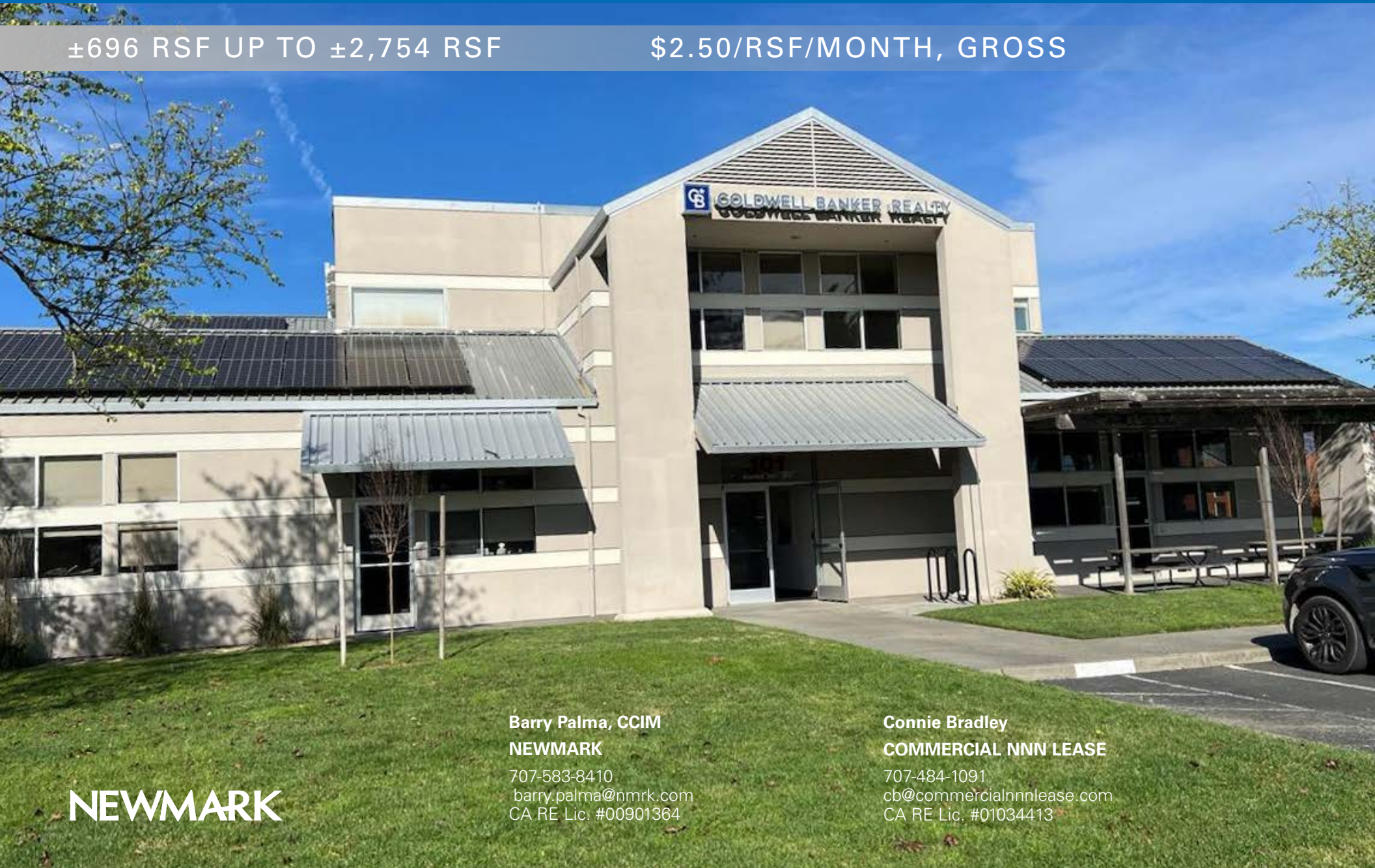


For Lease Class A Office Building in Sebastopol

101 MORRIS STREET, SEBASTOPOL, CALIFORNIA

±696 RSF UP TO ±2,754 RSF

\$2.50/RSF/MONTH, GROSS



NEWMARK

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PROPERTY HIGHLIGHTS

Rental Rate

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

First Floor

Suite 102: ±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

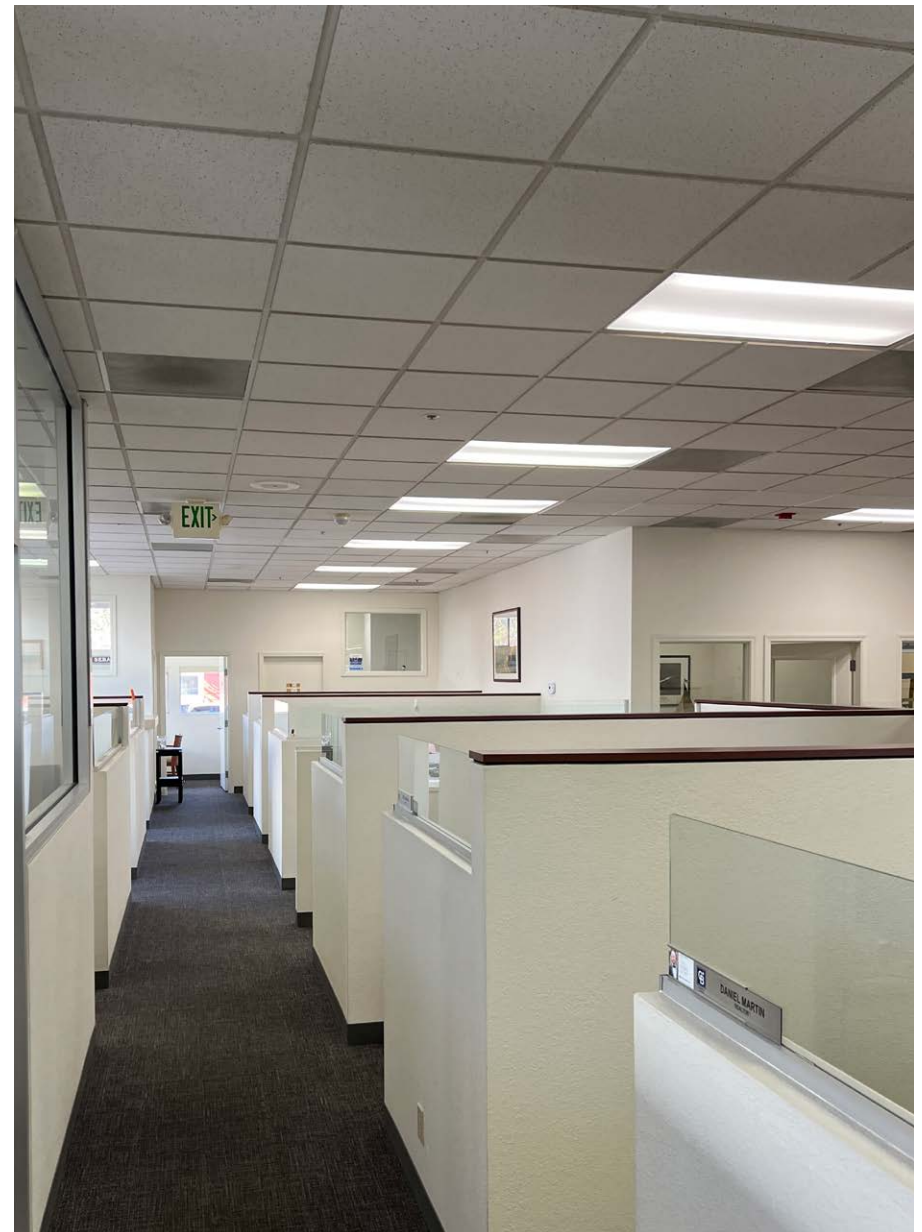
Suite 211: ±696 RSF \$1,750/month Includes PG&E

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

Property Features

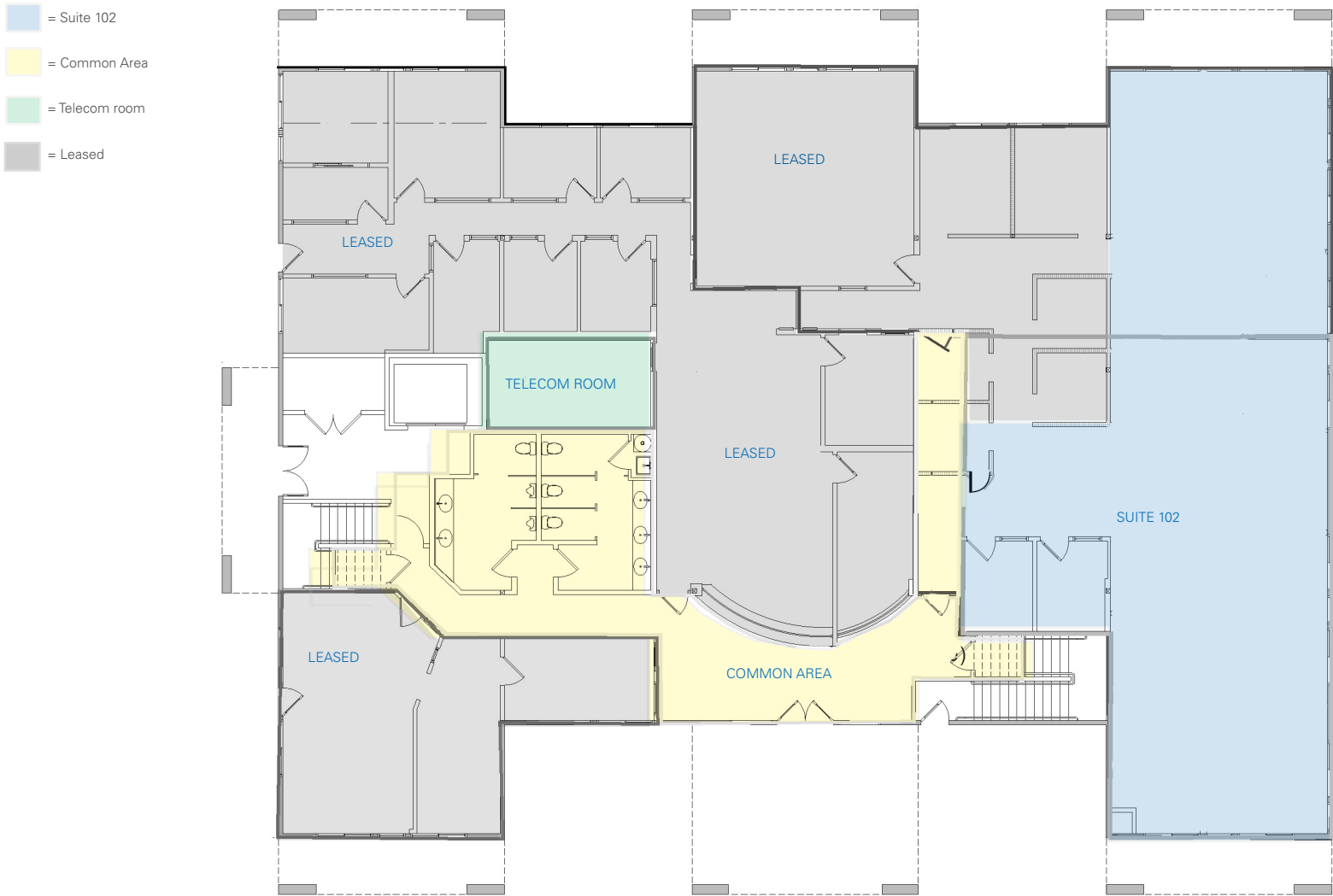
- High profile building on the corner of Hwy-12 and Morris Street
- Across the street from The Barlow. Walking distance to downtown Sebastopol services, including restaurants, Post Office, banks, UPS and FedEx
- On-site parking next to front door
- Easy ingress and egress off Morris Street
- Other tenants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

101 MORRIS STREET, SEBASTOPOL, CA



FIRST FLOOR PLAN

101 MORRIS STREET, SEBASTOPOL, CA



Floor plan not to scale. Measurements are approximate.

SECOND FLOOR PLAN

101 MORRIS STREET, SEBASTOPOL, CA

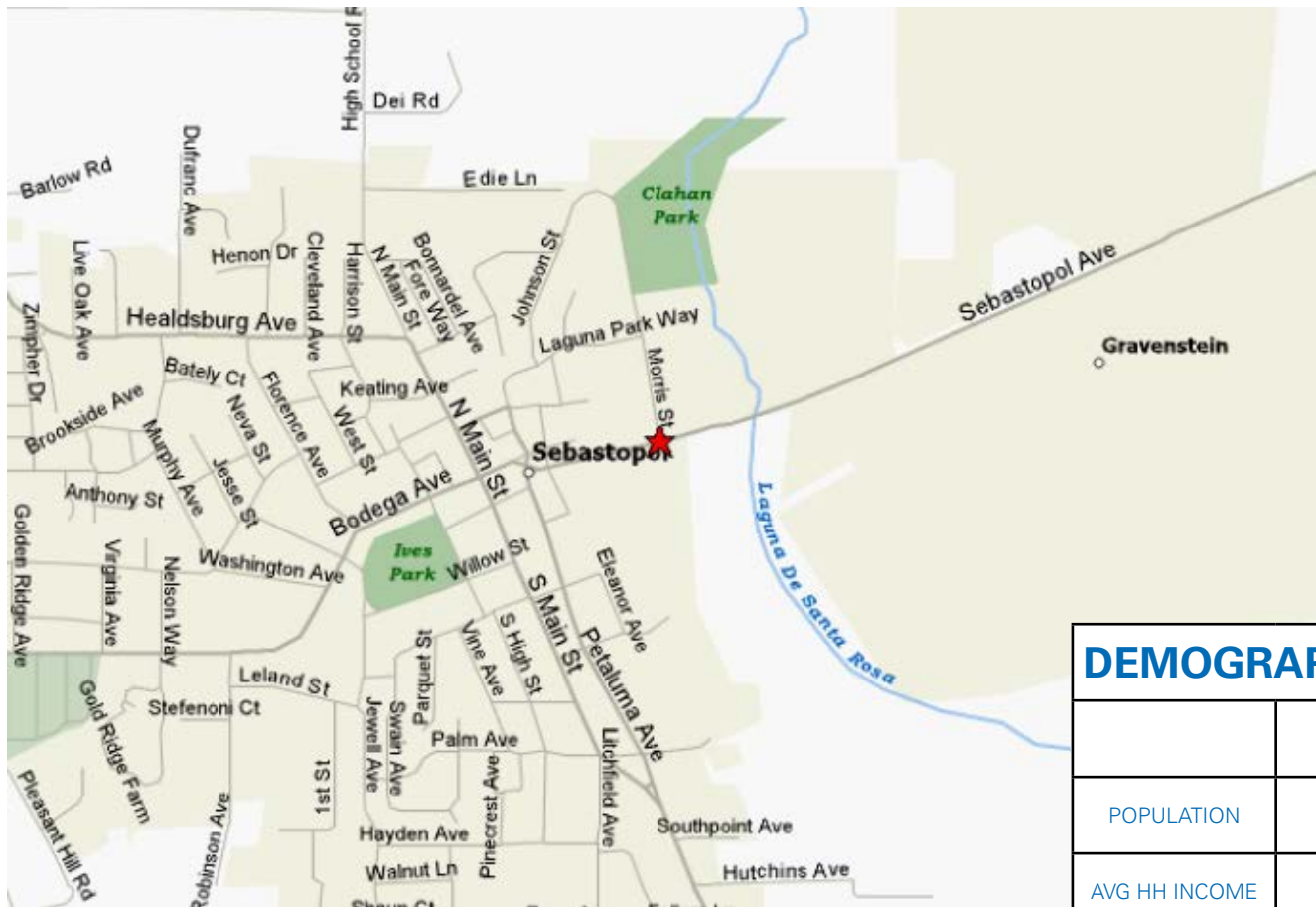
- = Suite 211
- = Suite 212
- = Common Area



Floor plan not to scale. Measurements are approximate.

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			23,782
HWY-12 @ MORRIS STREET			23,000
BARNES AVE @SEBASTOPOL			28,199

101 Morris Street Sebatopol, California

Exclusive Agents:

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