



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1111 SONOMA AVENUE
SANTA ROSA, CA

**PREMIER OFFICE OR
MEDICAL SPACE**



Go beyond broker.

PRESENTED BY:

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM



PROPERTY DESCRIPTION



1111 SONOMA AVENUE
SANTA ROSA, CA

**PREMIER OFFICE
OR MEDICAL
SPACE**



**“IN THE HEART OF THE SANTA ROSA
MEDICAL COMMUNITY ON THE CAMPUS
OF MEMORIAL HOSPITAL”**

- **Suite 212 - 214:** 2,529+/- sf - Can be split/demised into two(2) suites with variable suite sizes
- Rare Medical or Office Space within Walking Distance to Memorial Hospital
- Adjacent to the New Memorial Building
- Several Offices and/or Exam Rooms
- There are Kitchens/Break Rooms throughout the Suites
- Ideal For - Medical Office, Dental Office, Message Services, Esthetician, Hair Salon, General Office, and any other Professional Office Users
- Owner has a Strong Incentive to do a Lease this Quarter. Rent Incentives are Available
- Abundant On-Site Parking
- Monument Signage

LEASE RATE

**MAKE AN OFFER - NEGOTIABLE
MODIFIED FULL SERVICE - NET OF JANITORIAL**

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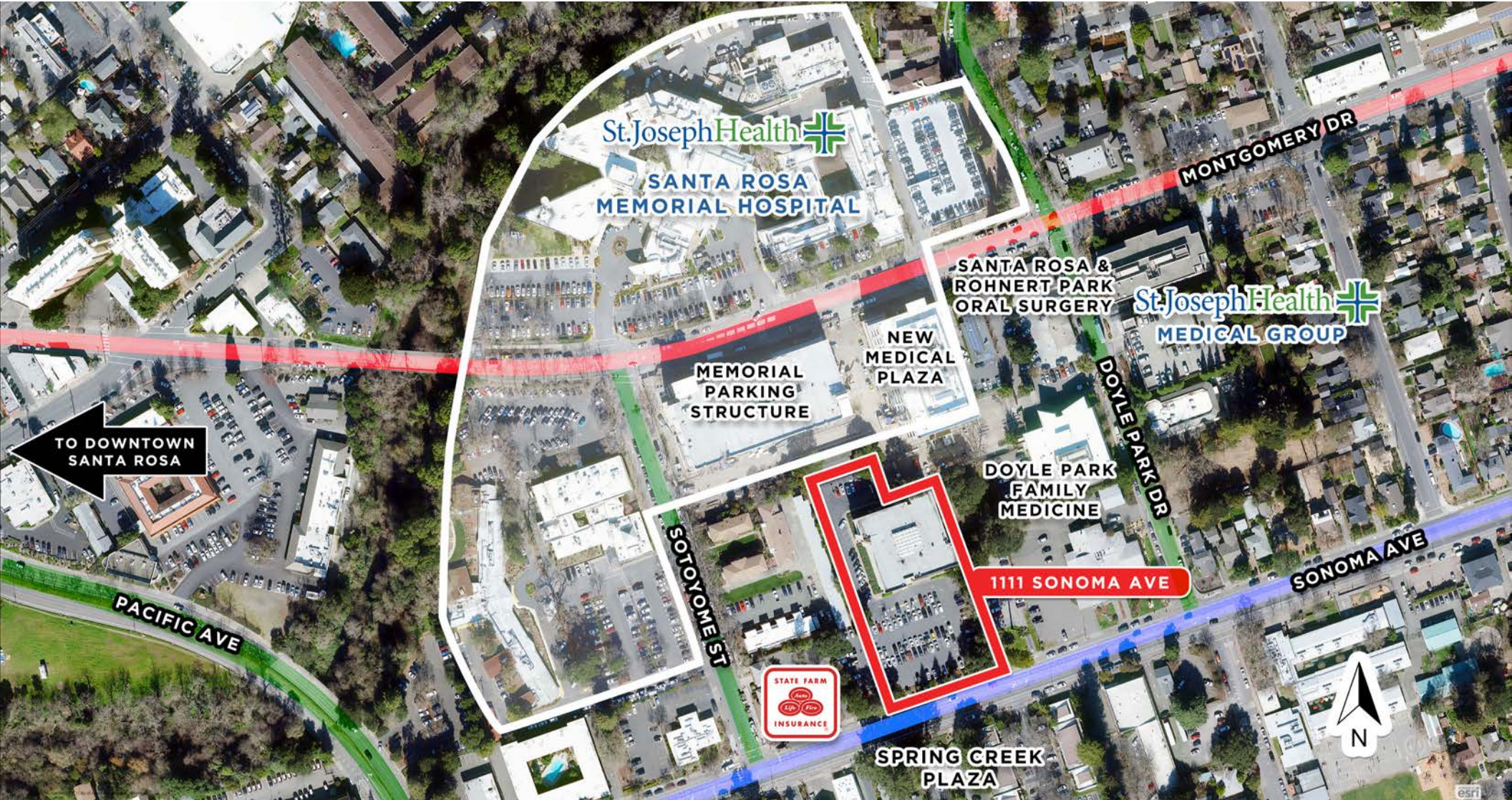


VICINITY AERIAL



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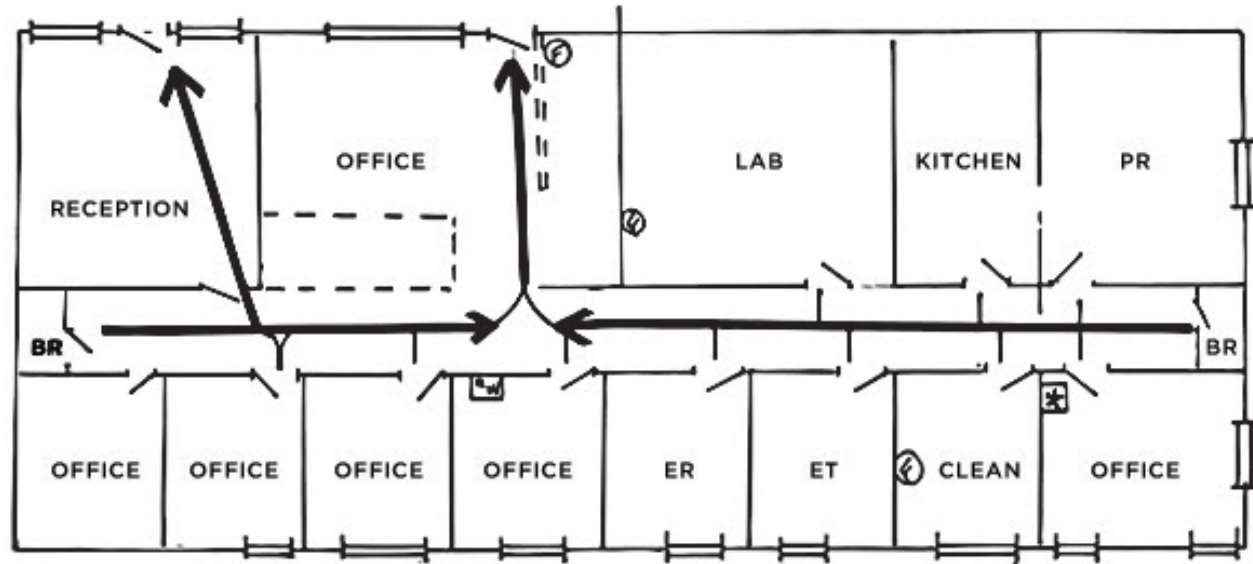
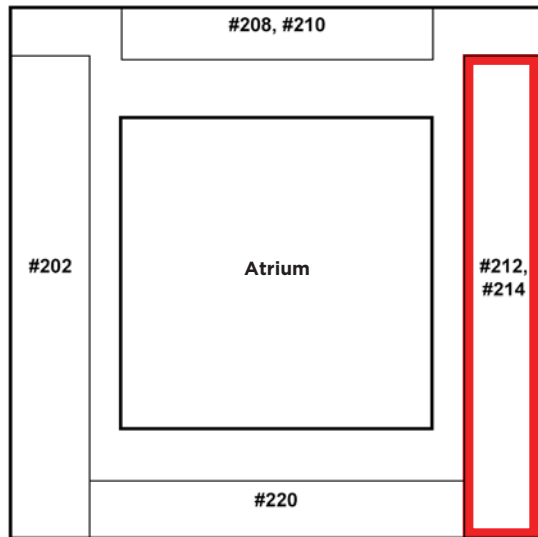
FLOOR PLAN

SECOND FLOOR



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PROPERTY PHOTOS



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Santa Rosa, CA 95401
www.keegancoppin.com
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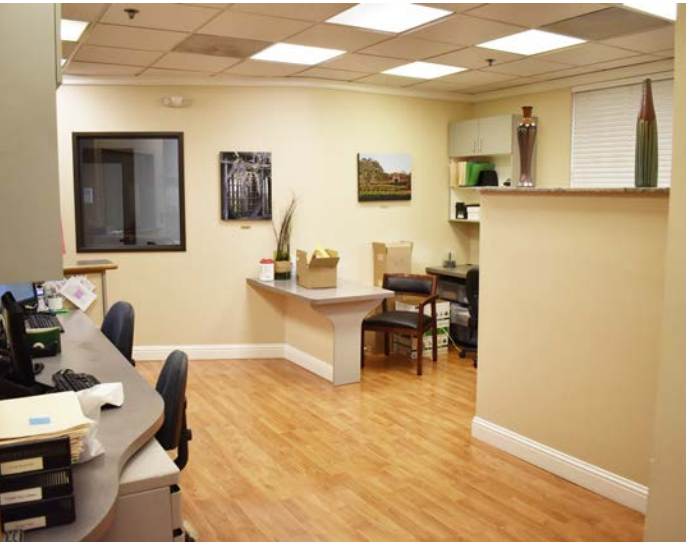


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