

# 1445

## TECHNOLOGY LANE

PETALUMA, CALIFORNIA



AVAILABLE FOR SALE

### TURNKEY OFFICE CONDOMINIUM

ASKING PRICE: \$1,485,000





# Executive Summary

## Fully Vacant Office Condominium

Located in south Petaluma, CA off Lakeville Hwy., this  $\pm 6,750$  SF space combines convenience, flexibility, and top-tier infrastructure. Just minutes from Highways 101 and 37, this property provides seamless access for clients and employees alike. The space for sale consists of 4 units configured into quality office space with high ceilings with easy conversion into warehouse space at the rear with office space up front with 3 potential rollup door locations. Current ceiling is 23' at the rear office area with 24' potential clear height for warehouse uses. Finished ceiling height in the balance of the office space is 12'.

The building's excellent condition, ADA compliance, and modern infrastructure allow for immediate occupancy by owner-users or investors seeking a high-quality, flexible asset in the North Bay submarket. 1445 Technology Lane represents a compelling opportunity for businesses.



**\$1,485,000**  
**Asking Price**



**\$220**  
**PRICE PSF**





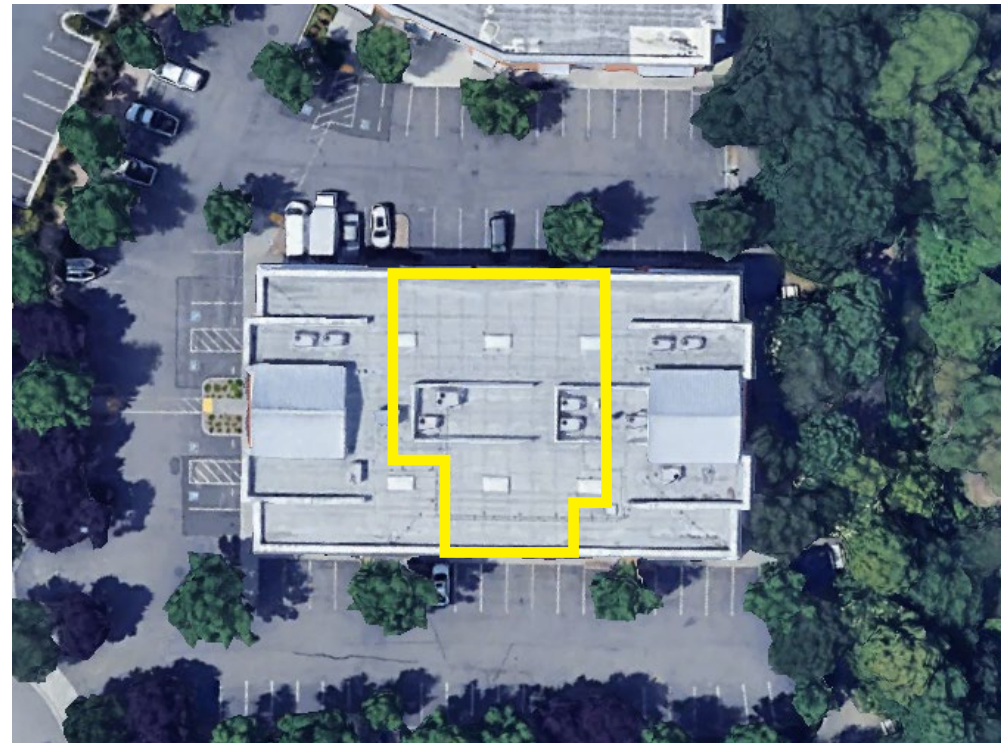
# PROPERTY OVERVIEW

- Unit Size:  $\pm$  6,750 SF
- Completed in 2008
- Zoning: PUD – Office Industrial (Flexible Uses)
- 225-amp x 2 panels (208/120V, 4-wire, 3-phase power)
- In place fiber optic internet connectivity
- Energy saving motion sensor lighting throughout
- Hi-end conference room with projector screen
- Dedicated AC in server room, copy, and shipping rooms
- Second floor finished mezzanine storage
- 21 on-site parking spaces allocated
- 2 ADA restrooms
- HOA fees include trash removal and water
- Existing furniture negotiable as part of a sale



## ASSOCIATION FEES

Unit A4	\$428.01
Unit A5	\$1,010.83
Unit A6	\$428.01
Unit A7	\$440.04
MONTHLY TOTAL	\$2,307.79 (\$0.34 PSF)





# POTENTIAL USES



## Office

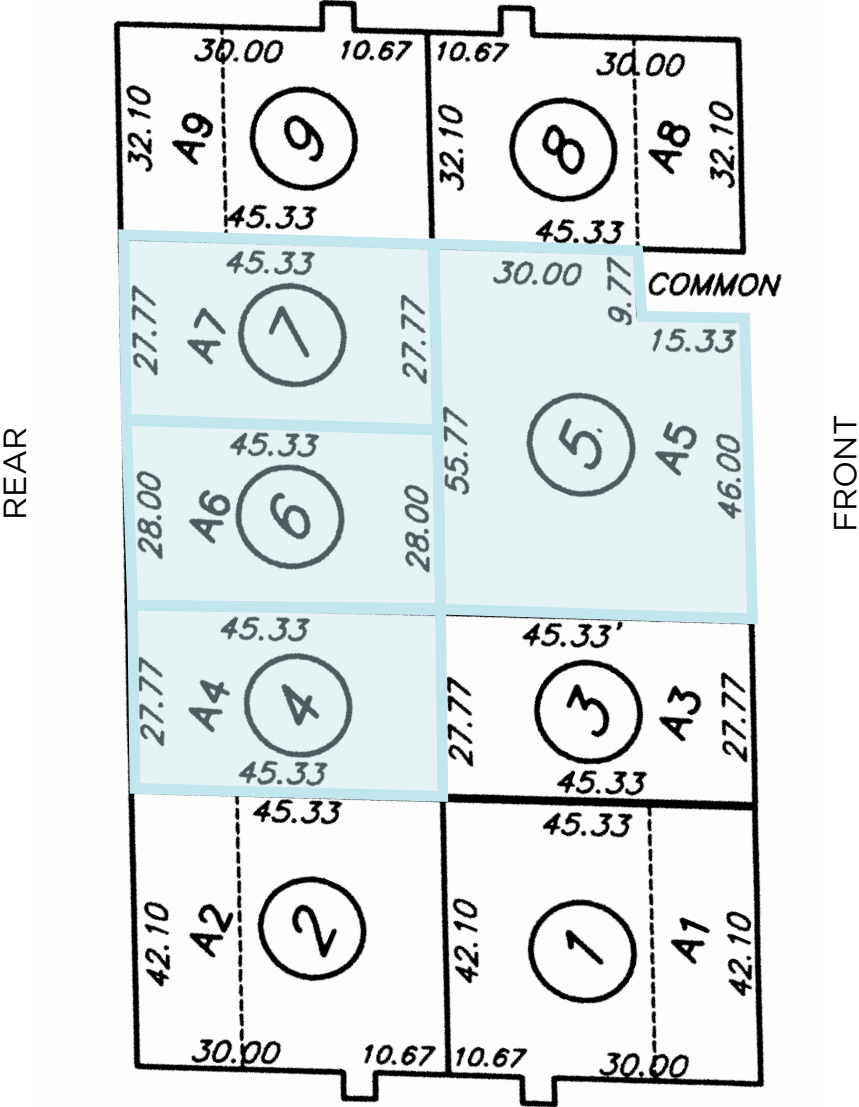
- 8 large private offices
- 1 corporate conference room
- Custom-built kitchen/break room with private access
- Open and reception area
- High ceilings & natural light
- 2 ADA restrooms

## Light Industrial

- $\pm$  24' clear height
- High-capacity HVAC
- Ability to add roll-up doors
- Open floor plan for equipment, storage, or layout flexibility
- Zoned for PUD (office/industrial mix)
- Ground-level access, private entrance, and on-site parking



PARCEL MAP



APNS

005-360-004

005-360-006

005-360-005

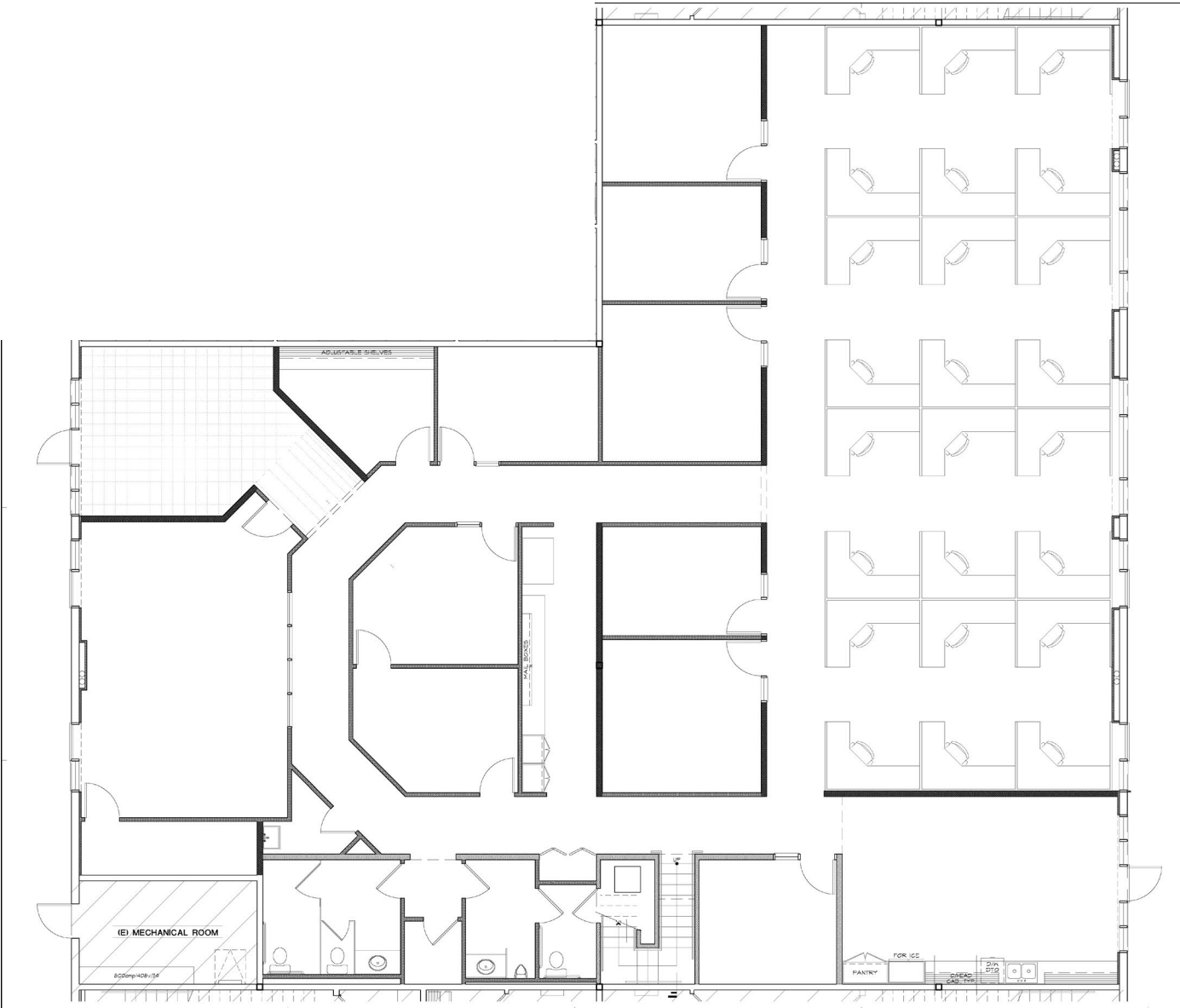
005-360-007



4 PARCEL CONFIGURATION

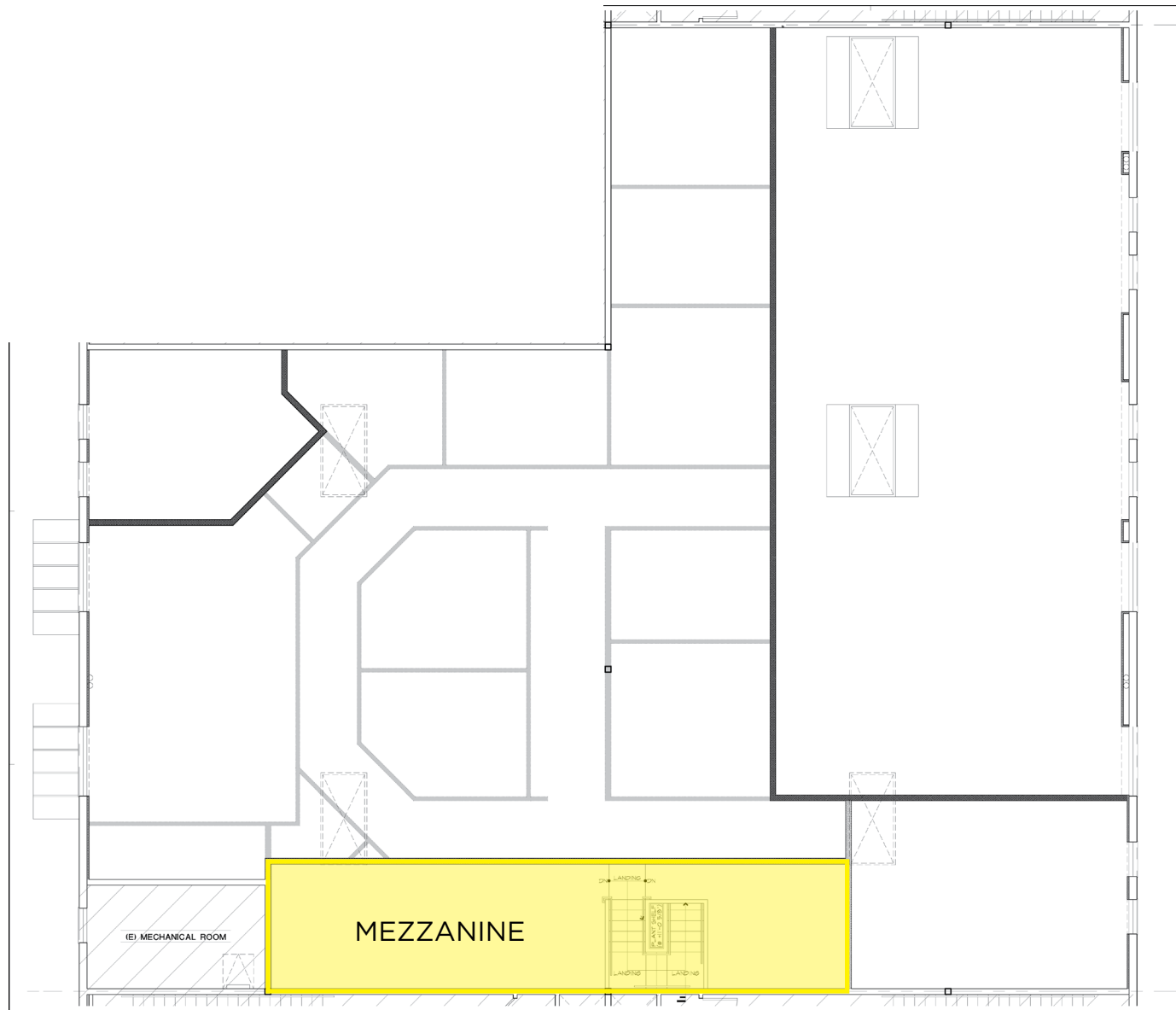
1445 Technology Lane uniquely sits across four contiguous parcels, offering flexible ownership and development opportunities. This multi-parcel setup allows for potential phased expansion, varied use, and enhanced site planning options. Having multiple parcels can also facilitate tailored financing or subdivision possibilities, making the property adaptable to a variety of buyer needs and investment strategies.

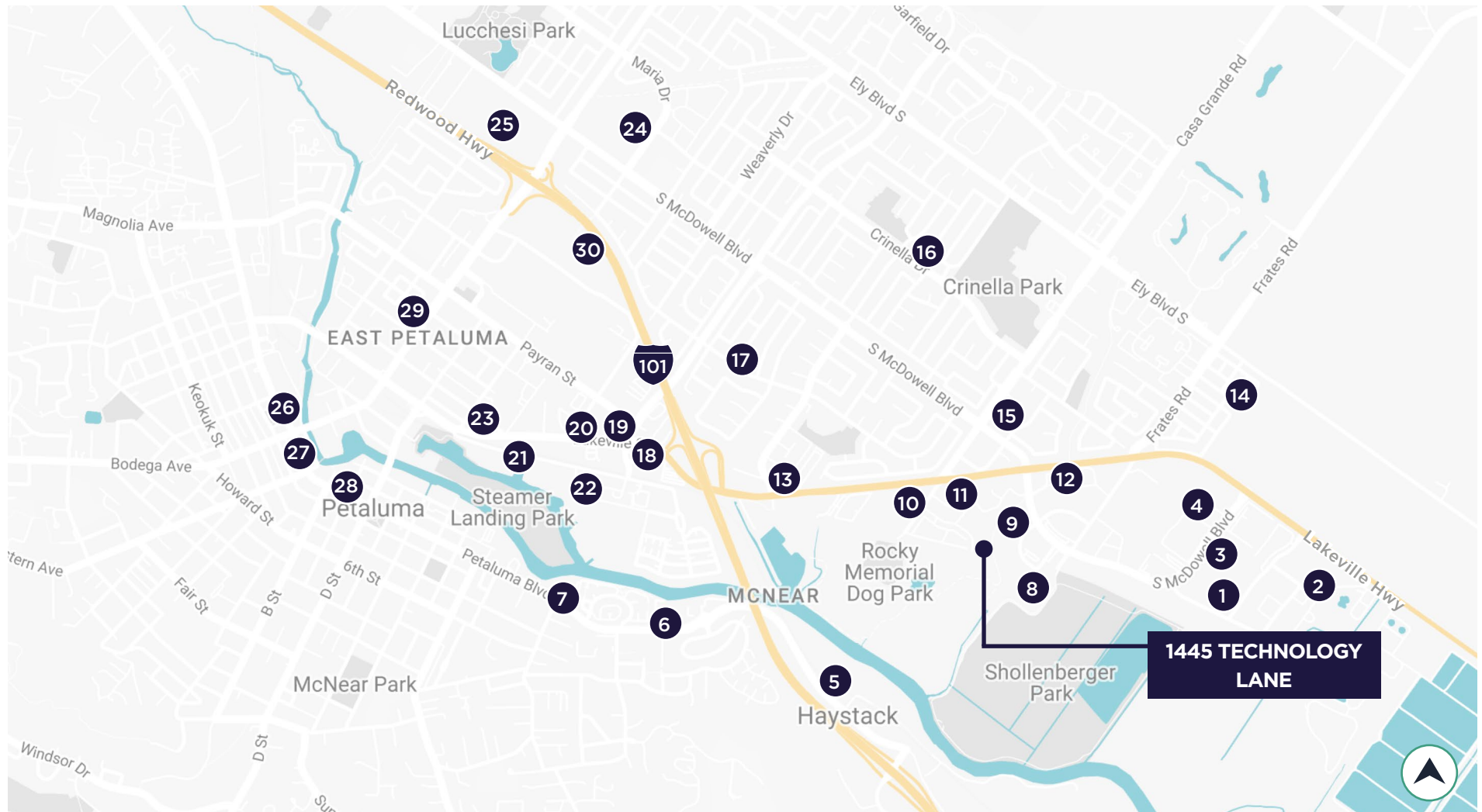
# FIRST FLOOR PLAN



# MEZZANINE FLOOR PLAN

1445 TECHNOLOGY AVE, PETALUMA





- |                                   |                               |                                  |
|-----------------------------------|-------------------------------|----------------------------------|
| 1. Petaluma Valley Dental         | 11. Anytime Fitness           | 21. Touchless Car Wash           |
| 2. Kaiser Health Plan Pharmacy    | 12. PUB Republic              | 22. North Bay Animal Services    |
| 3. 7 Up Bottling Co-San Francisco | 13. Hello Ortho               | 23. Hampton Inn Petaluma         |
| 4. FedEx Ship Center              | 14. Southgate Park            | 24. Safeway                      |
| 5. Public Storage                 | 15. Johnson Classic Car Sales | 25. Trader Joe's                 |
| 6. TruckMax USA                   | 16. Pet Lovers Pet Care       | 26. Brewsters Beer Garden        |
| 7. Mr. Mom's Cafe                 | 17. JT's Mom & Pop Wines      | 27. Della Fattoria Downtown Café |
| 8. FrontRow                       | 18. In-N-Out Burger           | 28. Boulevard 14 Cinema          |
| 9. Miyoko's                       | 19. McDonald's                | 29. Whole Foods Market           |
| 10. Petaluma Self Storage         | 20. Anna's Seafood            | 30. Sprouts Farmers Market       |

# AREA AMENITIES





# PETALUMA, CA

## SUBMARKET OVERVIEW

Petaluma sits at the southern gateway to Sonoma County and plays a pivotal role in the North Bay commercial market. Known for its strong mix of light industrial, R&D, and creative office users, the Petaluma submarket continues to attract owner-users and small-to-mid-sized businesses seeking value, flexibility, and quality of life. With lower price points than Marin or San Francisco, and excellent access to Hwy 101, SMART rail, and the wine country corridor, the area is ideal for companies looking to balance operations, lifestyle, and long-term investment.

Petaluma's educated workforce, growing residential base, and pro-business climate make it a strategic location for industrial and office users alike.





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