



Keegan & Coppin
COMPANY, INC.

Go beyond broker.

FOR SUBLEASE

**1421 GUERNEVILLE ROAD
SANTA ROSA, CA**

**PREMIER OFFICE
FOR SUBLEASE
SUITE 100 - 1,800+/- SF**

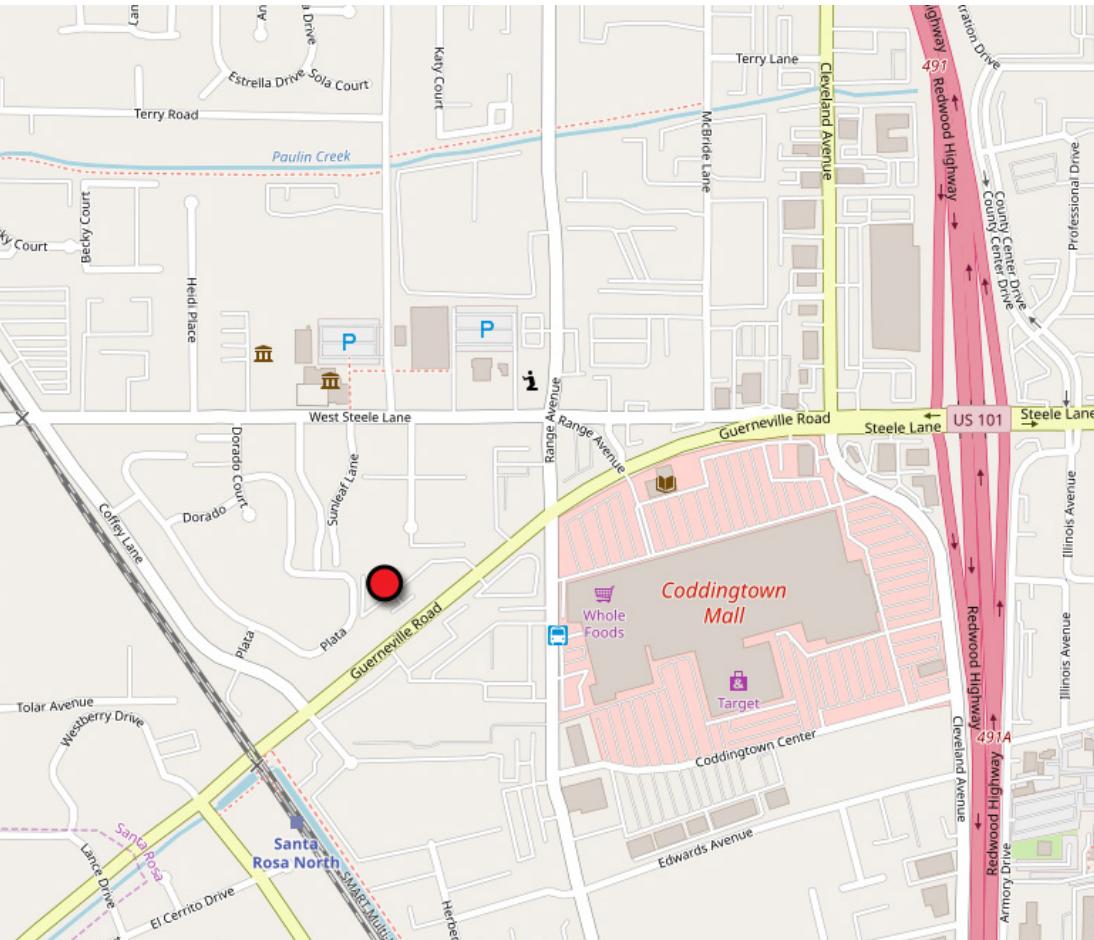
REPRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER/SIOR
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

PETER BRICEÑO, SENIOR RE ADVISOR
LIC # 01885655 (707) 528-1400, EXT 255
PSBRICENO@KEEGANCOPPIN.COM



PROPERTY SUMMARY



1421 GUERNEVILLE ROAD
SANTA ROSA, CA

OFFICE SPACE IN THE GATEWAY OFFICE PARK

- Class A professional office
- Asking rate \$1.45 psf Fully Serviced
- 1,800+/- sf
- Sublease expires 10/31/2026
- Great natural light and functional floor plan

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER/SIOR
LIC # 00835502 (707) 528-1400, EXT 238
S.JOHNSON@KEEGANCOPPIN.COM

PETER BRICEÑO, SENIOR RE ADVISOR
LIC # 01885655 (707) 528-1400, EXT 255
PSBRICENO@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



PROPERTY VICINITY

1421 GUERNEVILLE ROAD
SANTA ROSA, CA



OFFICE SPACE IN THE
GATEWAY OFFICE PARK



PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER/SIOR
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

PETER BRICEÑO, SENIOR RE ADVISOR
LIC # 01885655 (707) 528-1400, EXT 255
PSBRICENO@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

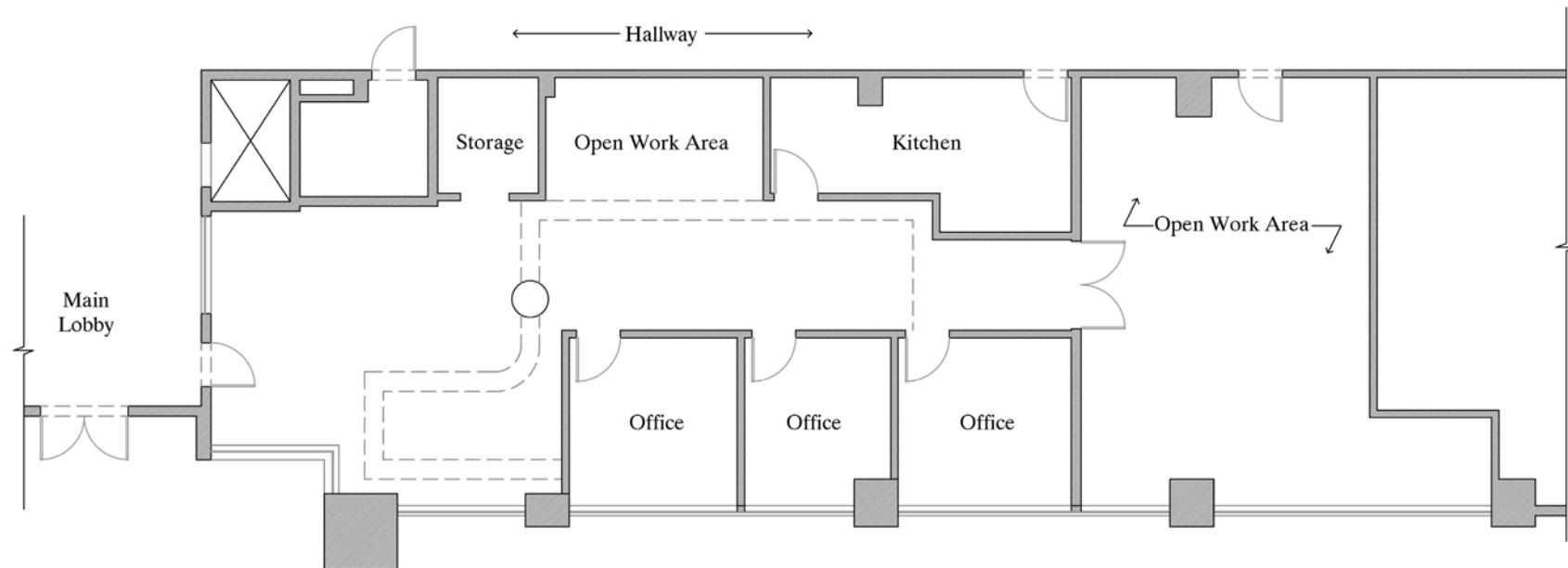


FLOOR PLAN



1421 GUERNEVILLE ROAD
SANTA ROSA, CA

OFFICE SPACE IN THE
GATEWAY OFFICE PARK



PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER/SIOR
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

PETER BRICEÑO, SENIOR RE ADVISOR
LIC # 01885655 (707) 528-1400, EXT 255
PSBRICENO@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



PROPERTY PHOTOS

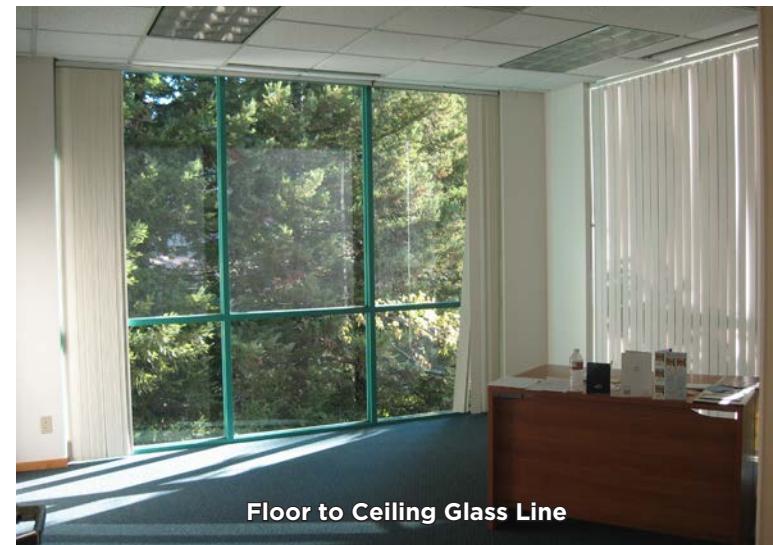


1421 GUERNÉVILLE ROAD
SANTA ROSA, CA

OFFICE SPACE IN THE
GATEWAY OFFICE PARK



Lobby Entry Way



Floor to Ceiling Glass Line

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER/SIOR
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

PETER BRICEÑO, SENIOR RE ADVISOR
LIC # 01885655 (707) 528-1400, EXT 255
PSBRICENO@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

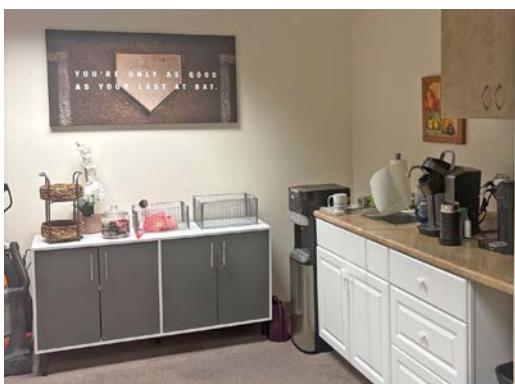
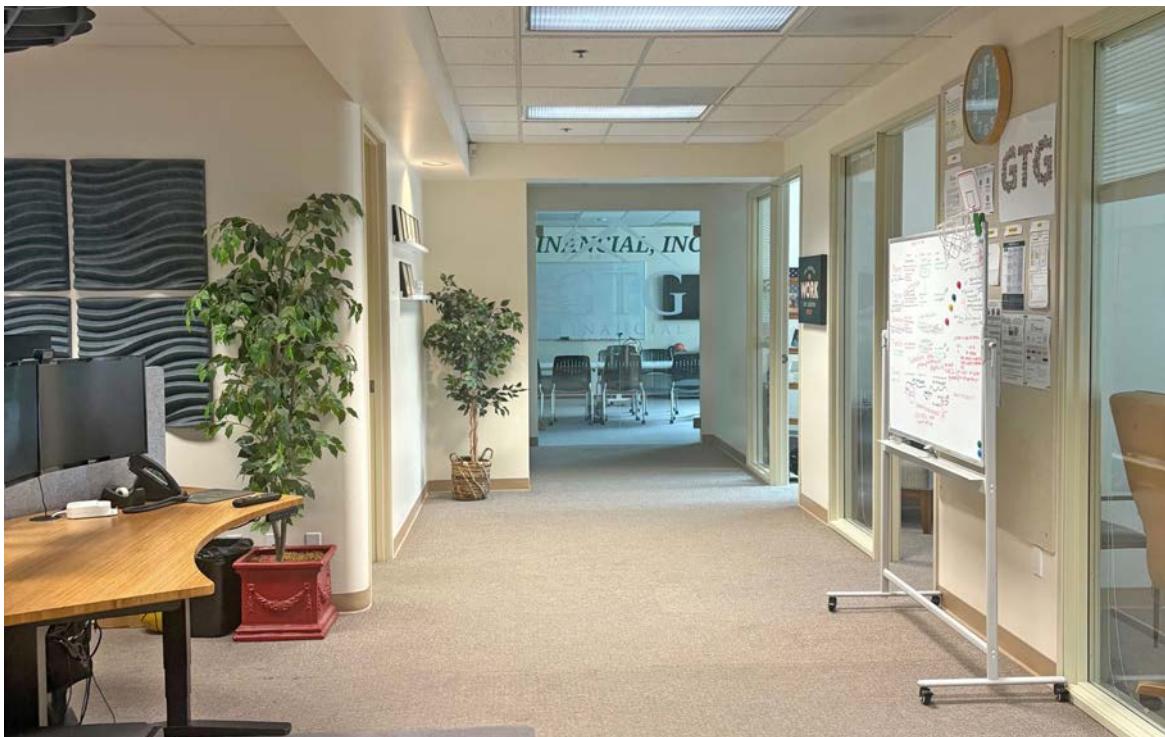


PROPERTY PHOTOS



1421 GUERNÉVILLE ROAD
SANTA ROSA, CA

OFFICE SPACE IN THE GATEWAY OFFICE PARK



PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER/SIOR
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

PETER BRICEÑO, SENIOR RE ADVISOR
LIC # 01885655 (707) 528-1400, EXT 255
PSBRICENO@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



ABOUT KEEGAN & COPPIN



1421 GUERNEVILLE ROAD
SANTA ROSA, CA

OFFICE SPACE IN THE
GATEWAY OFFICE PARK



Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Company, Inc.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



DISCLAIMER



1421 GUERNEVILLE ROAD
SANTA ROSA, CA

OFFICE SPACE IN THE GATEWAY OFFICE PARK

DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

REPRESENTED BY:

**SHAWN JOHNSON, MANAGING
PARTNER/SIOR**
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

PETER BRICEÑO, SENIOR RE ADVISOR
LIC # 01885655 (707) 528-1400, EXT 255
PSBRICENO@KEEGANCOPPIN.COM