



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**990 SONOMA AVENUE
SANTA ROSA, CA**

**STAND ALONE OFFICE
BUILDING FOR LEASE**



Go beyond broker.

PRESENTED BY:

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM



PROPERTY SUMMARY

**“IN THE HEART OF THE SANTA ROSA MEDICAL COMMUNITY
NEAR THE CAMPUS OF MEMORIAL/PROVIDENCE HOSPITAL”**

FEATURES

- Medical Space or Professional Office
- Multiple suites and sizes
- Suites range from 1,091-6,000+/- sf
- There is a total of 11,000+/- sf available in the 990 professional office/medical campus
- Within Walking Distance to Memorial Hospital
- Great Visibility in Medical Campus
- Lease Rate Includes: PG&E, Water, Trash, Common Area Expenses
- The space has several different amenities including standalone buildings with interior bathrooms. There's no load factor.
- No shared areas; your own unit/space
- You pay for what you use
- Other buildings have common area hallways and stairwells elevator cores that are a factor of the lease rate.

USER SPACE
Medical Office or General Office

PARKING
On-Site

DESCRIPTION OF PREMISES - FEATURES

This medical complex features several amenities for the patient and the doctor. The visibility is high along Sonoma Avenue. Great Location for all Doctors.

DESCRIPTION OF LOCATION - AREA

In the heart of the Southeast Santa Rosa Medical Community walking distance to Memorial Hospital and other professional offices. Close to downtown with easy access to and from US Highway 12 and 101 and major SE Santa Rosa arterial roads.

PRESENTED BY:

KEVIN DORAN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

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.



**990 SONOMA AVENUE
MULTIPLE UNITS
SANTA ROSA, CA**

STAND ALONE OFFICE BUILDING FOR LEASE



LEASE RATE

\$1.50 PSF MODIFIED GROSS OR \$2.25 FULL SERVICE

+ \$.75 psf CAM (CAM includes PG&E, Water & Sewer, Trash, Landscaping, Parking Lot maintenance, and Building maintenance)

LEASE TERMS

2-5 Years

AVAILABLE UNITS	SF	OPTIONS
13-A	1,200+/- SF	Currently one unit, but can be demised to smaller units.
13-B	2,600+/- SF	Currently one unit, but can be demised to smaller units.
14	1,800+/- SF	Currently one unit, but can be demised to smaller units.
15-A	1,124+/- SF	All units recently demised to 3 smaller units.
15-B	1,481+/- SF	
15-C	1,091+/- SF	
20	1,500+/- SF	

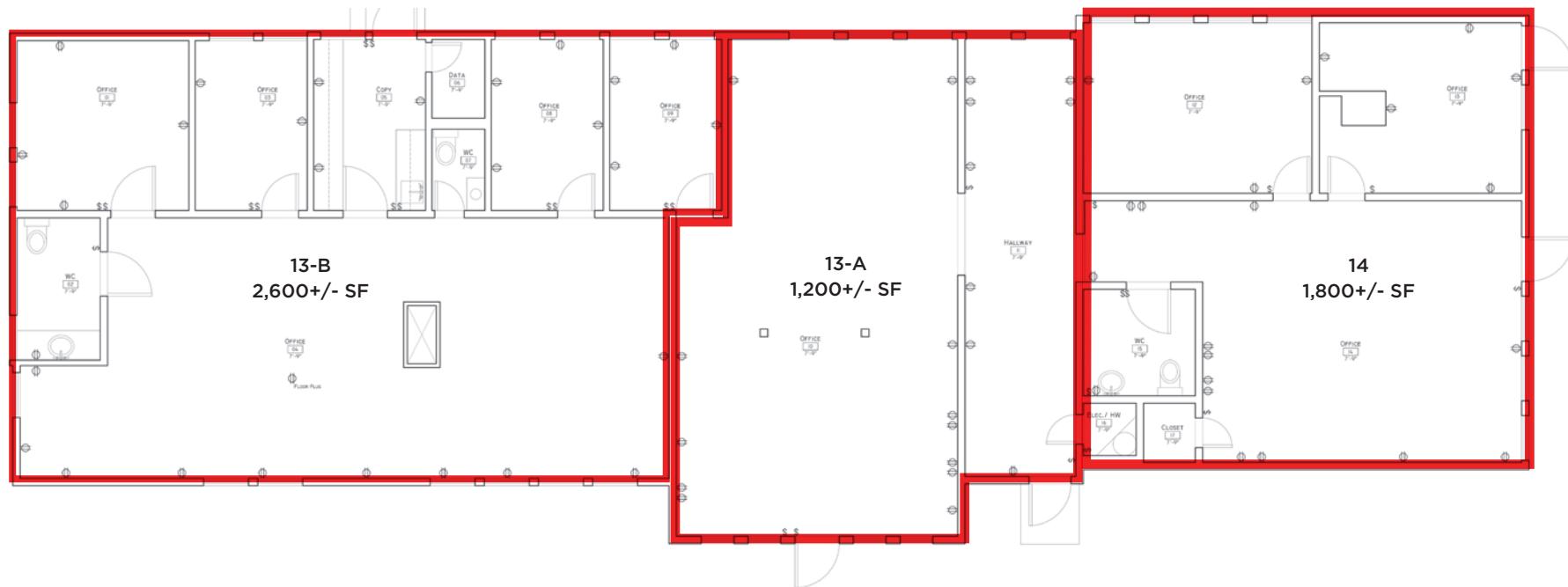


FLOOR PLAN UNIT 13-14 - 4,600 +/- SF



990 SONOMA AVENUE
MULTIPLE UNITS
SANTA ROSA, CA

STAND ALONE
OFFICE BUILDING
FOR LEASE



Currently one unit, but can be demised into 3 smaller units.

PRESENTED BY:

KEVIN DORAN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

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.



FLOOR PLAN UNIT 15 - 3,696+/- SF



990 SONOMA AVENUE
MULTIPLE UNITS
SANTA ROSA, CA

STAND ALONE
OFFICE BUILDING
FOR LEASE



All units recently remodeled and demised into 3
smaller units.

PRESENTED BY:

KEVIN DORAN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

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.

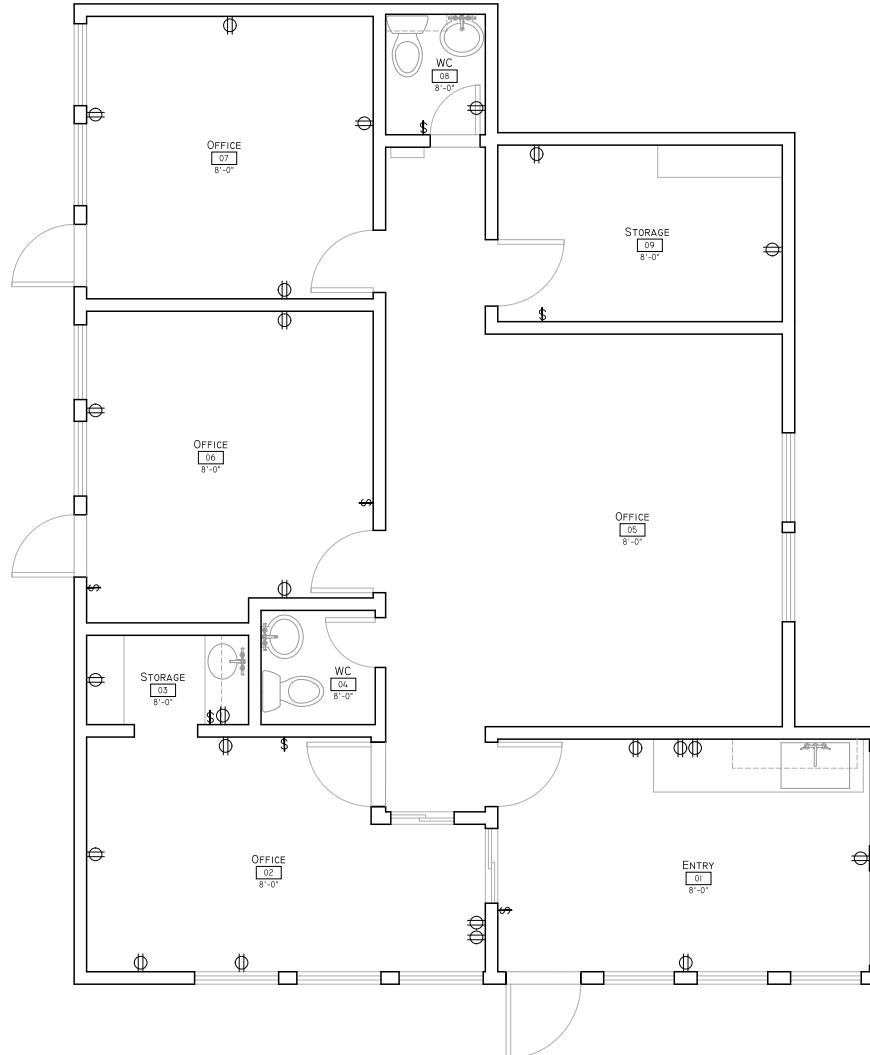


FLOOR PLAN UNIT 20 - 1,500 +/- SF



990 SONOMA AVENUE
MULTIPLE UNITS
SANTA ROSA, CA

STAND ALONE
OFFICE BUILDING
FOR LEASE



PRESENTED BY:

KEVIN DORAN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

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.



PROPERTY PHOTOS



990 SONOMA AVENUE
MULTIPLE UNITS
SANTA ROSA, CA

STAND ALONE
OFFICE BUILDING
FOR LEASE



PRESENTED BY:

KEVIN DORAN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

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.



AERIAL MAP



990 SONOMA AVENUE
MULTIPLE UNITS
SANTA ROSA, CA

STAND ALONE
OFFICE BUILDING
FOR LEASE



PRESENTED BY:

KEVIN DORAN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

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.



AERIAL MAP



990 SONOMA AVENUE
MULTIPLE UNITS
SANTA ROSA, CA

STAND ALONE
OFFICE BUILDING
FOR LEASE



ST. JOSEPH
HEALTHCARE
SANTA ROSA
MEMORIAL
HOSP

PRESENTED BY:

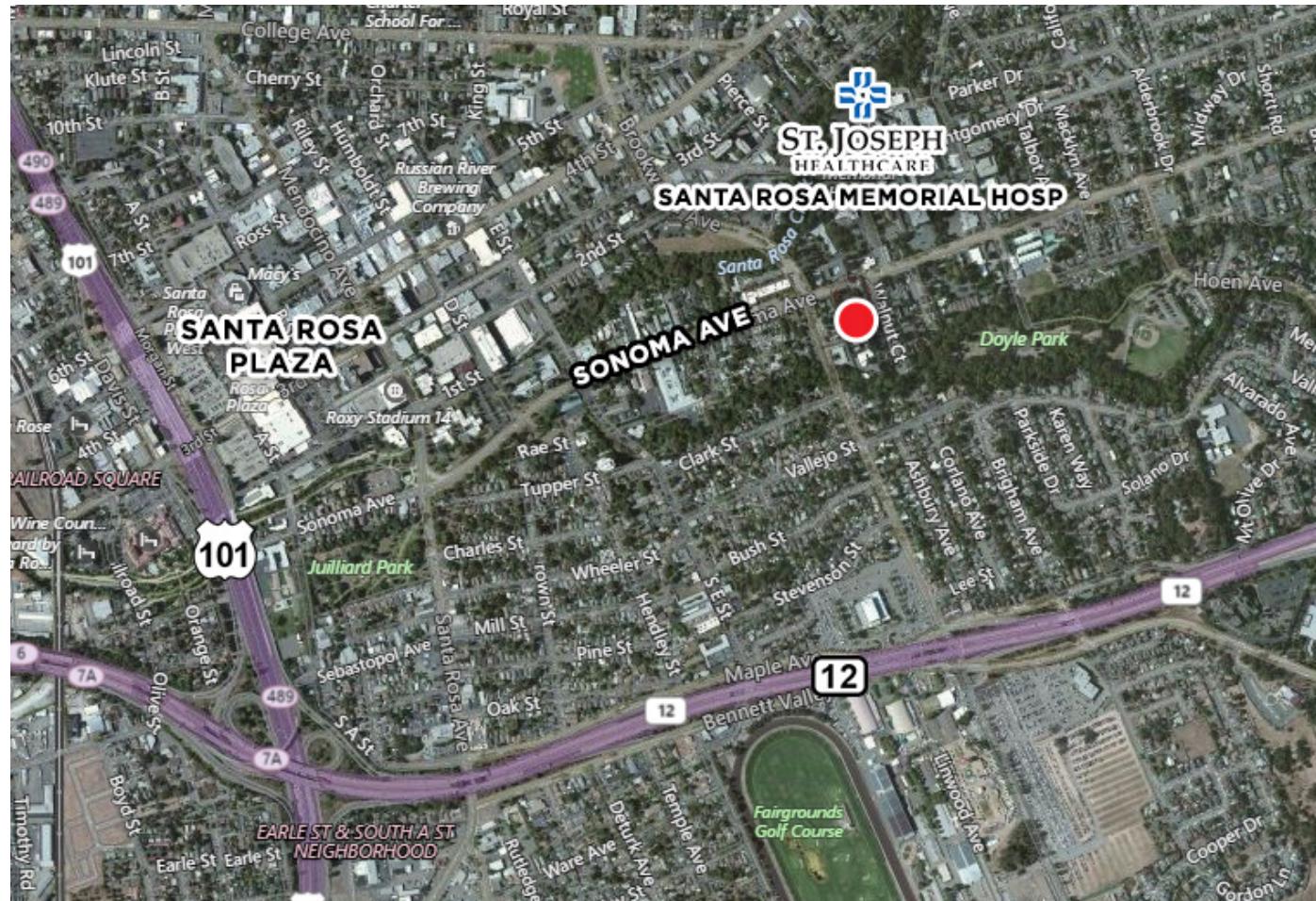
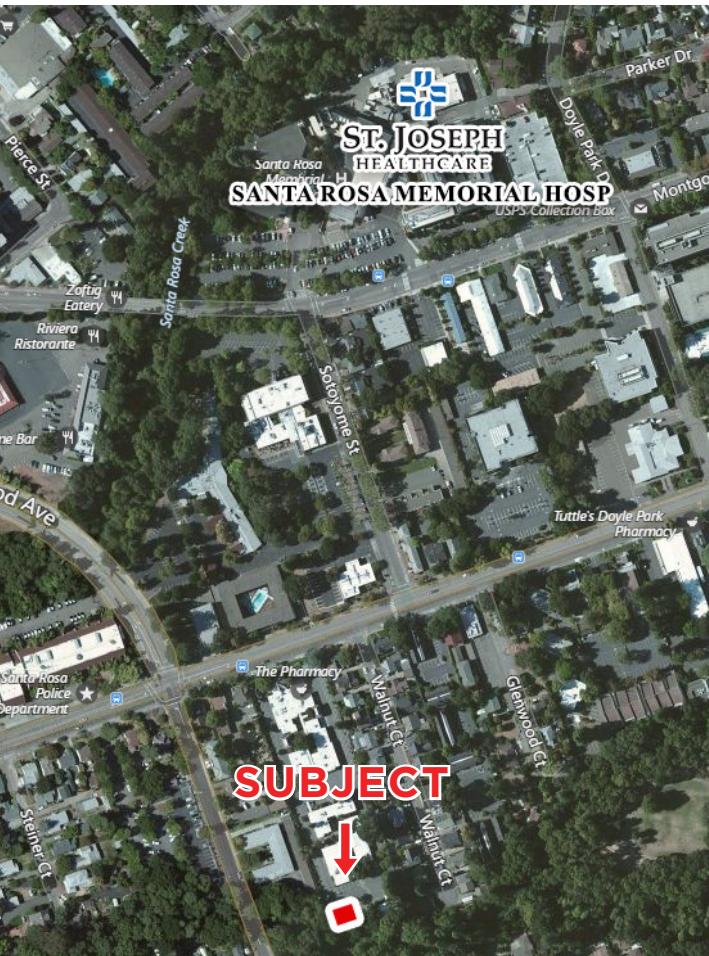
KEVIN DORAN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

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.



VICINITY MAPS



990 SONOMA AVENUE
MULTIPLE UNITS
SANTA ROSA, CA

STAND ALONE
OFFICE BUILDING
FOR LEASE

Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
Santa Rosa, CA 95401
www.keegancoppin.com
(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.

PRESENTED BY:

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM