



Keegan & Coppin
COMPANY, INC.

FOR LEASE

3035 CLEVELAND AVENUE
SANTA ROSA, CA

EASY ACCESS & ABUNDANT
PARKING IN A PRIME NORTHWEST
SANTA ROSA LOCATION



Go beyond broker.

REPRESENTED BY:

JOEL JAMAN, PARTNER
LIC # 00857563 (707) 528-1400, EXT 233
JJAMAN@KEEGANCOPPIN.COM



PROPERTY DETAILS



3035 CLEVELAND AVE.
SANTA ROSA, CA

NORTHWEST SANTA ROSA LOCATION

PROPERTY INFORMATION

HIGHLIGHTS

- 2,565+/- RSF on the Second Floor
- Freeway recognition & visibility
- Local property management
- On-site building superintendent
- New HVAC units (2022)
- New roofing system (2022)

LEASE TERMS

Rate

\$2.35 per sq ft

Terms

Full Service
15% load/Annual CPI increases
base-year for operating expenses
3 - 5 year lease term preferred

Parking

Free On-site 7 / 1,000

Zoning

PD-0414



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DESCRIPTION

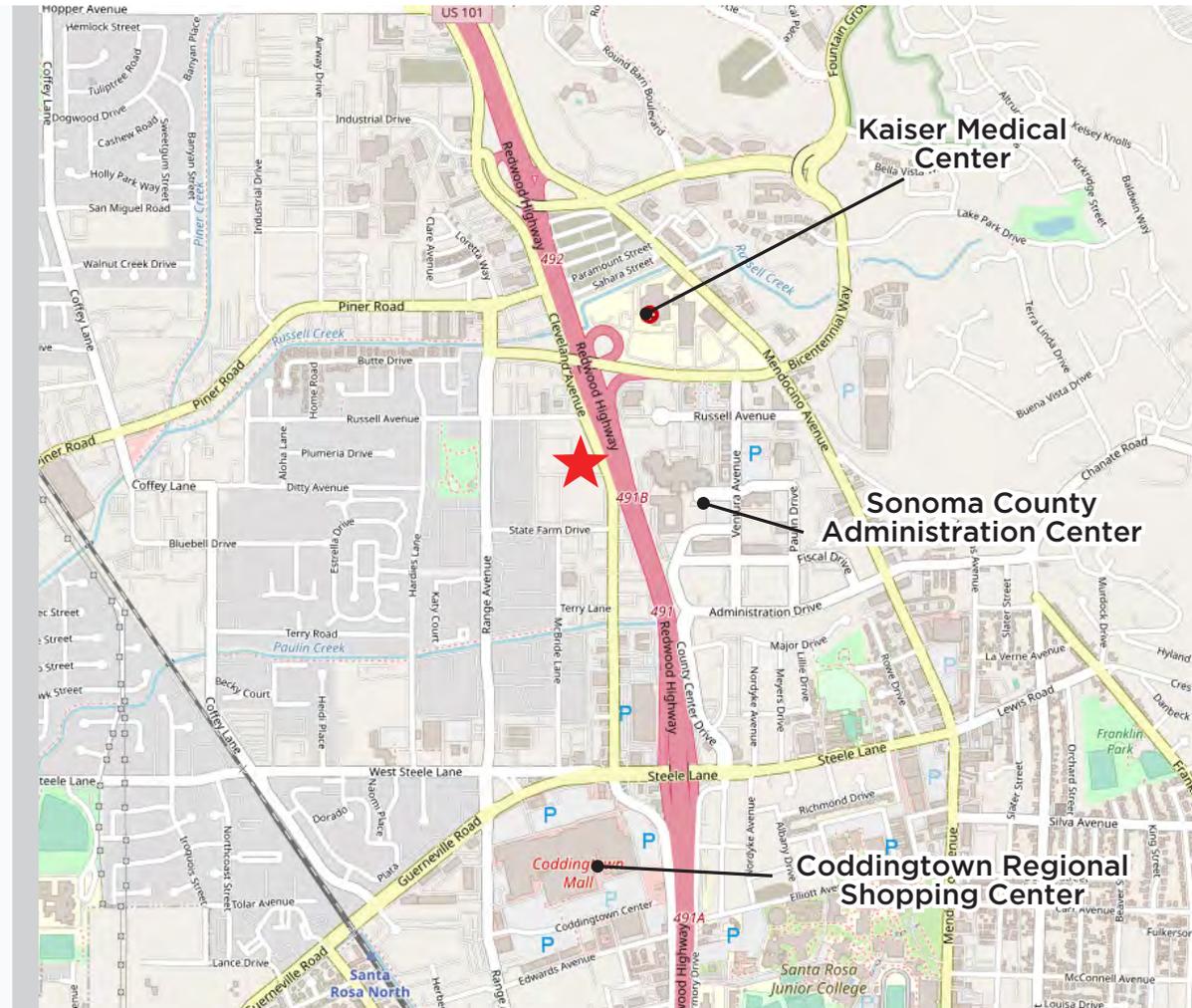
Attractive and functional suburban two-story elevator served steel frame with reflective glass professional office building of approximately 55,000 Square Feet (30,262 sf lower and 25,210 sf upper) floor) on a 5.84-acre freeway identified and accessible site. The building, efficient and modern, was constructed in 2000 as a build to suit and consists of a large entry lobby, private offices, collaboration / work units / classroom spaces, wide corridors, lounge/vending area, and restroom core and individual restrooms on each floor. There is abundant (7/1000 SF) on-site free surface parking spaces and easy access to and from public transportation, nicely landscaped and very close to amenities including restaurants, medical and professional services, shopping, and affordable housing.

NEARBY AMENITIES

- Many restaurants & business services
- Sonoma County Administration Center
- Coddington Regional Shopping Center

TRANSPORTATION

- Easy walk to Sonoma County transit stops
- Easy access to Highway 101
- 5 minute drive to Sonoma County Airport



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FLOOR PLAN

SECOND FLOOR

ARCHITECTURAL RENDERING



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Spec spaces are completed and ready to lease.

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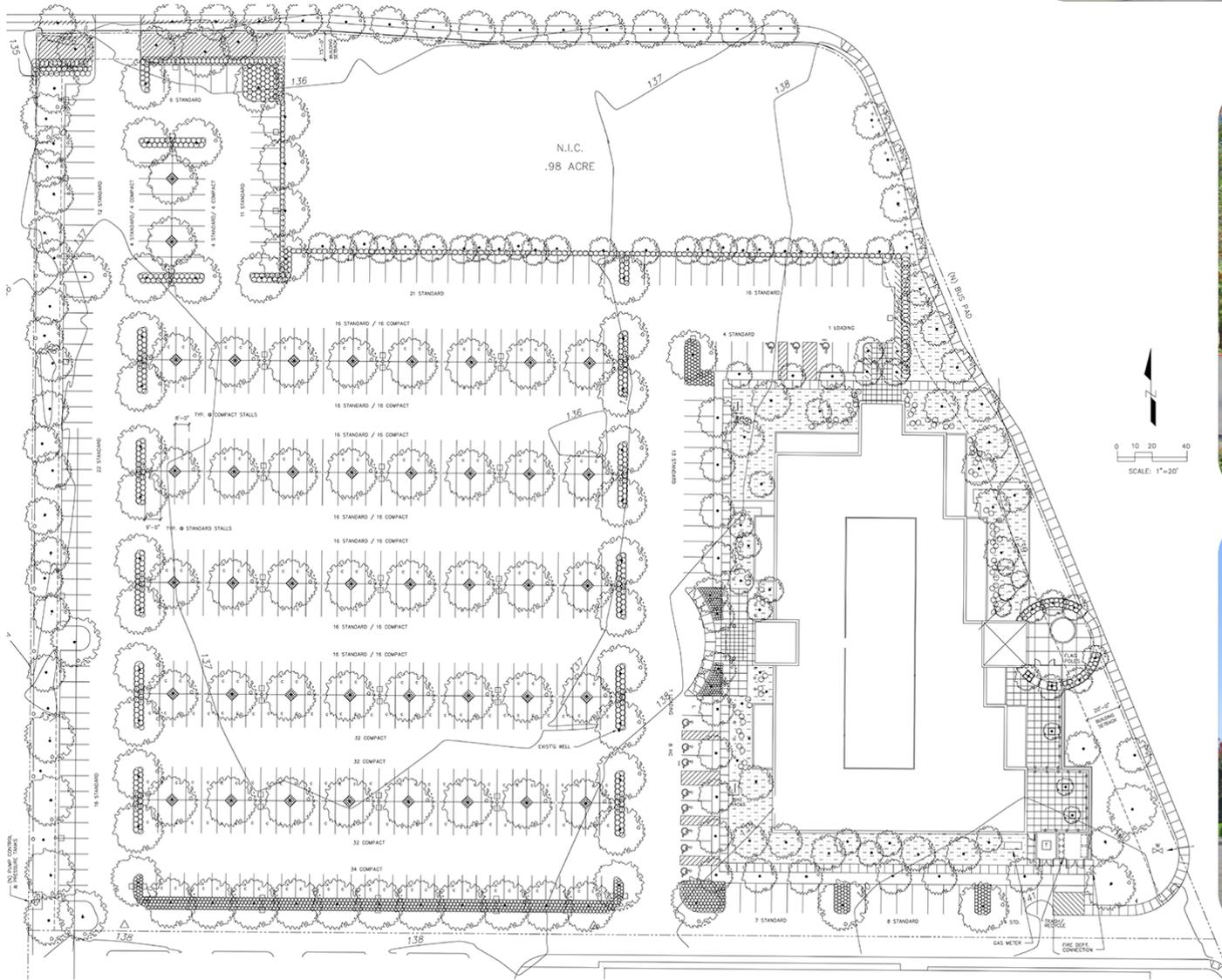


SITE PLAN & PHOTOS



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PROPERTY PHOTOS



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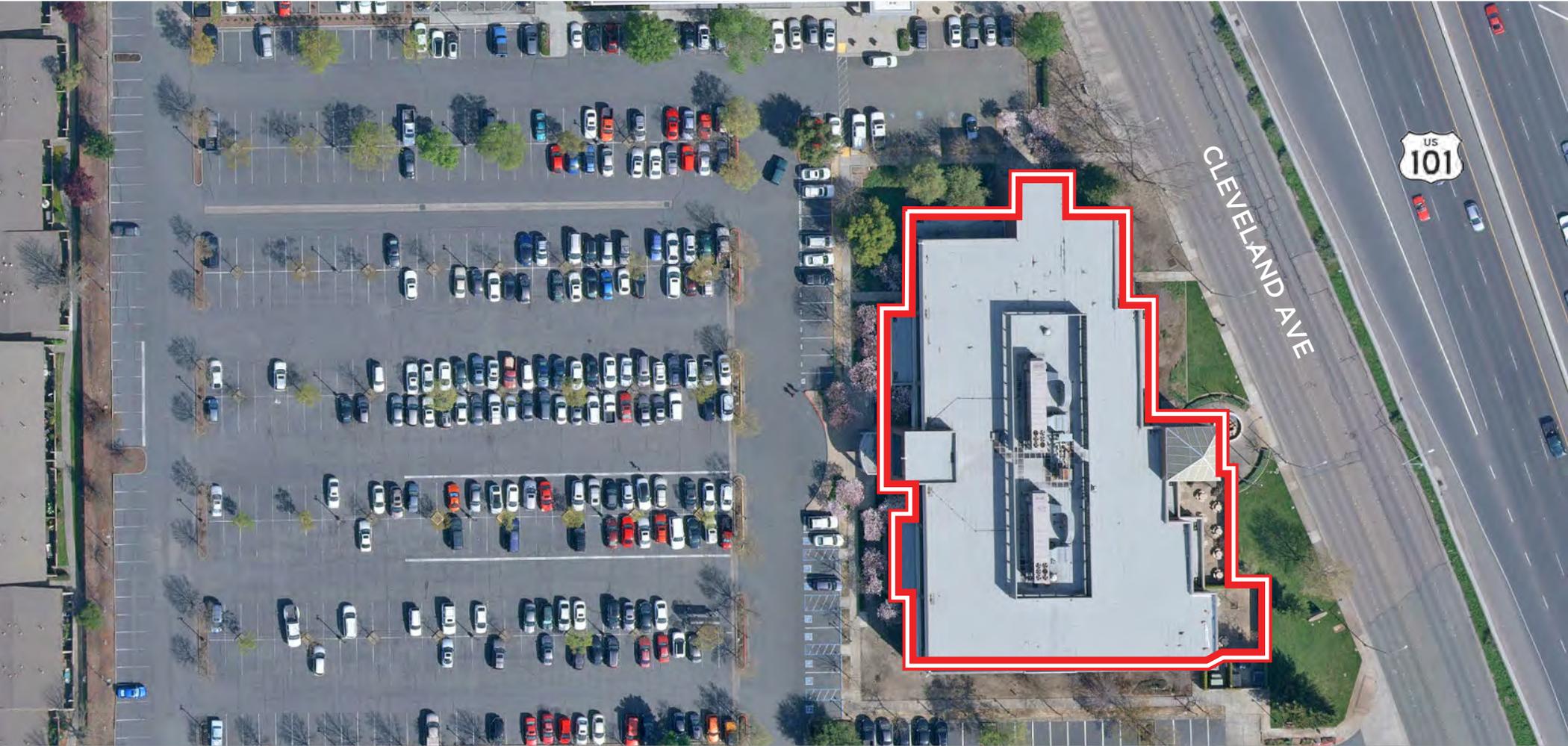


AERIAL PHOTO



3035 CLEVELAND AVE.
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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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