



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**CODDINGTON PLAZA  
BUSINESS PARK**

**1420 GUERNEVILLE ROAD  
SANTA ROSA, CA**

**MIXED USE COMMERCIAL OFFICE  
SPACE AVAILABLE**



Go beyond broker.

PRESENTED BY:

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

**JAMES NOBLES, PARTNER**  
LIC # 01988349 (707) 528-1400, EXT 247  
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# PROPERTY DETAILS



**CODDINGTON PLAZA  
BUSINESS PARK**  
1420 GUERNEVILLE ROAD  
SANTA ROSA, CA

## MIXED USE OFFICE BUILDING FOR LEASE

### PROPERTY INFORMATION

#### HIGHLIGHTS

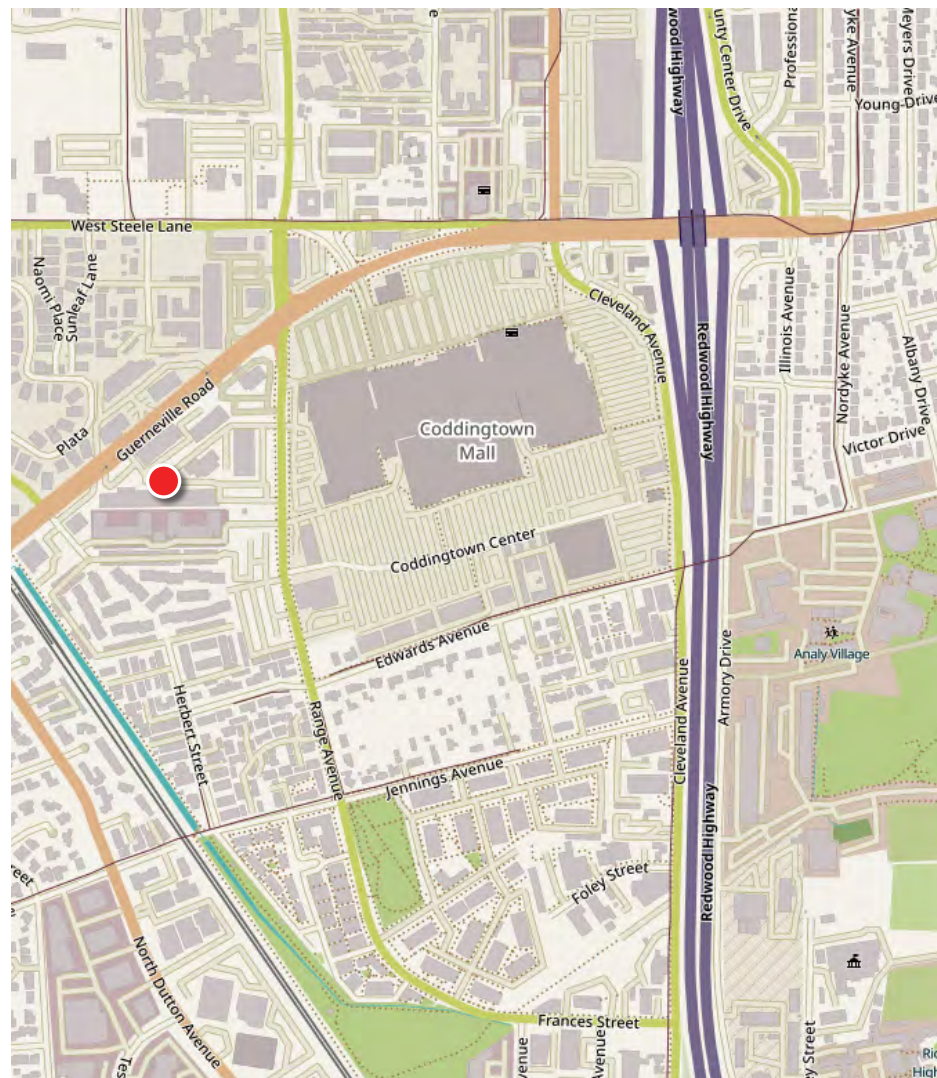
- Two spaces available  
**Suite A:** 2,275+/- SF  
**Suite B:** 1,353+/- SF
- Multiple executive suites (156-220 SF).
- All can be combined for 4,400 SF.
- Guerneville Rd. frontage.
- Floor plan consists of multiple private offices, restrooms, kitchenette/break room, conference rooms, storage areas and more.
- Ample on-site parking.
- Zoning is Commercial Office / Transit Village Mixed Use.
- Nearby Coddington has 20 Tesla Supercharging stations and about 10-15 electric vehicle charging stations. Along with many retail/restaurants/amenities.
- Within 1-2 blocks from Coddington Plaza there is Chase, Exchange Bank, Bank of America, Patelco Credit Union, and BMO.
- Within in a 3-5 minute drive, there is also Wells Fargo and Redwood Credit Union (both on Cleveland Avenue).

#### LEASE TERMS

Rate	Terms
\$1.85 per sq ft	<ul style="list-style-type: none"><li>- Modified Gross</li><li>- Tenant Improvements are negotiable based on rental rate and length of lease term</li><li>- Quoted rent inclusive of new carpet and paint.</li></ul>

#### TRANSPORTATION ACCESS

- Located: at Guerneville Rd. and Range Avenue
- Highway: half mile west of HWY 101
- Train: one block east of SMART Santa Rosa North Station
- Bus: across the street on Range Ave. is the transit hub station for multiple city and county buses
- Plane: less than 15 minutes (6.8 miles) south from Sonoma County Airport.



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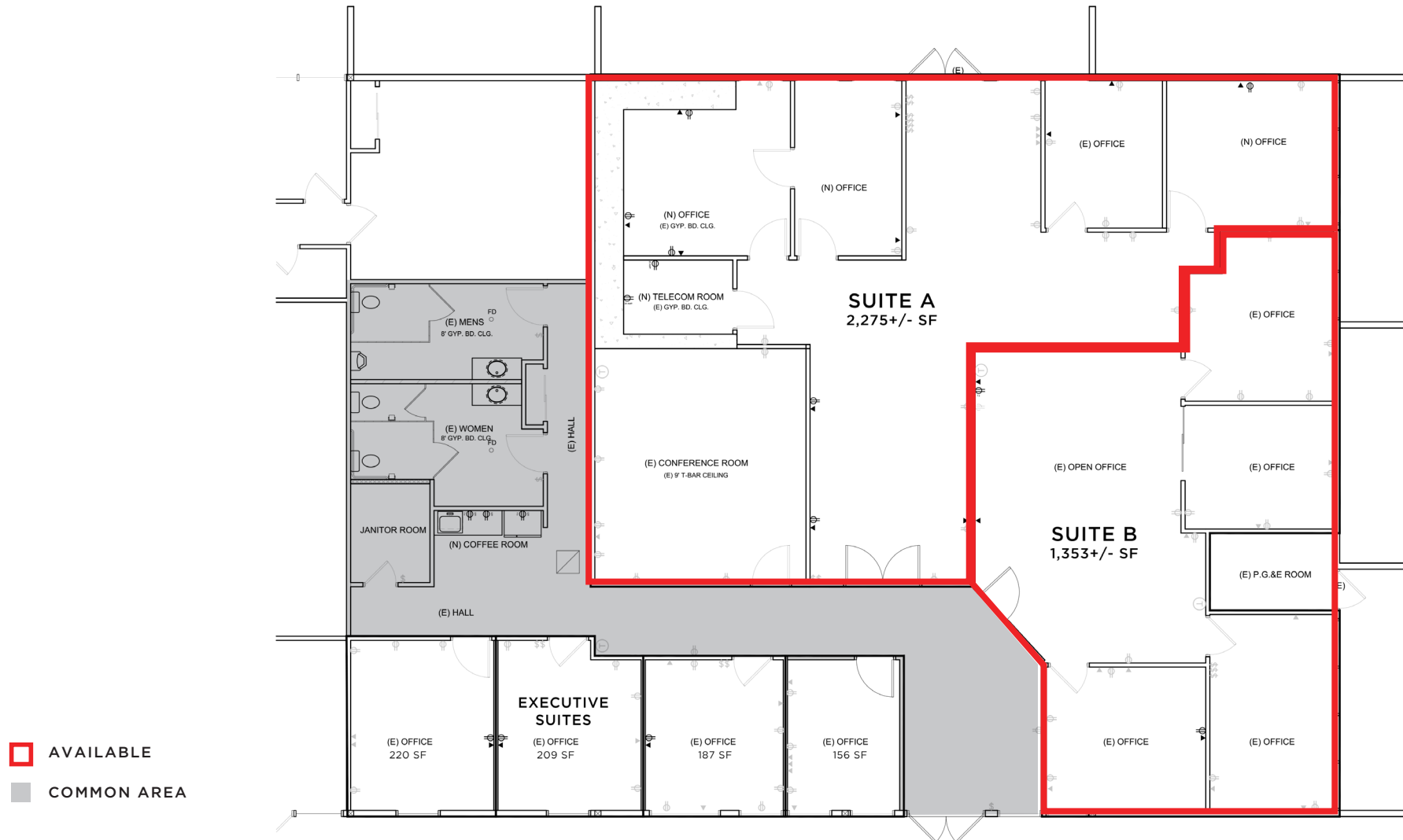


# FLOOR PLAN



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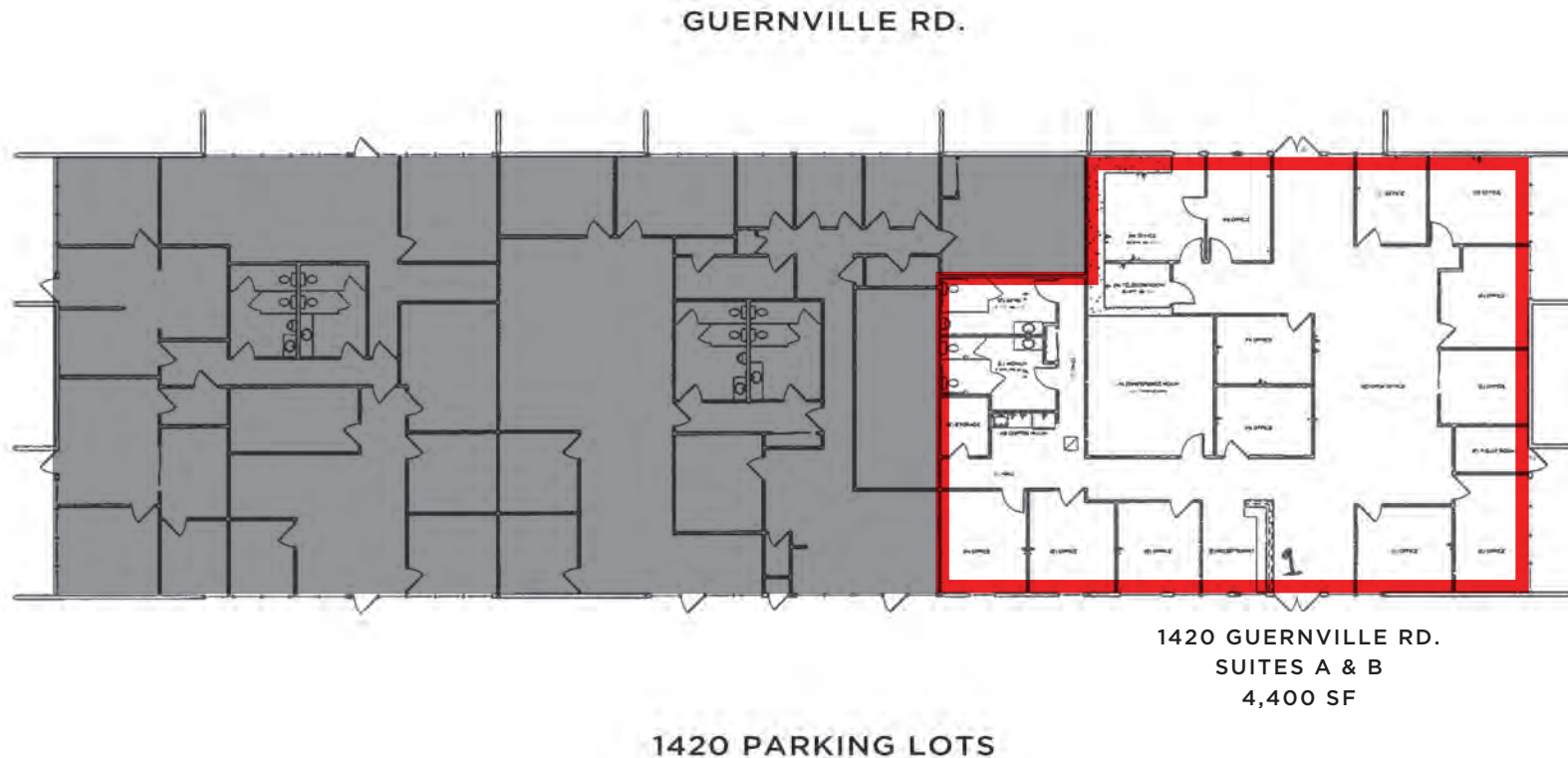


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☐ AVAILABLE  
☐ NOT AVAILABLE

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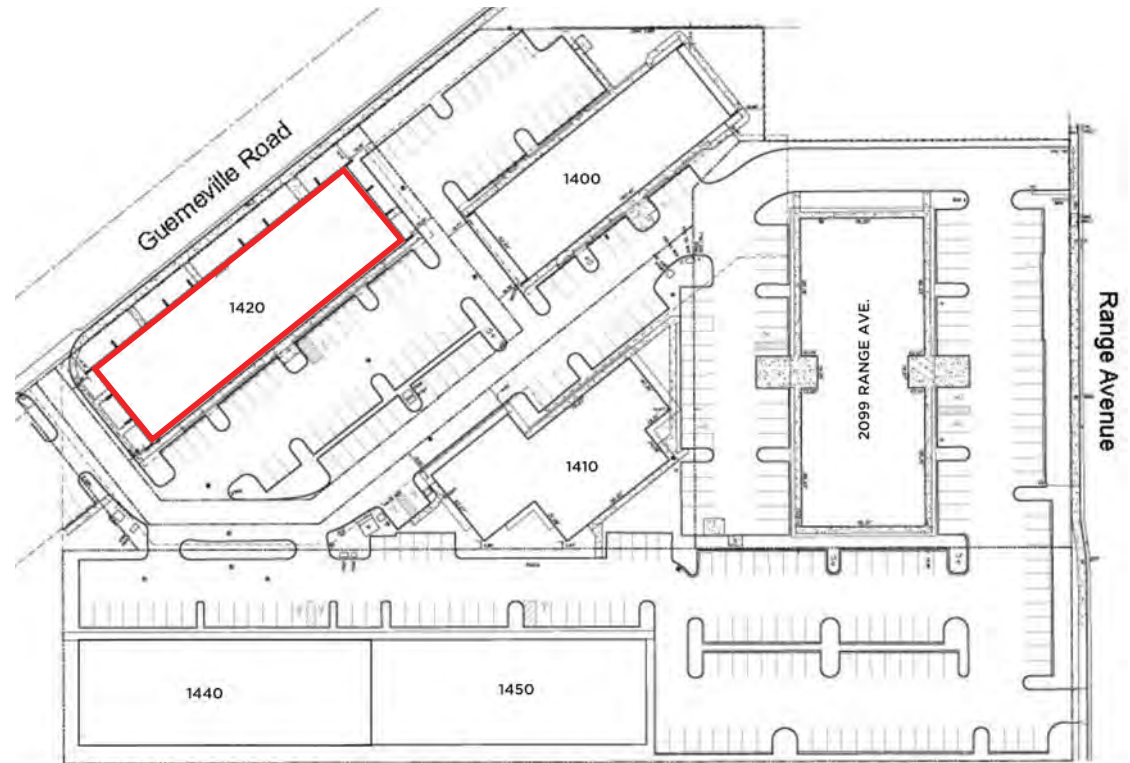


# SITE PLAN & VICINITY AERIAL



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## PROPERTY PHOTOS



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## LOCATION MAP



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Keegan & Coppin Co., Inc.  
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(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.

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