

For Lease Class A Office Building in Sebastopol

101 MORRIS STREET, SEBASTOPOL, CALIFORNIA

±696 RSF UP TO ±2,754 RSF

\$2.50/RSF/MONTH, GROSS



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PROPERTY HIGHLIGHTS

Rental Rate

\$2.50/RSF/Month, Gross (Tenant pays utilities and janitorial)

First Floor

Suite 102: \pm 2,754 RSF

This offers a tenant an open floor plan to custom design their office space. There are outside window glass-lines on three sides of the office.

Second Floor

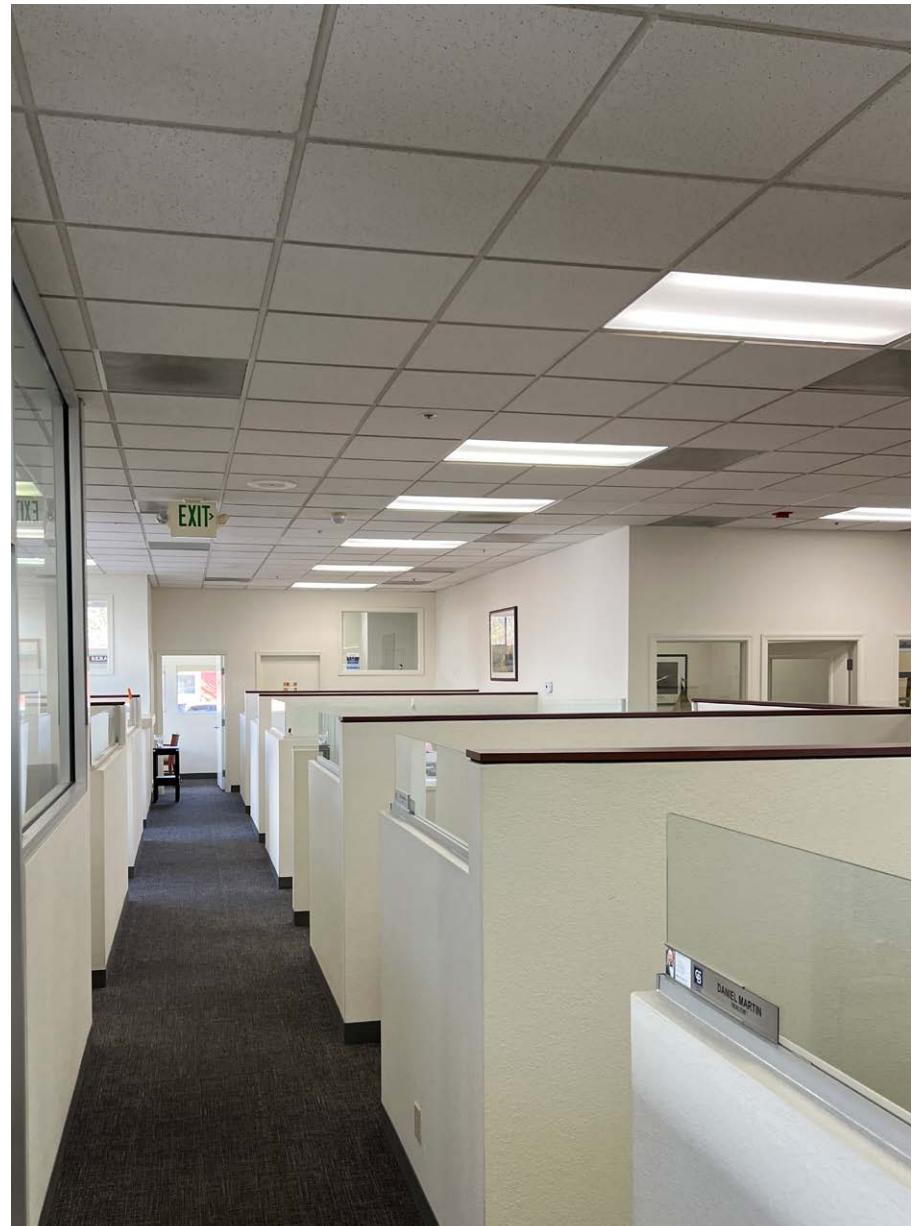
Suite 211: \pm 696 RSF \$1,750/month Includes PG&E

Suite 212: \pm 1,194 RSF \$1,900/month Includes PG&E

Property Features

- High profile building on the corner of Hwy-12 and Morris Street
- Across the street from The Barlow. Walking distance to downtown Sebastopol services, including restaurants, Post Office, banks, UPS and FedEx
- On-site parking next to front door
- Easy ingress and egress off Morris Street
- Other tenants on the first floor are Coldwell Banker and Fitz Law Firm

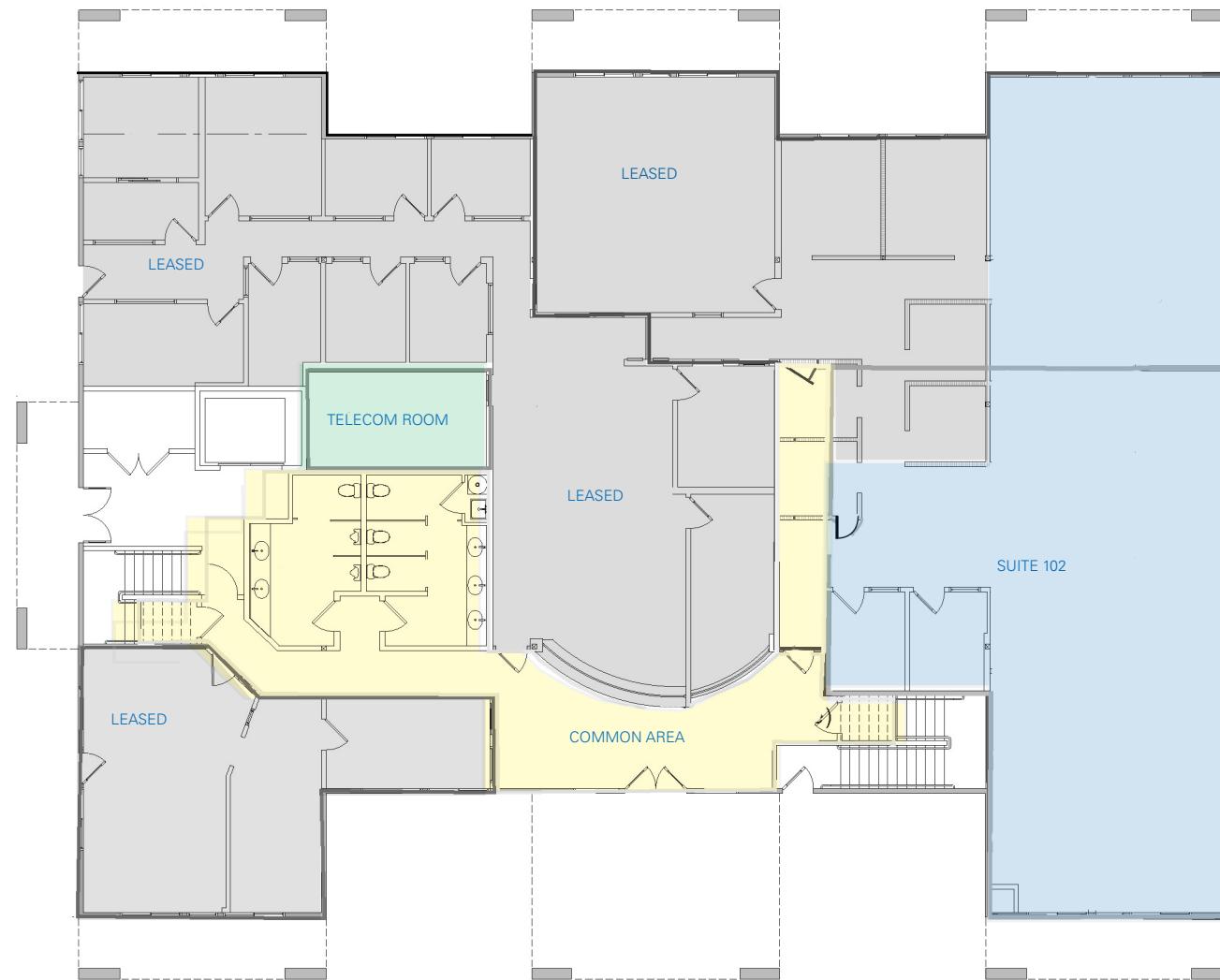
101 MORRIS STREET, SEBASTOPOL, CA



FIRST FLOOR PLAN

101 MORRIS STREET, SEBASTOPOL, CA

- = Suite 102
- = Common Area
- = Telecom room
- = Leased



Floor plan not to scale. Measurements are approximate.

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SECOND FLOOR PLAN**101 MORRIS STREET, SEBASTOPOL, CA**

- = Suite 211
- = Suite 212
- = Common Area

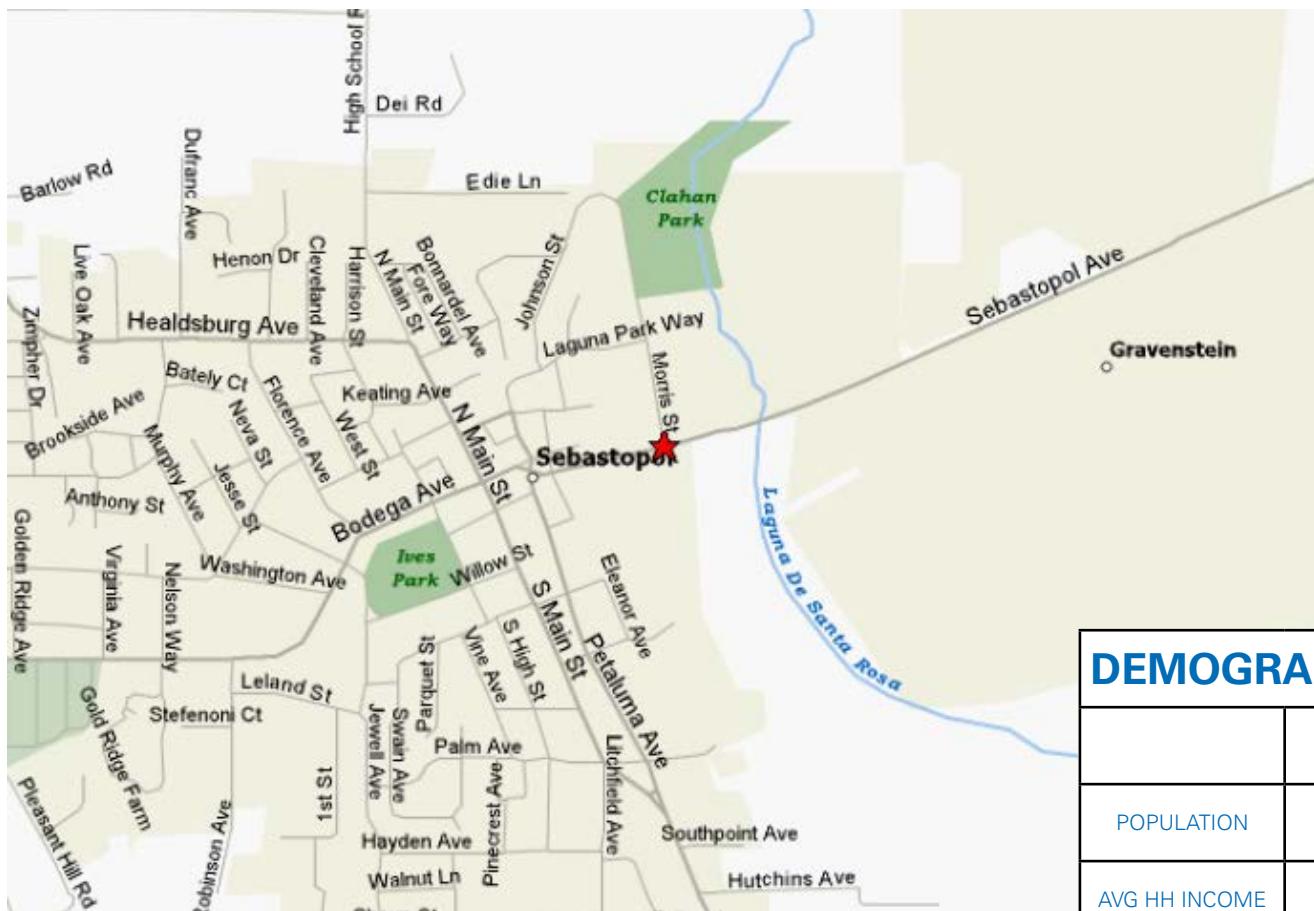


Floor plan not to scale. Measurements are approximate.

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LOCATION MAP

101 MORRIS STREET, SEBASTOPOL, CA



DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
POPULATION	5,640	16,813	66,036
AVG HH INCOME	\$121,013	\$131,959	122,292
DAY TIME EMPLOYEES	4,957	9,554	24,790

AVERAGE DAILY TRAFFIC COUNT

SEBASTOPOL AVE @ MORRIS STREET
HWY12 @ MORRIS STREET
BARNES AVE @SEBASTOPOL

23,782
23,000
28,199

101 Morris Street Sebastopol, California

Exclusive Agents:

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