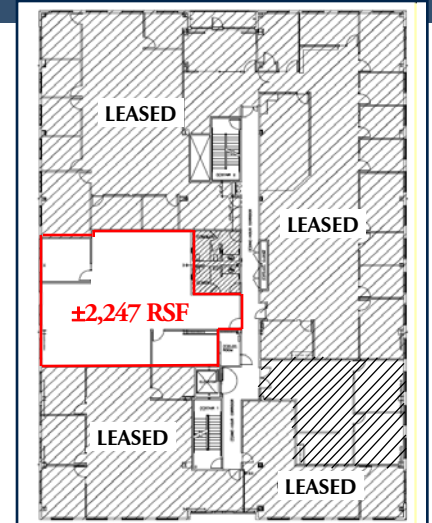
2ND FLOOR SPACE

±2,247 RSF Suite

- One (1) private office
- One (1) copy/work room
- Open area for workstations



Suites are Currently in "Warm Shell" Condition and are Ready for Occupancy!



To Schedule a Tour or to Obtain Additional Information, Please Contact:

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