



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

990 SONOMA AVENUE  
SANTA ROSA, CA

STAND ALONE OFFICE  
BUILDING FOR LEASE

990  
ENTRANCE  
PRIVATE PARKING  
PATIENTS & STAFF ONLY  
NO SALES PEOPLE 9AM-4PM

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.



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## 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	

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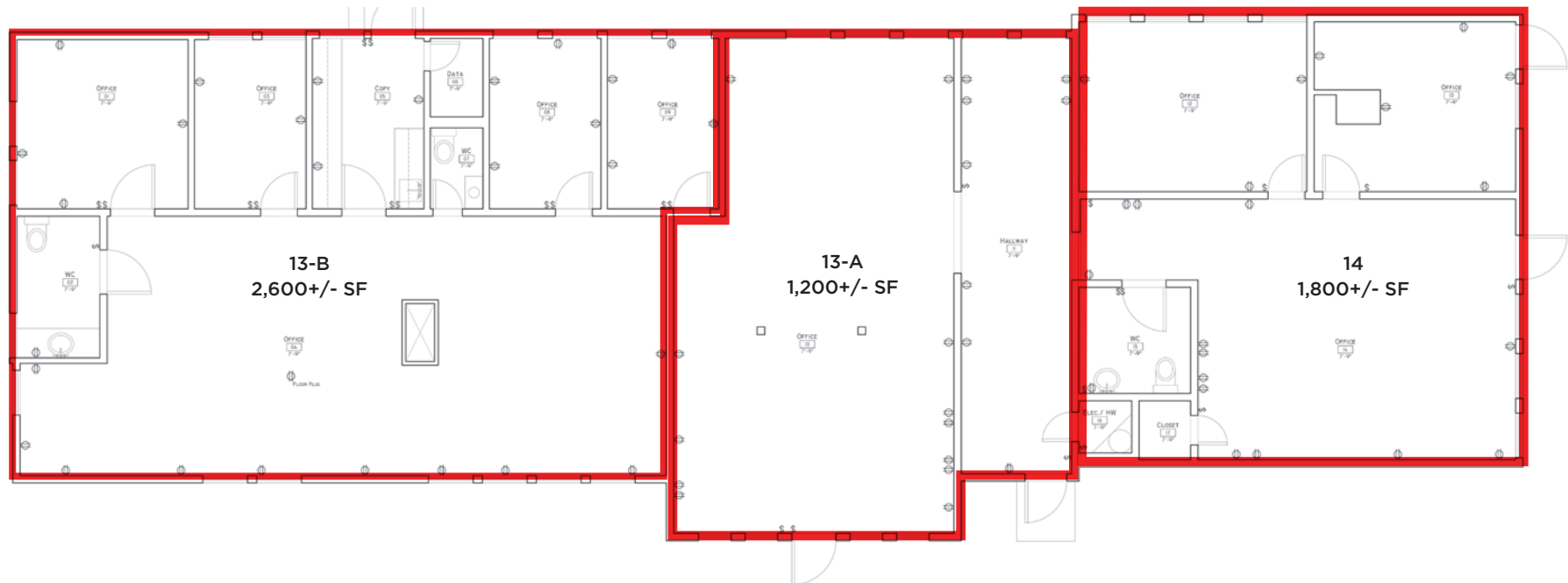


# FLOOR PLAN UNIT 13-14 - 4,600+/- SF



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



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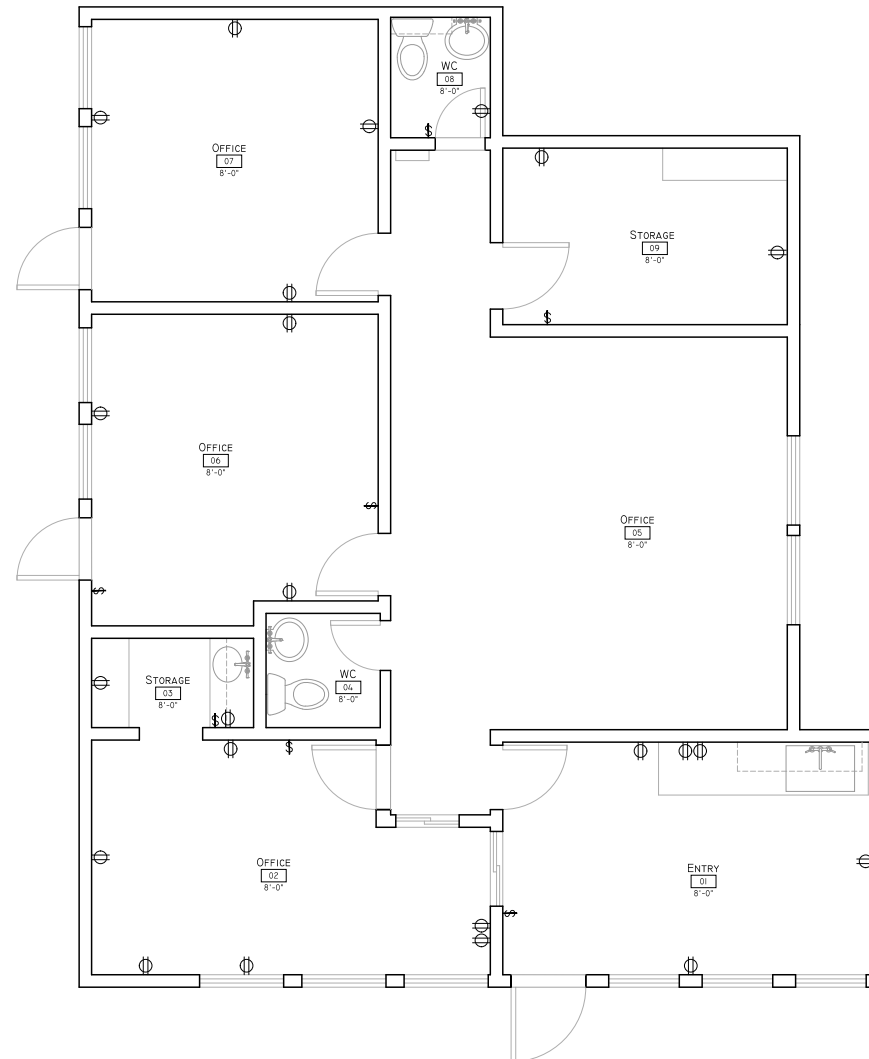


# FLOOR PLAN UNIT 20 - 1,500+/- SF



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## PROPERTY PHOTOS



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## AERIAL MAP



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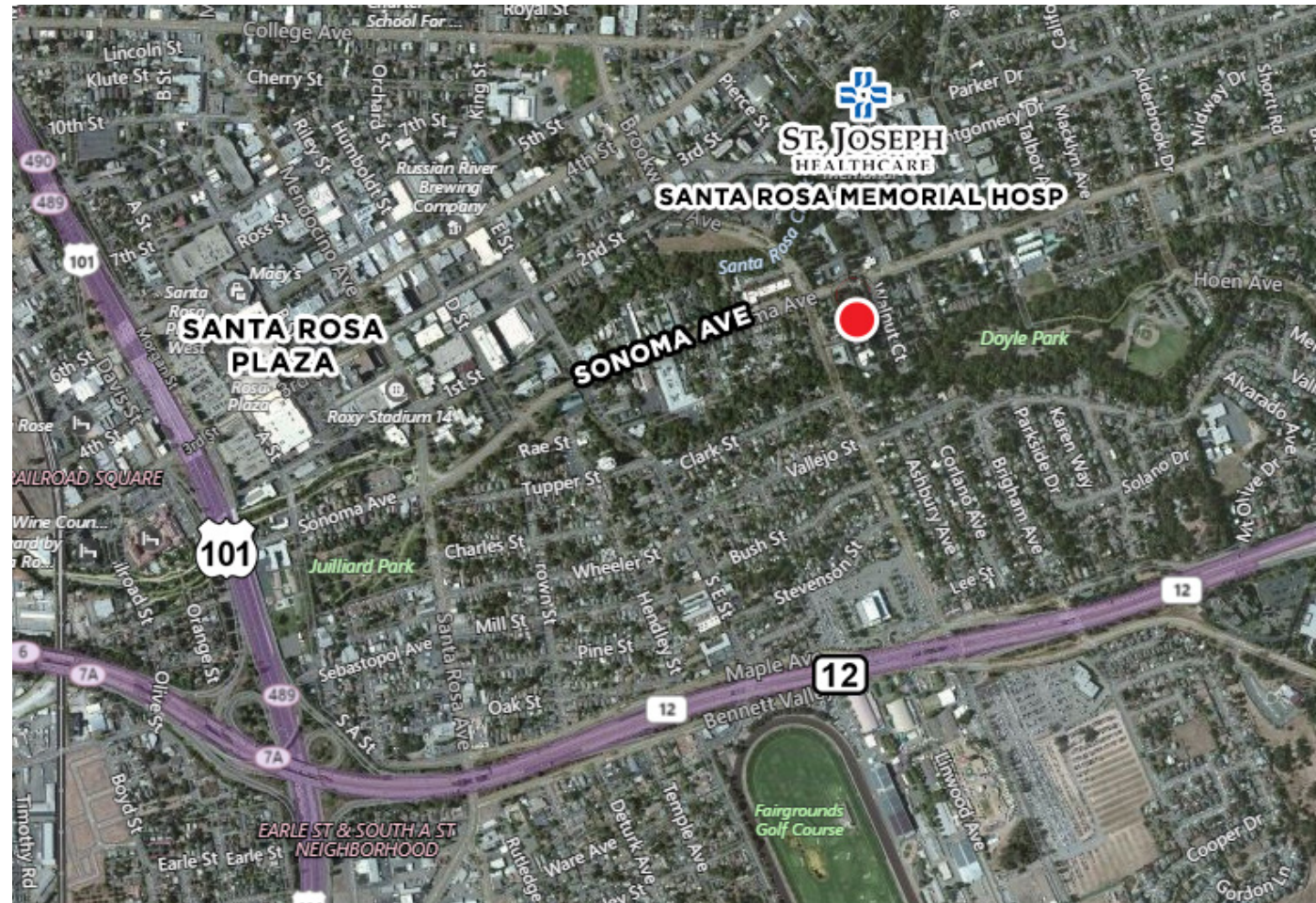
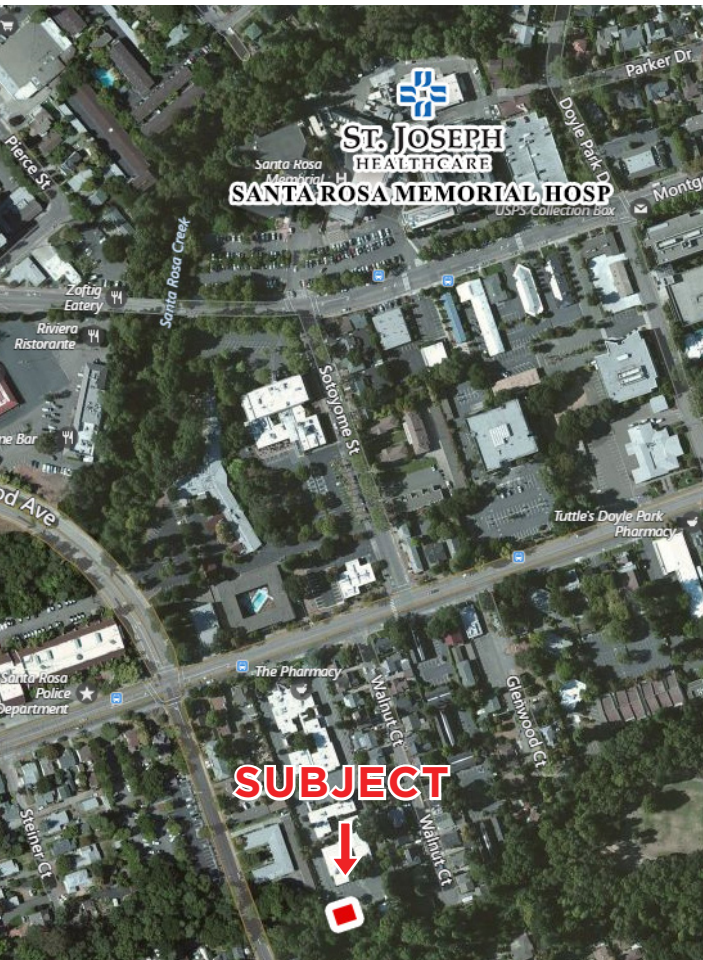


## VICINITY MAPS



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