THEATRE district

Jones Lang LaSalle Brokerage, Inc.
Real Estate License #: 01856260

CONFIDENTIAL OFFERING MEMORANDUM - TEASER

WATERFRONT OFFICE BUILDING

DOWNTOWN PETALUMA, CA

97% Leased

Click here to access the full Offering Memorandum

THE OFFERING

Jones Lang LaSalle Brokerage, Inc. ("JLL"), as exclusive advisor, is pleased to present a rare and outstanding opportunity to acquire a 100% fee-simple interest in 201 1st Street ("Waterfront Office Building"), located in the Northern California city of Petaluma. The Property is a three-story Class "A" office building totaling 47,063 RSF, situated along the scenic Petaluma River and currently 97% leased to ten well-established tenants.

The asset is located in the heart of Petaluma's thriving Downtown Theatre District, which continues to experience strong growth, vitalization and very low vacancy. Petaluma's growth is being driven by an influx of young families moving to the area to take advantage of its high quality of life attributes and abundance of new housing developments, at more affordable price points than its neighboring counties. This demographic shift has energized downtown Petaluma, with new residents supporting local retailers, restaurants, and service businesses.

In addition to further anticipated population and rent growth, the current downtown Petaluma office vacancy rate of approximately 8.5% demonstrates extraordinary market health and tenant demand. The Property benefits from its waterfront location, immediate adjacency to the Theatre District's shopping, dining, and fitness amenities, and convenient access to the nearby 532-stall public parking garage. The impeccably maintained building also features abundant natural light, river views, and is a short three-minute walk to the Downtown Petaluma SMART station, connecting tenants throughout the North Bay and to San Francisco via ferry service.

Astute investors have a rare opportunity to acquire an irreplaceable, income producing asset in the premier location in Petaluma's most prominent district and one of Northern California's most dynamic growth markets. The asset's exceptional and diversified tenancy, strong demographic tailwinds, and formidable barriers to entry, should provide stability and long term appreciation, all at a significant discount to estimated replacement cost. For further information, please contact one of JLL Advisory Agents listed on page 6 or request an Offering Memorandum by visiting our:

Revere Deal Page

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INVESTMENT HIGHLIGHTS

- High Quality, Class “A” Office Asset
- Strong & Diverse Tenancy
- 97% Occupancy & Stable Cash Flow
- “Core” Property Located in Thriving Downtown
- Irreplaceable Real Estate
- Strong Barriers to Entry
- Professionally Managed & Maintained

MAJOR TENANTS INCLUDE:

sorren

Daily Acts

PM Wealth Management

SOLAIRUS AVIATION

QUIETRACK

ACCELITAS

Muir Wood TRUSTED TEEN TREATMENT™

WSHB WOOD·SMITH HENNING·BERMAN

DOWNTOWN PETALUMA - AERIAL MAP

THEATRE district

OFFERING GUIDELINES

Waterfront Office Building is currently being offered without an asking price. Please contact Listing Brokers for pricing guidance. There will likely be a formal bid date established. However, interested investors are not being discouraged from making an offer prior to that date. Purchasers should rely on their own assumptions and base their offer and pricing on the “As-Is, Where-Is” condition of the Property.

JLL will be available to assist prospective investors with their review of the Offering and answer any questions. In addition, on-site inspections of the Property and tours of the market can be arranged with JLL upon request. JLL will notify all prospective purchasers of the definitive date for offers to be submitted.

Such offers should, at a minimum, include the following:

- Allocated purchase price for each individual asset
- The source of capital, both equity and debt, for the transaction
- The amount of earnest money deposit
- Required purchaser due diligence period & internal approval process
- Scheduled closing date
- Detail on the closing expenses to be borne by buyer and seller

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CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers.

This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to JLL, the Seller's exclusive agent in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its exclusive agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived.

The Owner is responsible for any commission due its agent in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other party, including the Seller's exclusive agent, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the property of the Seller and its exclusive agent and may be used only by parties approved by the Seller and its exclusive agent. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.