



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

50 PROFESSIONAL CENTER DR  
ROHNERT PARK, CA

**ATTRACTIVE 2ND FLOOR  
OFFICE SPACE**



Go beyond broker.

PRESENTED BY:

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



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## PROPERTY SUMMARY

### FEATURES

- 2nd floor
- Elevator
- Common Area Space and Restrooms

### SUITE SIZE

**Suite 200:** 978+/- USF, 1,127+/- RSF

**Suite 201:** 1,375+/- USF, 1,580+/- RSF

## LEASE TERMS

### \$1.69 PSF GROSS

with the tenant paying pro-rata expenses of electricity, gas, refuse, pest control, and common area maintenance costs, interior janitorial, telephone and internet costs

3-5 year lease term preferred

Lease requires tenant to have \$2,000,000 in liability insurance.

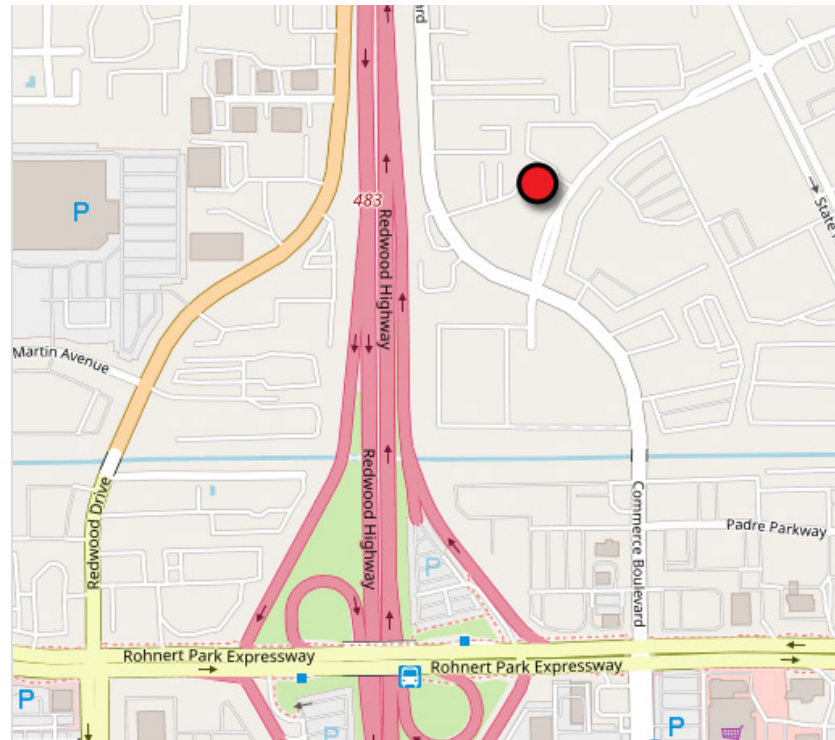
### DESCRIPTION OF PREMISES

Attractive high visibility office building with one space available for Lease in Rohnert Park, CA. The office has both enclosed private offices as well as open work areas.

Mature landscaping, excellent for professional office uses. With ample onsite parking,

### LOCATION OVERVIEW

City of Rohnert Park, just 45 miles north of San Francisco. Excellent location close to Highway 101, shopping, restaurants, and public transportation.



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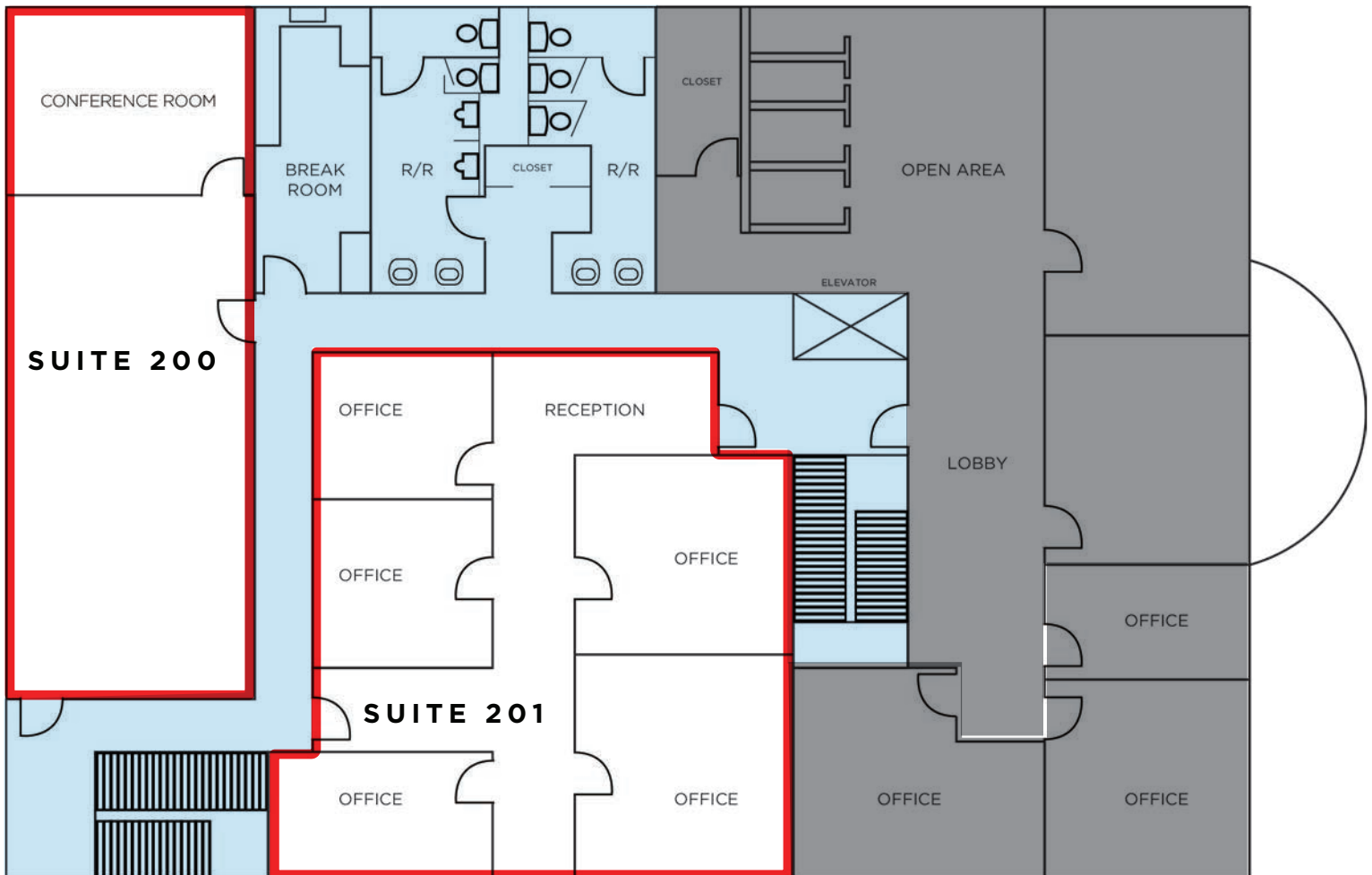
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## SECOND FLOOR PLAN



- AVAILABLE
- COMMON AREA
- NOT AVAILABLE



NOT TO SCALE

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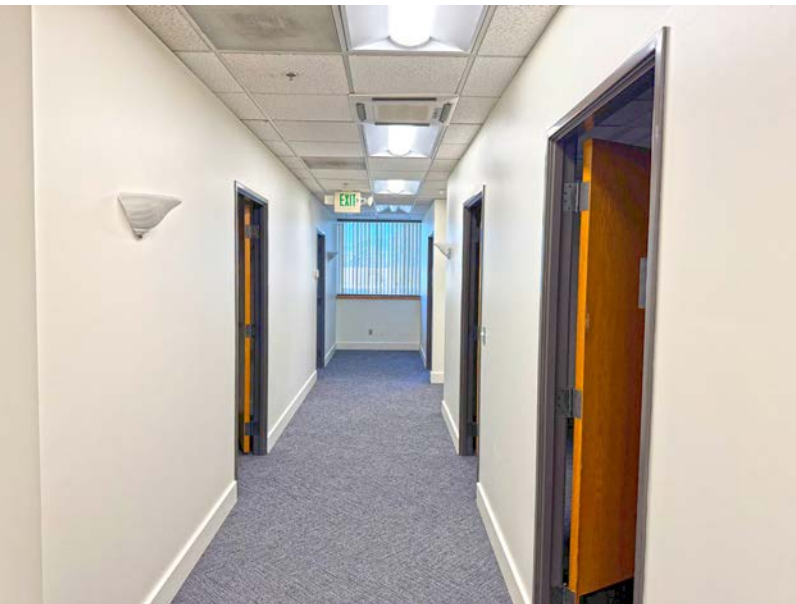
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## PROPERTY PHOTOS



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## AERIAL PHOTO

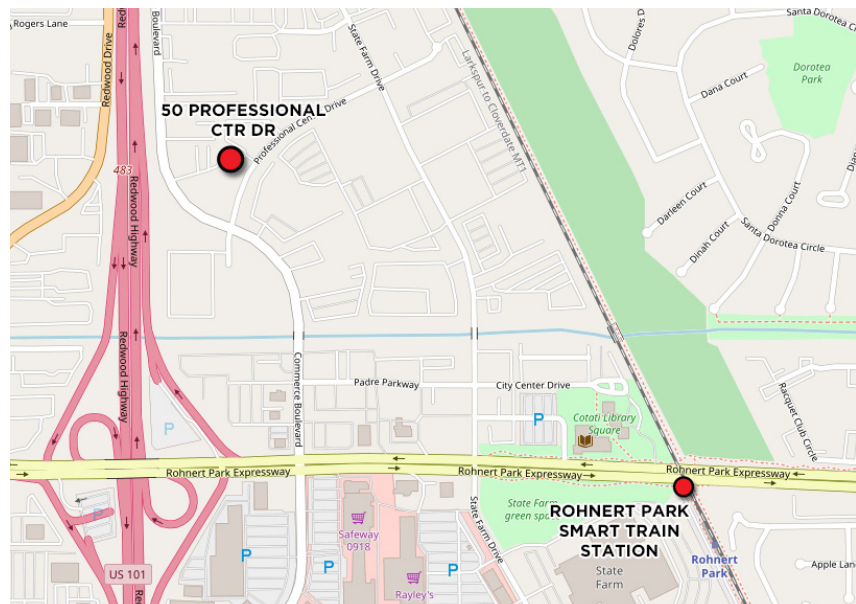


## SMART TRAIN

### EASY WALKING DISTANCE TO 50 PROFESSIONAL CENTER DRIVE

Sonoma-Marin Area Rail Transit (SMART) is the San Francisco Bay Area's Newest transportation option for travel, offering passenger rail service in Sonoma and Marin counties. The Rohnert Park SMART station is walking distance to 50 Professional Center Drive,

SMART's initial 43 mile of rail corridor includes 10 stations, from the Sonoma County Airport to Downtown San Rafael. Future extensions include: Larkspur, which is scheduled to be completed in 2019; Windsor; Healdsburg; and Cloverdale. The full project will provide 70 miles of passenger rail service, connecting SMART passengers with jobs, education centers, retail hubs and housing along the Sonoma-Marin corridor, and a bicycle-pedestrian pathway.



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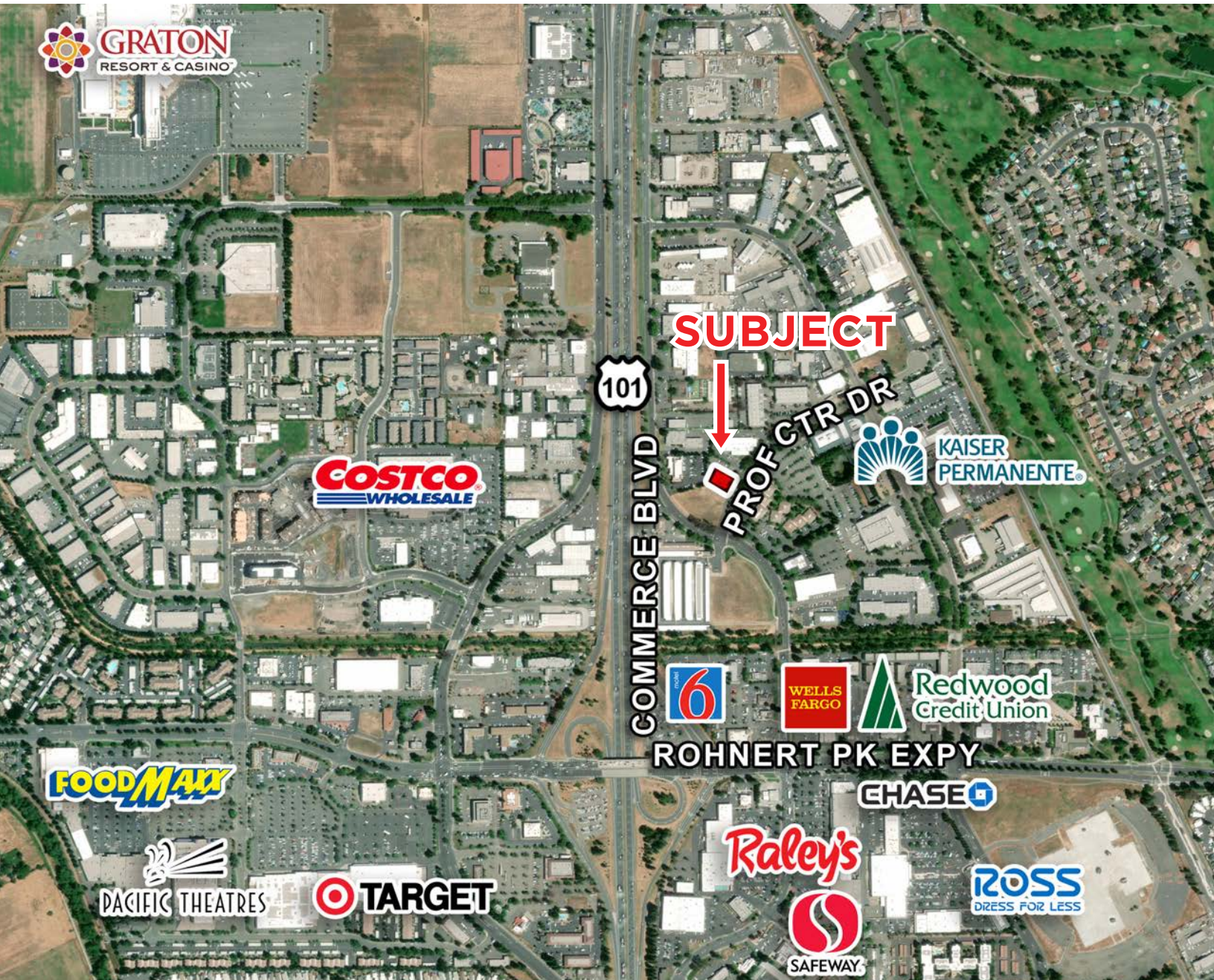
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## AERIAL MAP



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