



## For Lease: Medical/Dental Suite

30 West El Rose Dr., Suite A, Petaluma, CA 94954

- Four Operatories
- Lots of Light
- Heat and Air Conditioning
- 2 Restrooms
- Reception Area

### Offering Summary

<b>Total Available Sq Ft:</b>	<b>1,500 +/- sf</b>
<b>Initial Base Rent:</b>	<b>\$ 3.77 psf</b>
<b>Lease Type:</b>	<b>Mod. Gross</b>
<b>Available:</b>	<b>Now</b>

Contact:

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# For Lease: Medical/Dental Suite

30 W. El Rose Drive, Petaluma, CA 94954

## Building/Space Description:

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Suite A features four fully plumbed operatories, two restrooms, a private office, laboratory, and storage. The suite shares the building with a general dentist and benefits from a large, modern shared reception area—ideal for a dental or medical practitioner seeking a turnkey setup in a professional setting.

## Location Description:

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Located in Petaluma's desirable medical district, the property is surrounded by established healthcare providers and high-income residential neighborhoods—offering strong visibility, easy access, and a built-in patient base.

## Space Information/Features:

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Total Available Square Feet:	1,500 +/- sq. ft (owner is source)
Divisible/Can Add:	No
Views:	Surrounding hills
Kitchen:	No
Number of Parking Spaces:	21 shared spaces in private lot

## Building Information/Features:

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Total Building Square Feet:	4,458 +/- sq. ft.
Year Constructed:	1990
Zoning/Permitted Uses:	<a href="#">MU1C (Mixed Use)</a>
Fire Sprinklers:	No
Elevator Services:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	Zone X (500-year)
An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage area less than 1 square mile; or an area protected by levees from 100-year flooding.	

## Lease Information:

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Minimum Lease Term:	3 - 5 Years
Initial Base Rent:	\$3.77 psf (\$5,657/mo)
Lease Type:	Modified Gross
CAM:	\$2,359.10/mo (Gas, water, sewer, landscape, electricity, fire extinguisher, management & garbage)
Tenant Expenses:	Telephone/Internet

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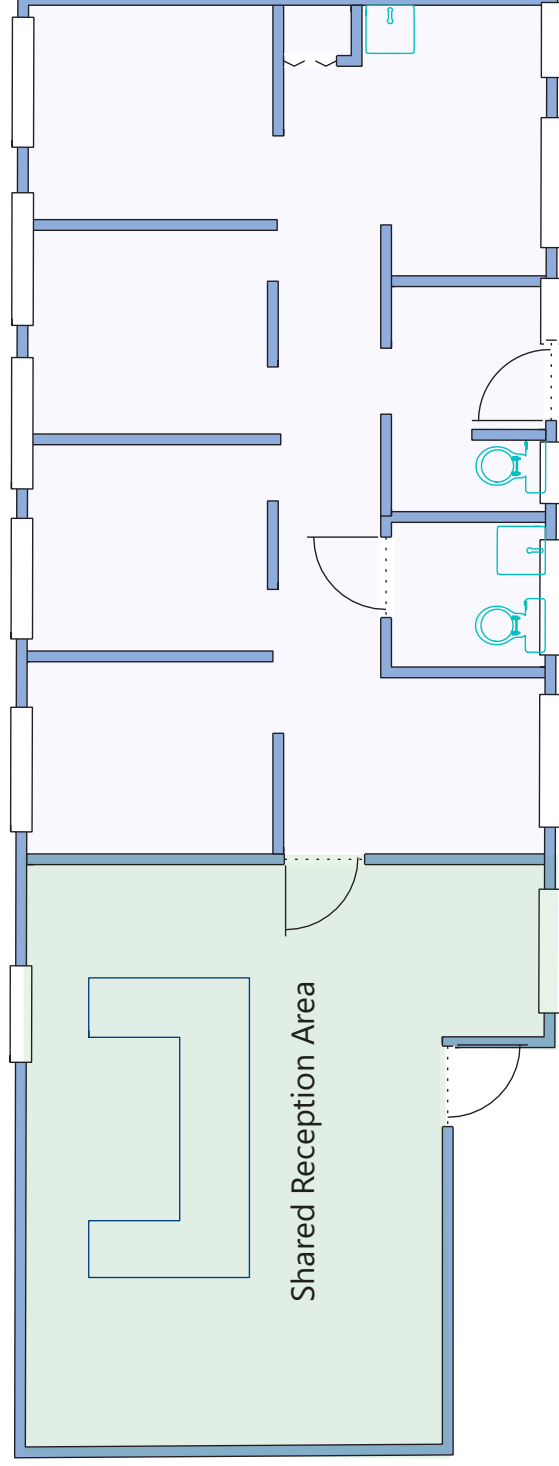
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# For Lease: Dental Office Suite

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Suite 30A

Floor Plan Not to Scale  
For Illustration Only

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