



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

3636 N. LAUGHLIN ROAD  
SANTA ROSA, CA

**CLASS A OFFICE/CLEAN-ROOM  
FLEX BUILDING**

Go beyond broker.

PRESENTED BY:

**SHAWN JOHNSON, MANAGING PARTNER / SIOR**  
LIC # 00835502 (707) 528-1400, EXT 238  
[SJOHNSON@KEEGANCOPPIN.COM](mailto:SJOHNSON@KEEGANCOPPIN.COM)





# PROPERTY INFORMATION



3636 N. LAUGHLIN ROAD  
SANTA ROSA, CA

**OFFICE/FLEX  
BUILDING SPACE  
FOR LEASE**



## HIGHLIGHTS

- Office/clean room/Industrial space
- High-quality flex office/industrial building
- Existing office improvements
- Well-maintained exterior landscaping
- Close proximity to Sonoma County Airport
- Easy access to Highway 101

## DETAILS

### SUITE 150

- Total Suite 14,324 Sq Ft.
- Warehouse: 1,800+/- sf
- Office: 5,500+/- sf
- Clean room: 3,200+/- sf
- Warehouse: 940+/- sf
- Machine Shop: 300+/- sf
- Plus combo of ancillary uses and workrooms

### PARKING

4/1000 parking ratio

## LEASE TERMS

### RATE

\$1.85 per sq ft

### TERMS

Gross

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 Submitted subject to error, change or withdrawal. An interested party should verify the status of the property  
 and the information herein.





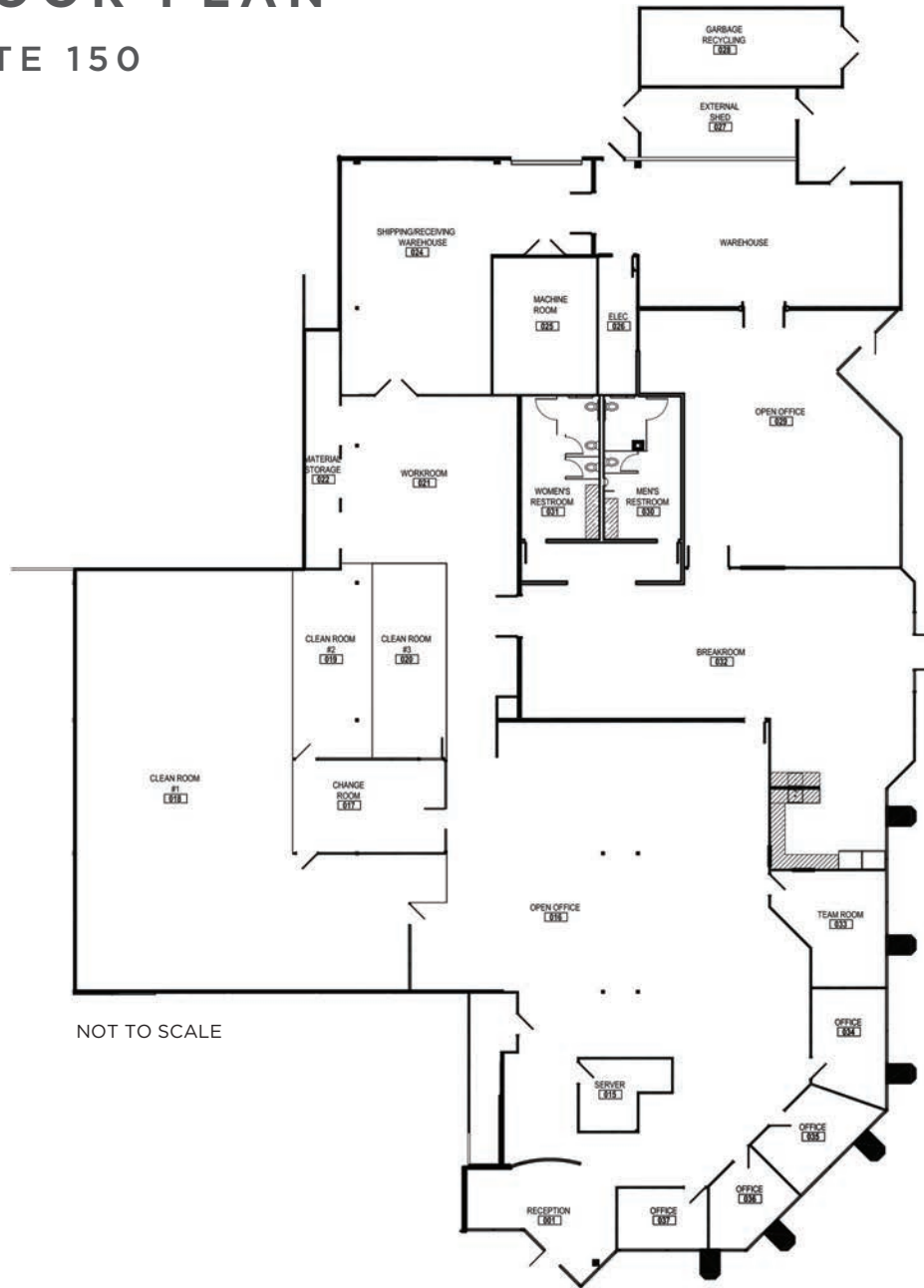
# FLOOR PLAN

## SUITE 150



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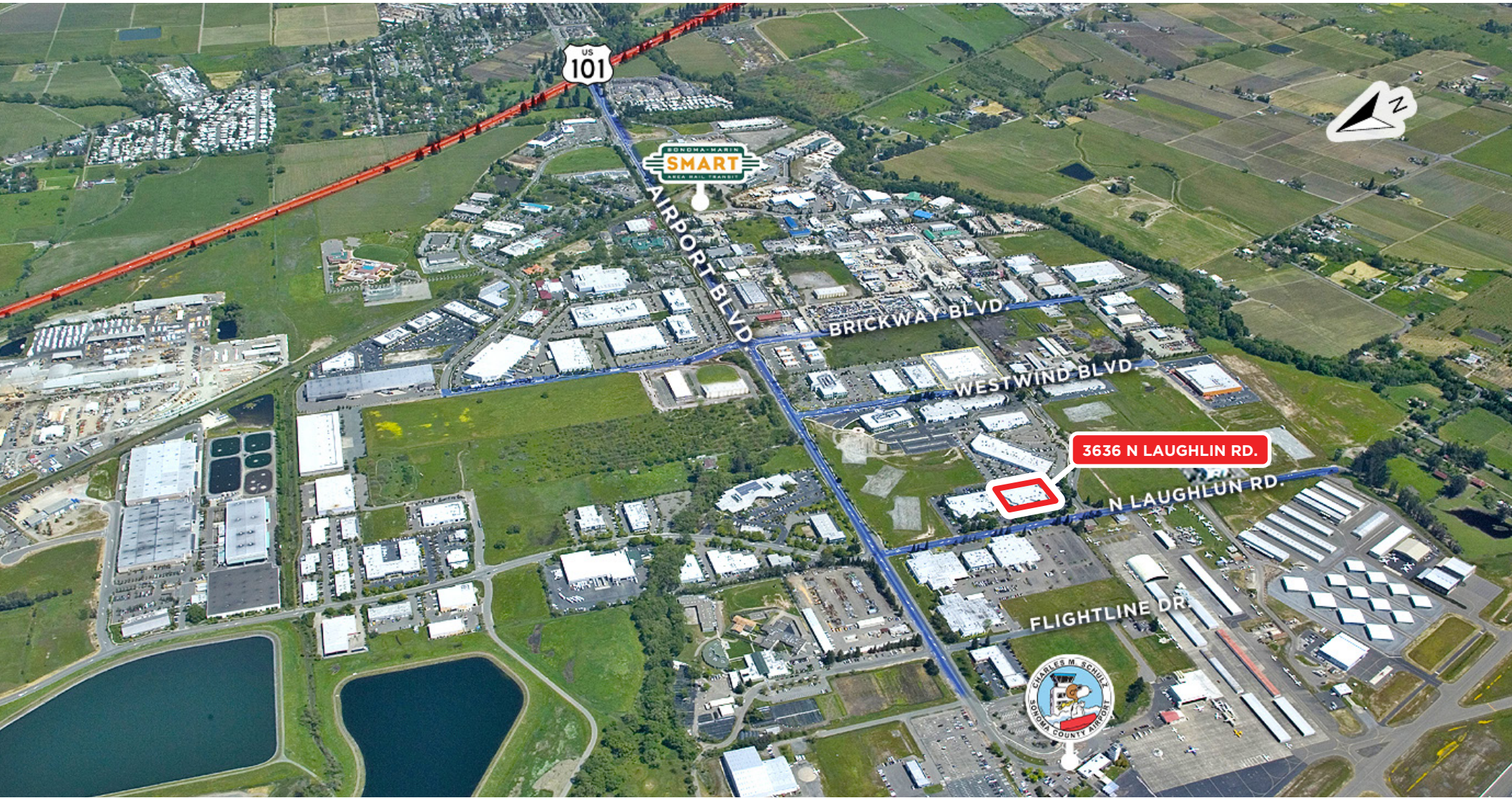


# AERIAL MAP



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# LOCATION DESCRIPTION



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## DESCRIPTION OF AREA

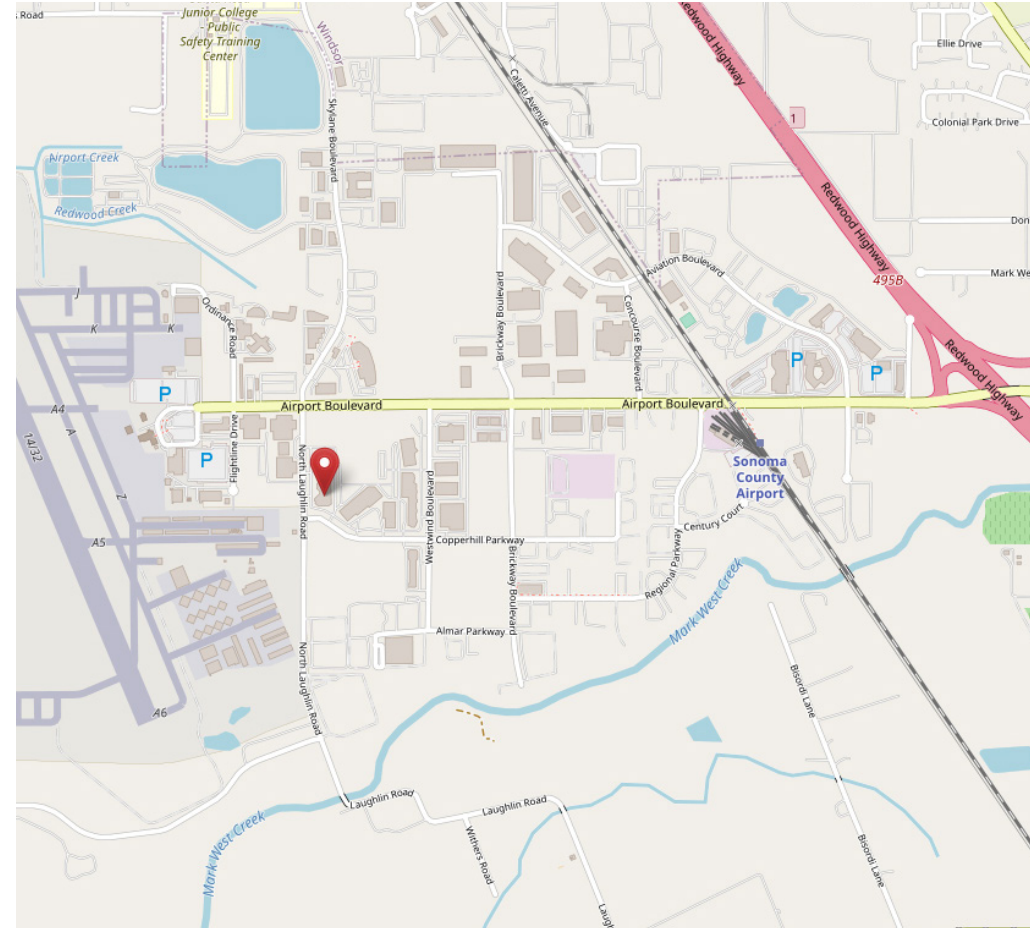
3636 N Laughlin Road is located just 52 miles north of San Francisco, in the urban heart of wine country in Central Sonoma County. Its thriving downtown boasts three distinct shopping districts, five historic residential neighborhoods, arts and culture, events, great restaurants, famous chefs, wine tasting rooms, brew pubs, and a comfortable inviting atmosphere.

## NEARBY AMENITIES

- Within 1/2 mile to a choice of amenities including:
  - Popular restaurants, banks and shopping centers
  - Hilton Hotel
  - Airport health club
  - Windsor Golf Course

## TRANSPORTATION ACCESS

- Sonoma County Airport, 1/2 mile
- SMART Train Station, 1/2 mile
- Golden Gate Transit Mall, 7.7 miles



Keegan & Coppin Co., Inc.  
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