



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



990 SONOMA AVENUE
MULTIPLE UNITS
SANTA ROSA, CA

STAND ALONE OFFICE BUILDING FOR LEASE

“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.



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

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.

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

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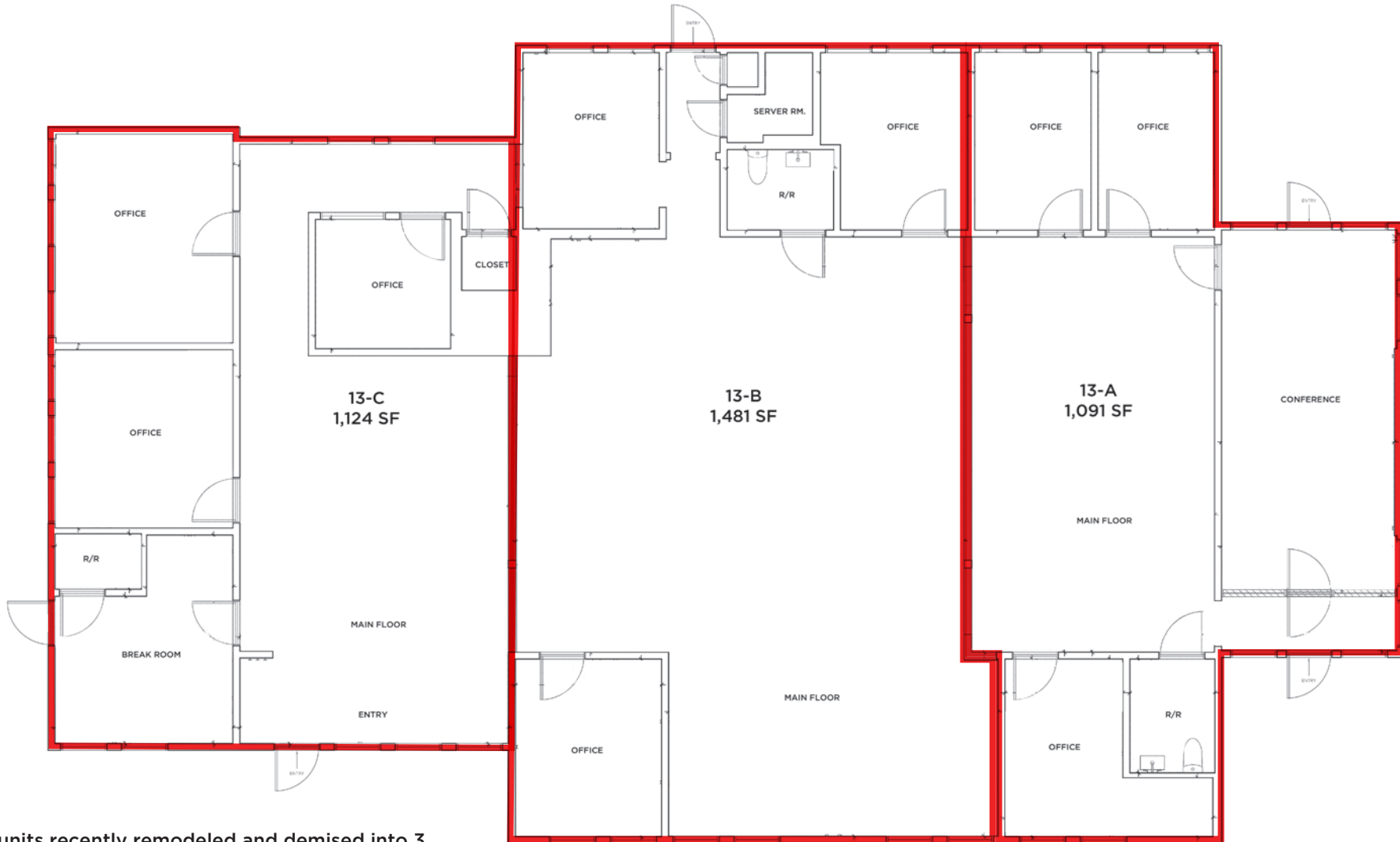


FLOOR PLAN UNIT 13 - 3,696 +/- SF



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All units recently remodeled and demised into 3 smaller units.

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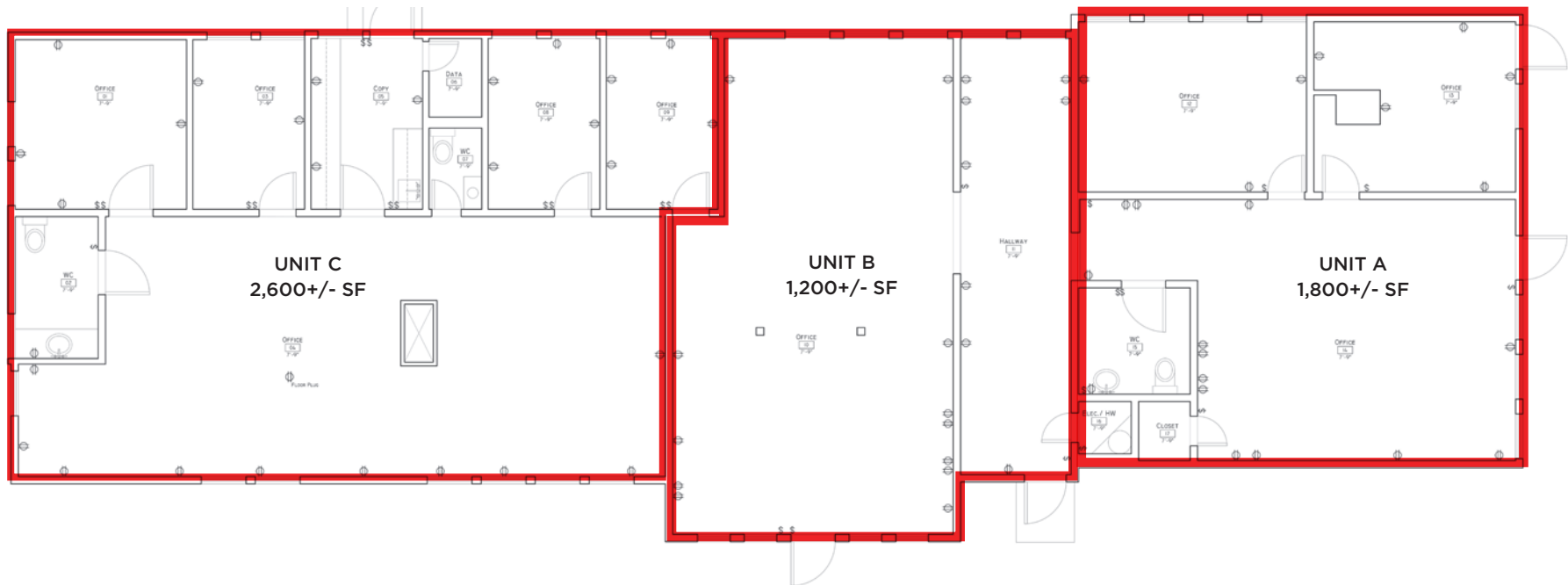


FLOOR PLAN UNIT 15 - 4,600+/- SF



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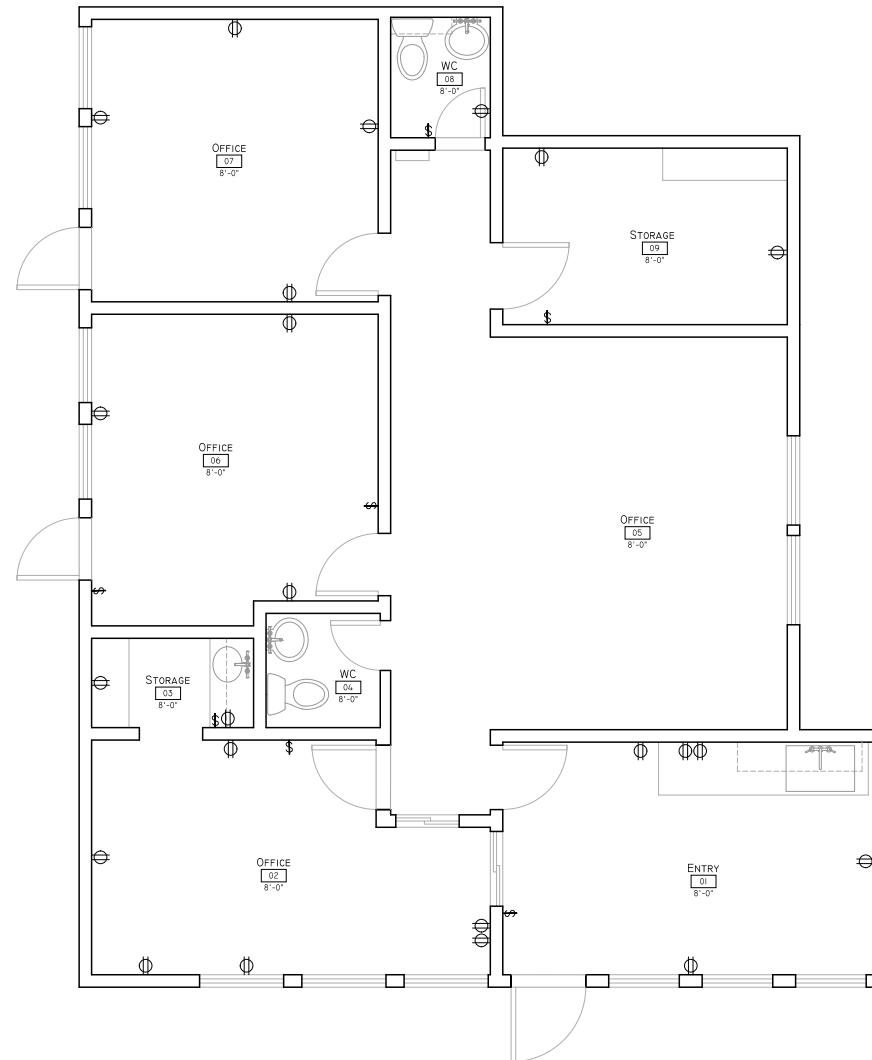


FLOOR PLAN UNIT 20 - 1,500+/- SF



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PROPERTY PHOTOS



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AERIAL MAP



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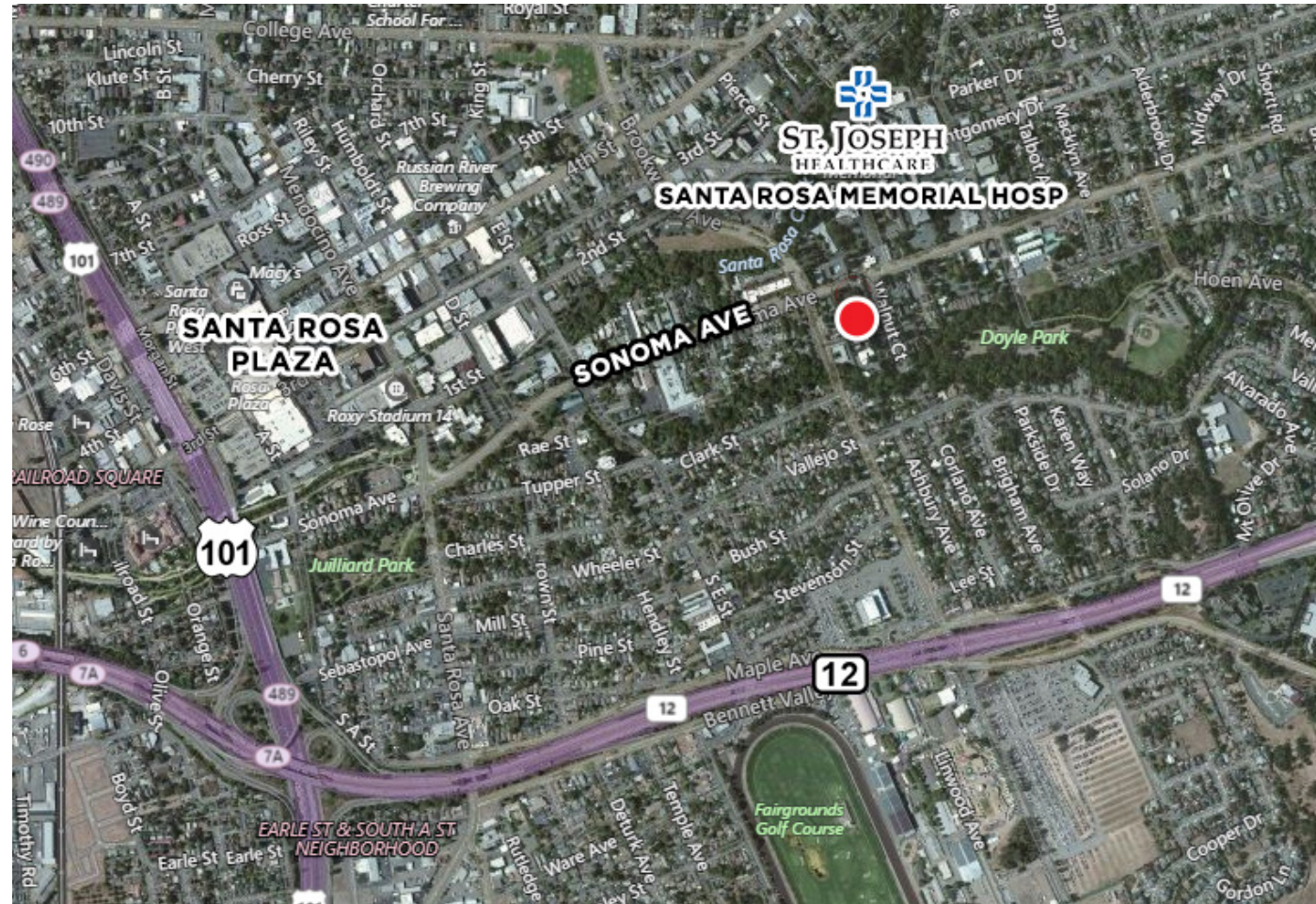
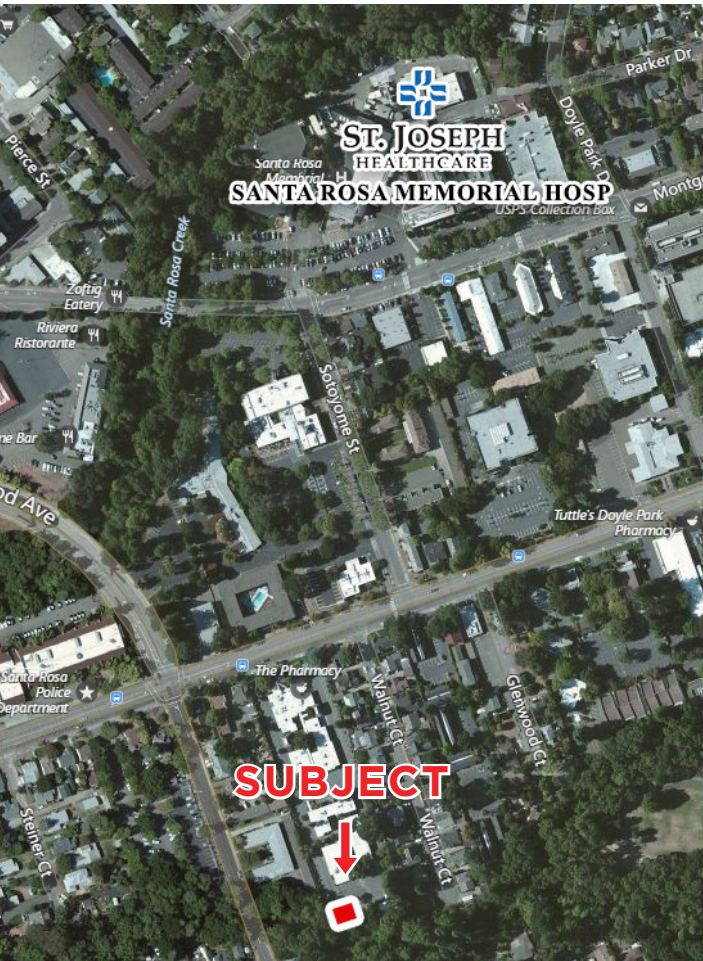


VICINITY MAPS



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