



**\*6 Months  
Free Rent!  
FULL COMMISSION to  
Procuring Broker**



## For Lease: Medical Office Suite

1550-B Professional Drive, Suite 102, Petaluma, CA

- 3 Private Offices
- Waiting Room
- Lab Area
- Private Restroom
- 2 Work Stations

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>1,369 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$1.95 psf</b>
<b>Lease Type:</b>	<b>NNN (\$0.75 psf)</b>
<b>Minimum Lease Term:</b>	<b>3 Years</b>

Contact:

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**HL Commercial Real Estate**  
70 Mitchell Blvd., Suite 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)

# For Lease: Medical Office Suite

1550-B Professional Drive, Suite 102, Petaluma, CA 94954

## Building/Space Description:

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Approximately 4,976 sq.ft +/- multi-tenant office building adjoining the Petaluma Valley Hospital campus. Available space is 1,369 sq.ft. +/-, built in 1997, and adjoins Quest Labs. Existing build-out includes waiting room, three private offices, lab area, private restroom, two work stations and an open work area/breezeway.

## Location Description:

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Conveniently located behind Petaluma Valley Hospital. The office is across from the St. Joseph Health Medical Group building and next door to Quest Diagnostics.

## Space Information/Features:

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Total Available Square Feet: 1,369 +/- sq. ft.  
Divisible/Can Add: No  
Sink: Yes  
Number of Parking Spaces: 6 unassigned/unreserved

(NOTE: All on-site parking is for standard size vehicles that fit into a 9' x 19' foot parking space, including vans and trucks. No overnight or fleet parking is permitted. All spaces are used on a first come, first served, non-exclusive basis. For zoning purposes, Tenant will be allocated on-site parking on a non-exclusive basis based on the ratio the rentable square feet of the Premises bears to the total rentable square feet of the building.)

## Building Information/Features:

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Total Building Square Feet: 4300 +/- sq. ft.  
Year Constructed: 1997  
Zoning/Permitted Uses: [PUD \(Medical/Office\)](#)  
Fire Sprinklers: Yes  
Elevator Services: No  
Heating & Air Conditioning: Yes  
Flood Zone Designation: Zone X (An area that is determined to be outside the 100- and 500-year floodplains)

## Lease Information:

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Minimum Lease Term: 3 Years  
\*6 months FREE on a minimum three year lease!  
Initial Base Rent: \$1.95 psf (\$2,669.95)  
Lease Type: NNN \$0.75/psf (\$1026.75/mo)  
Tenant Expenses: Electricity, garbage, intercom, janitorial, water & gas  
Broker Bonus: Full commision to Procuring Broker.  
Contact agent for details

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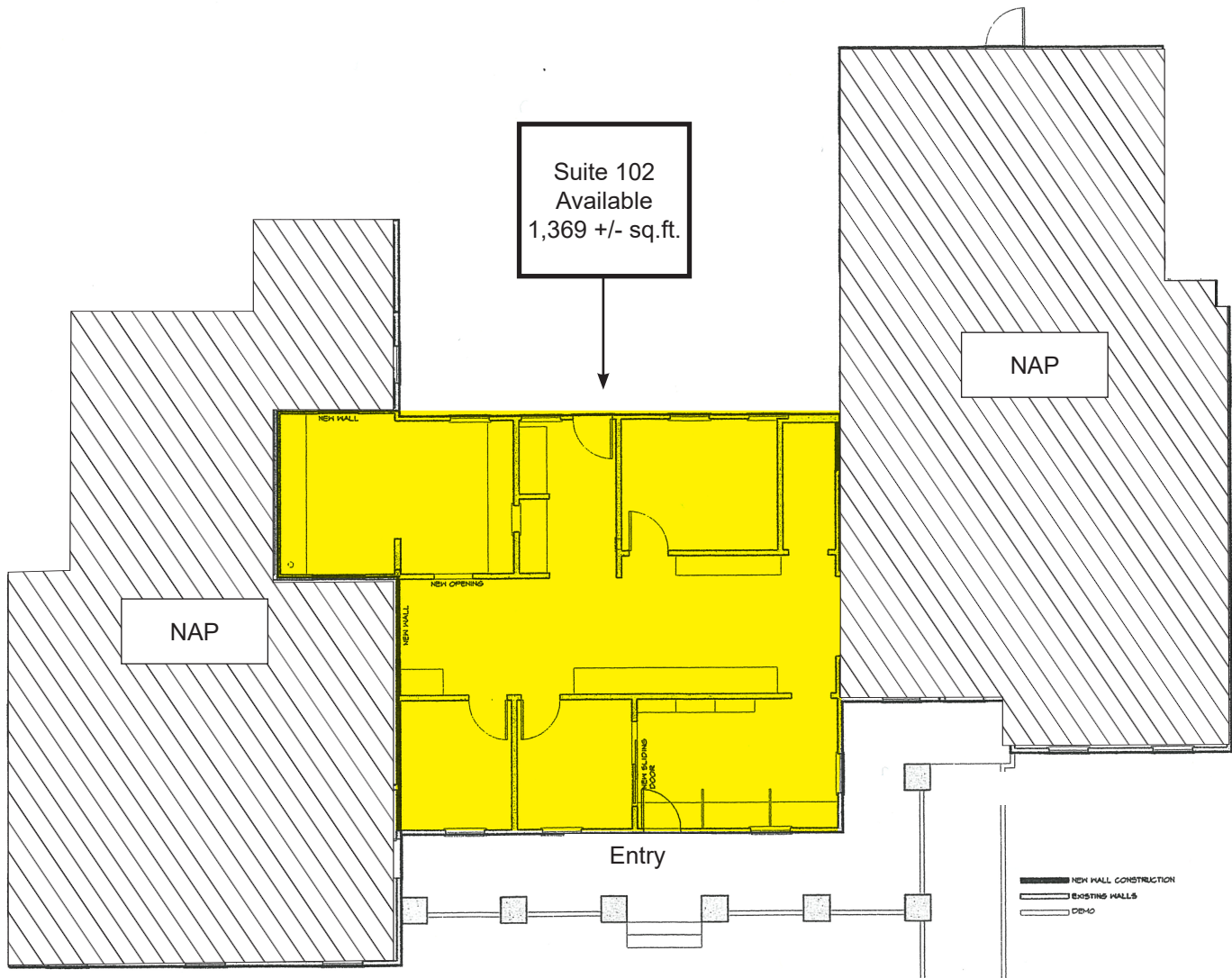


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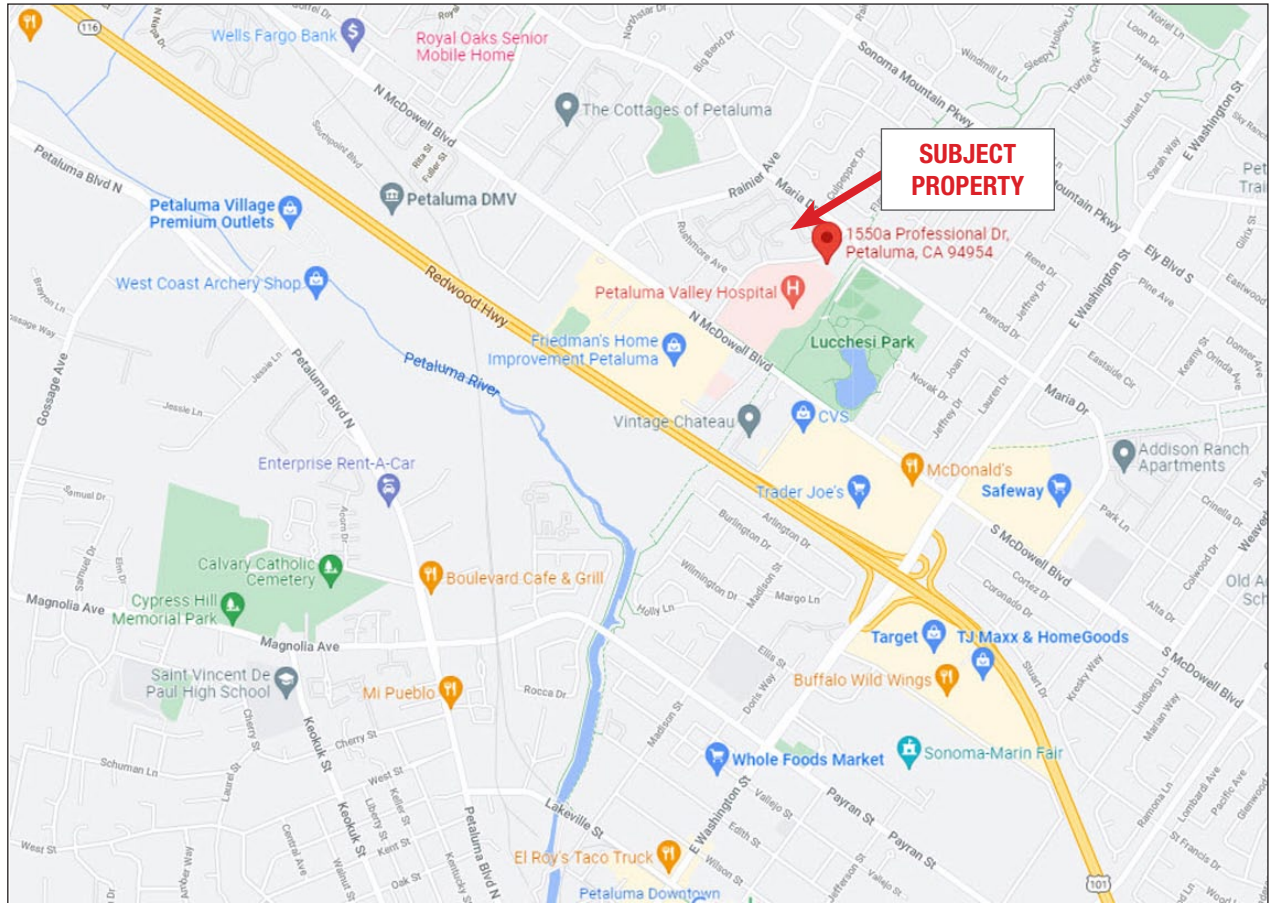


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