



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

2544 CLEVELAND AVENUE  
SANTA ROSA, CA

RETAIL/OFFICE SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

**JAMES NOBLES, AGENT**  
LIC # 01988349 (707) 528-1400, EXT 247  
[JNOBLES@KEEGANCOPPIN.COM](mailto:JNOBLES@KEEGANCOPPIN.COM)



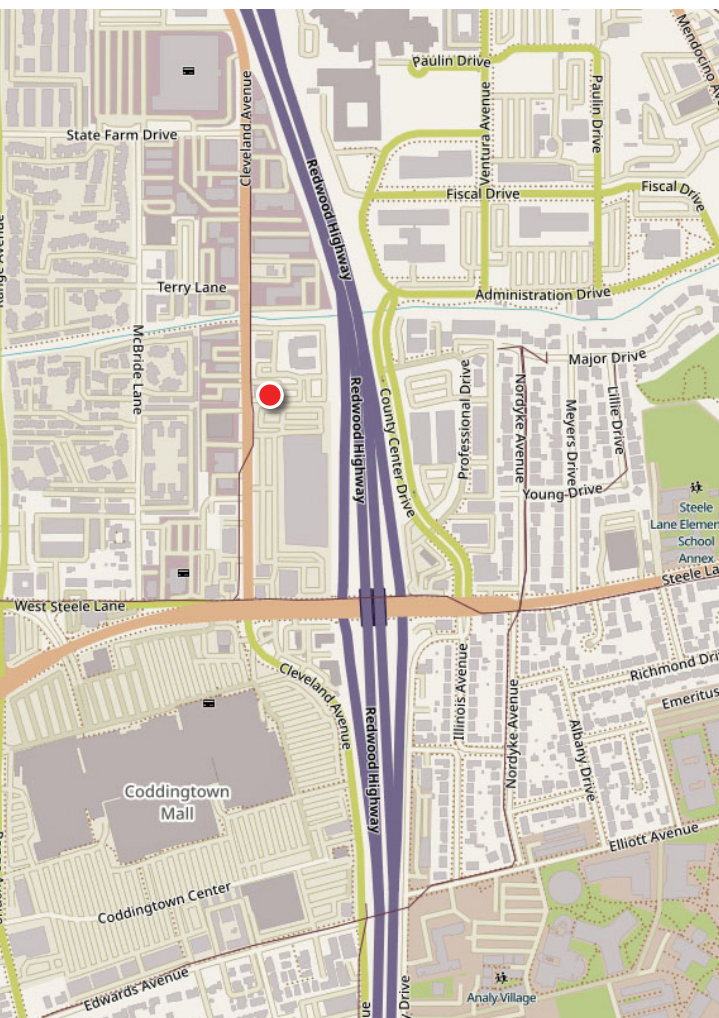


# PROPERTY DETAILS



2544 CLEVELAND AVENUE  
SANTA ROSA, CA

## OFFICE SPACE FOR LEASE



## PROPERTY INFORMATION

### HIGHLIGHTS

#### 1st Floor Available Suites:

- Suite 100: 4,305+/- SF  
Suite 110: 1,937+/- SF  
\* Combined 6,242+/- SF (Full Floor)
- Private men & women's bathroom
- High ceilings and modern finishes
- Large break room
- Multiple conference rooms
- Shared lobby & entry
- Abundant natural light

#### 2nd Floor Available Suites:

- Suite 206: 1,434+/- SF
- Suite 208: 1,155+/- SF
- Elevator served
- High speed internet included

### BUILDING HIGHLIGHTS

- Walking distance to all Coddington Mall amenities
- Easy access to Highway 101

### DESCRIPTION OF PREMISES

This space would be excellent for any professional use.

### USER SPACE

Office

### PARKING

District access to on-site parking

### ZONE

CG - General Commercial

### DESCRIPTION OF LOCATION

Situated near Coddington Mall, home of over 800,000 SQFT of regional retail and many restaurants/shops. ADT count of over 20,000 vehicles per day.

### LEASE TERMS

**1st Floor 1,937-4,305+/- SF**

**\$1.85/SF MFS**

**2nd Floor 1,155-1,434+/- SF**

**\$1.95 /SF MFS**

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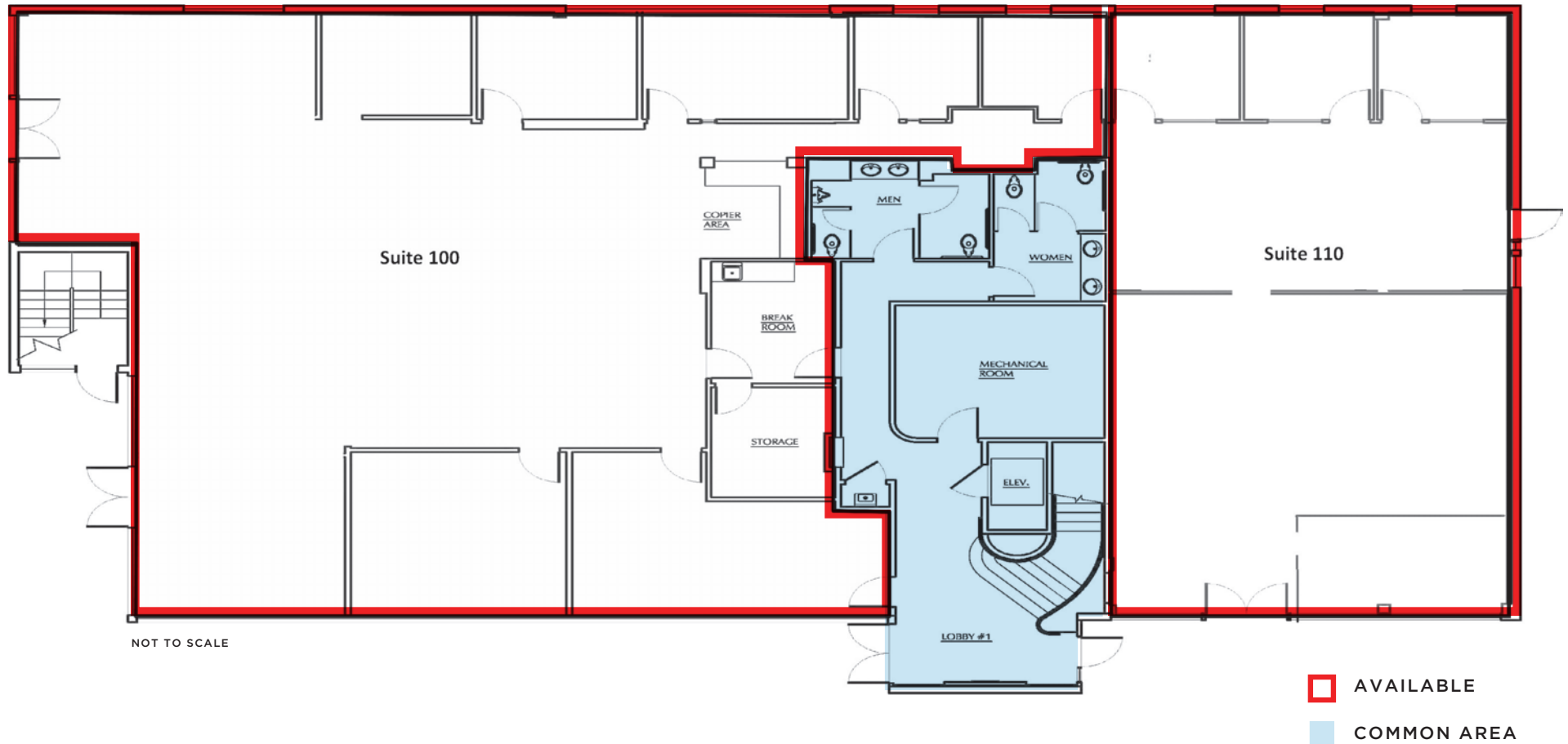
# FLOOR PLAN

## FIRST FLOOR



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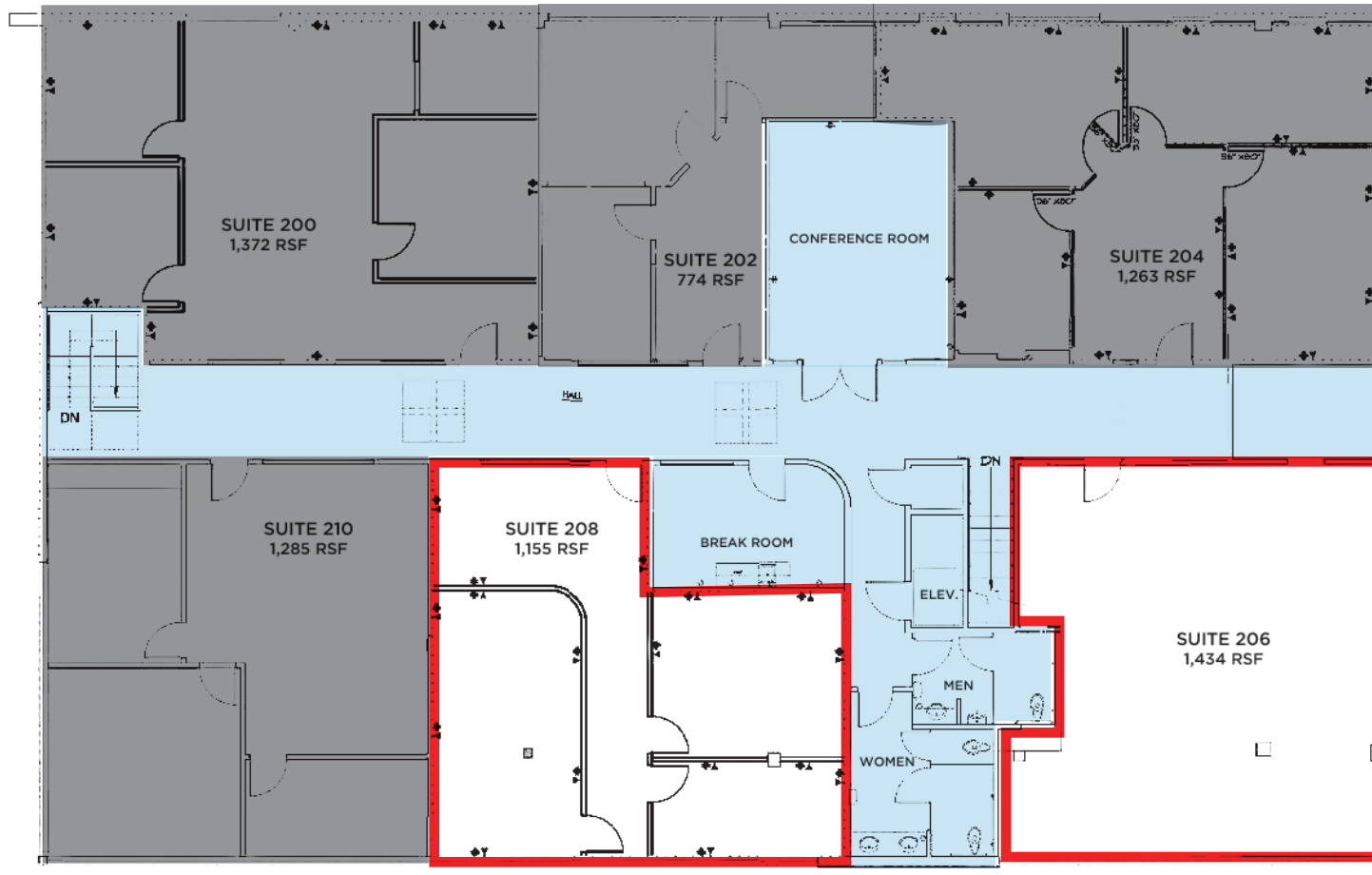
# FLOOR PLAN

## SECOND FLOOR



2544 CLEVELAND AVENUE  
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NOT TO SCALE

- AVAILABLE
- COMMON AREA
- NOT AVAILABLE

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## PROPERTY PHOTOS



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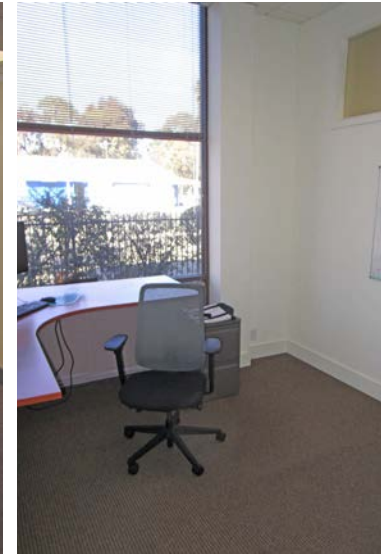


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## LOCATION MAP



2544 CLEVELAND AVENUE  
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Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
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