



Keegan & Coppin
COMPANY, INC.

FOR LEASE

7700 BELL ROAD
WINDSOR, CA

Office Space



Go beyond broker.

REPRESENTED BY:

RUSS MAYER, PARTNER
LIC # 01260916 (707) 664-1400, EXT 353
RMAYER@KEEGANCOPPIN.COM

JAMES MANLEY, SREA
LIC # 01140457 (707) 664-1400, EXT 307
JMANLEY@KEEGANCOPPIN.COM



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OFFICE SPACE

PROPERTY INFORMATION

HIGHLIGHTS

- Small Office Suite Available for Lease
- Contractor Owned
- Low Vacancy Area
- Windsor Business Park Location
- Hard to Find Small Office and Warehouse Space

AVAILABLE SPACE

7700D-2: 160+/- RSF

DESCRIPTION

Second floor office space featuring one (1) private office with a shared central corridor.

DESCRIPTION OF PREMISES

Efficient, small one or two desk office space with on-site parking conveniently located just off of Conde Lane. Easy access to 101 interchange and downtown Windsor.

LEASE TERMS

RATE

7700D-2: \$280 per month plus CAM, Utilities

TERMS

Industrial/Commercial Gross
CAM estimated at approx. \$0.17 psf
3 - 5 year lease term preferred

PARKING

On-site and Street

ZONING

IL - Light Industrial

Keegan & Coppin Co., Inc.
1201 North McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

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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DESCRIPTION OF AREA

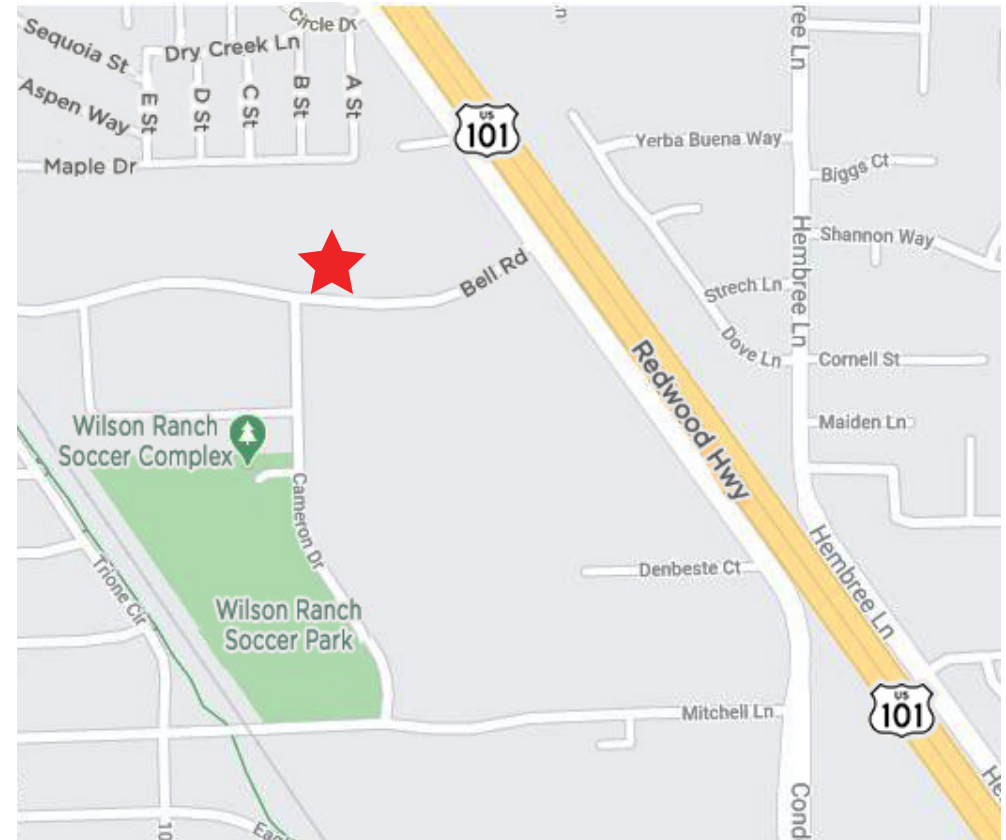
Windsor Business Park is a newer office/industrial park located in the bucolic western Windsor business district. The park is well maintained with the Windsor Town Green retail amenities located less than a mile away. 7700 Bell Road is home to Six Sigma, Cuver Belgian Brewers and Capabunga. The Russian River Brew Company and Restaurant is located less than two minutes away. This wine country location is home to Sonoma County Vintners Co-Op, Alexander Family Cellars, Tractor Supply, and Micro-Vu.

NEARBY AMENITIES

- 5 Minutes to Windsor Town Green
- Russian River Brew Company and Restarant
- Sonoma County Vintners Co-Op, Alexander Family Cellars, Tractor Supply, and Micro-Vu

TRANSPORTATION ACCESS

- Easy access to Highway 101



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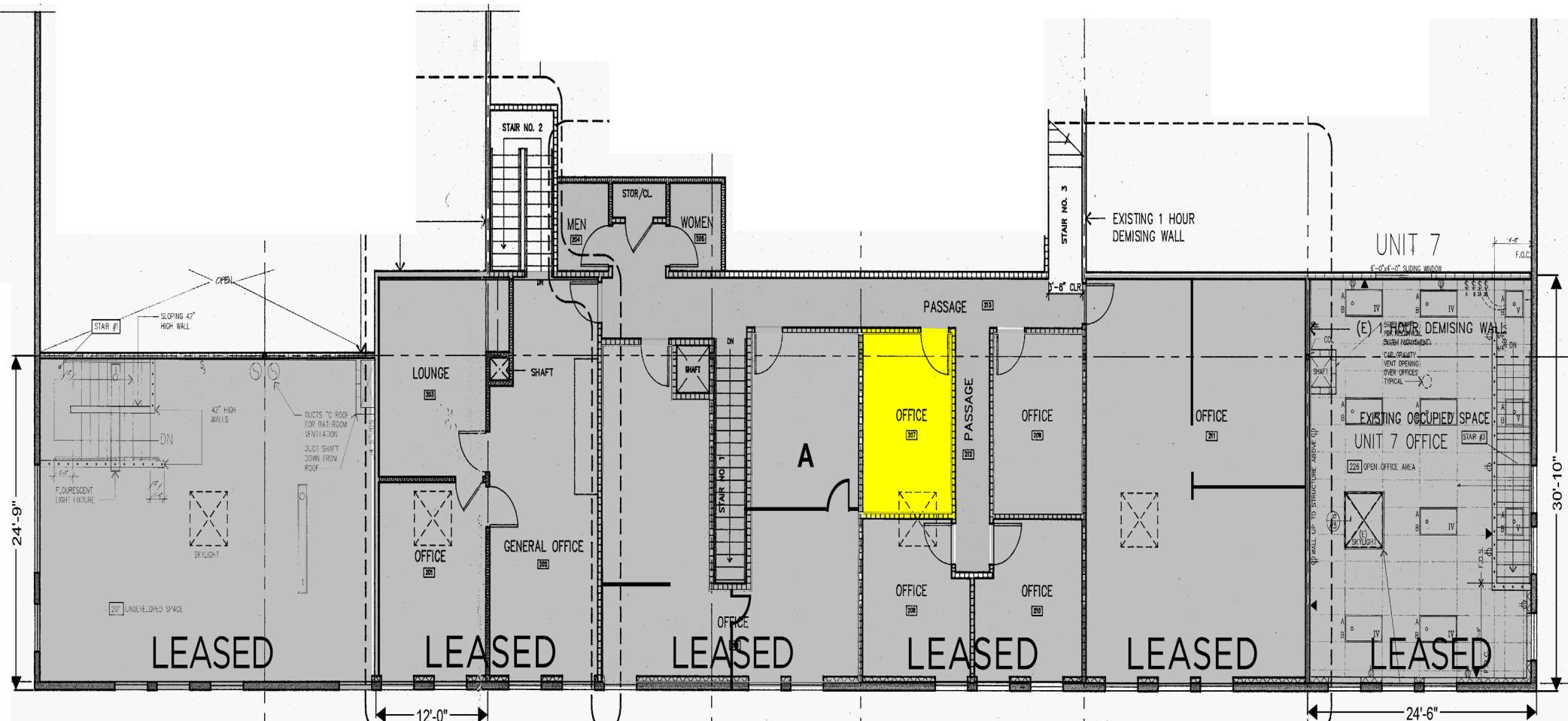
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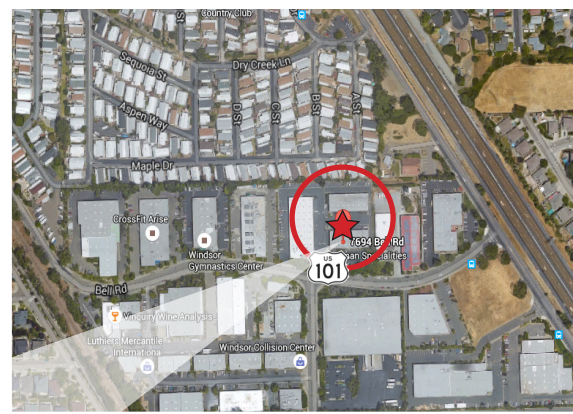


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