

THE THEATRE DISTRICT

DOWNTOWN PETALUMA, CALIFORNIA



WATERFRONT COMMERCIAL BUILDING

301-317 FIRST STREET, PETALUMA, CA

**±785 - 1,870 USF OFFICE/COMMERCIAL 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 :

- Office/Commercial/Retail Space Available
- Suite 101: 785 USF
- Suite 102: 872 USF
- Suite 103: 1,258 USF
- Suite 104: 1,295 USF
- Suite 105: 952 USF
- Suite 106: 1,255 USF
- Suite 107: 1,870 USF
- Various layouts and space configurations available
- Ideal for office and/or retail tenants looking for centrally located space
- Easy and convenient downtown access
- Great visibility along First Street



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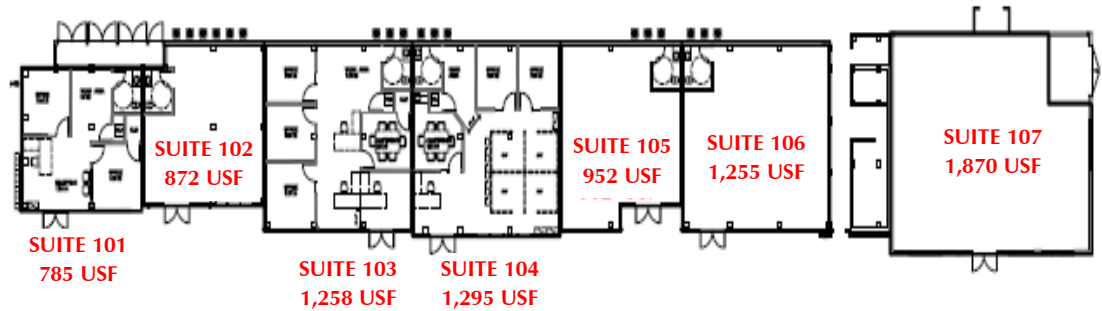


301-317 First Street is a mixed-use building located along the river in Downtown Petaluma.

One of the most recent properties in the downtown area to be completed, this building features 200 residential units with ground floor office/retail space along First Street.

The building offers a live/work opportunity unlike any in the North Bay.

FLOOR PLAN ±785 - 1,870 USF AVAILABLE



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

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