



Available : 24,000 ± SF

Lease Rate : \$1.10 psf NNN (Est \$0.26psf)

Sale Price : \$5,520,000.00 (\$230psf)

720 Portal Street in Cotati is a 24,000+/- sf, single-story office/flex building located in a private setting at the end of a cul de sac in the RC Industrial Park. The building is currently configured with 11,000+/-sf of office, 9,000+/- sf of Flex/R&D and 4,000+/-sf of warehouse/storage. All spaces have drop ceiling and are conditioned.

SELLER MAY CARRY FOR A WELL QUALIFIED BUYER.

Property Highlights

- 1.72+/- Acre Lot with ample parking
- 2000A, 208Y/120V 3 Phase Power
- 115.15 Kw Solar Array
- New & updated HVAC
- Backup Generator
- Flexible IG (General Industrial) Zoning
- Building & Monument signage

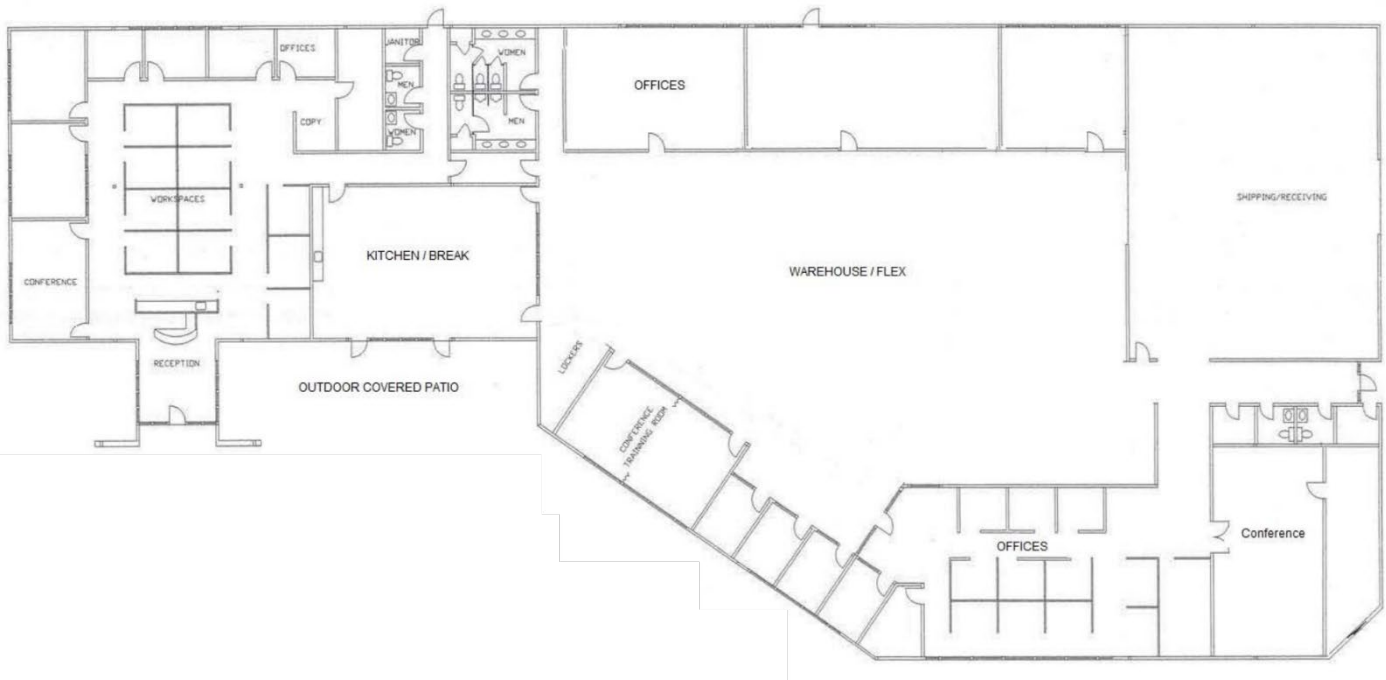


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Information herein has been provided by Property Owner and other sources deemed reliable and has not been verified by Broker. Broker makes no warranty as to the accuracy. Interested parties should rely on their own experts to inspect and verify all information.

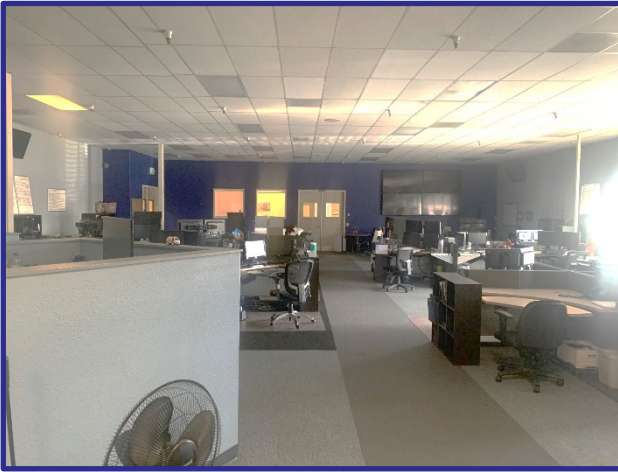
SINGLE TENANT OFFICE/FLEX FOR LEASE 720 PORTAL STREET – COTATI, CA



- Mix of offices, built-ins, open bullpen, flex and warehouse
- 12' drop ceilings throughout create an open feel
- Business Coax & Fiber connectivity to the building
- Large interior breakroom
- Outdoor seating/picnic area
- Private location at the end of the street.

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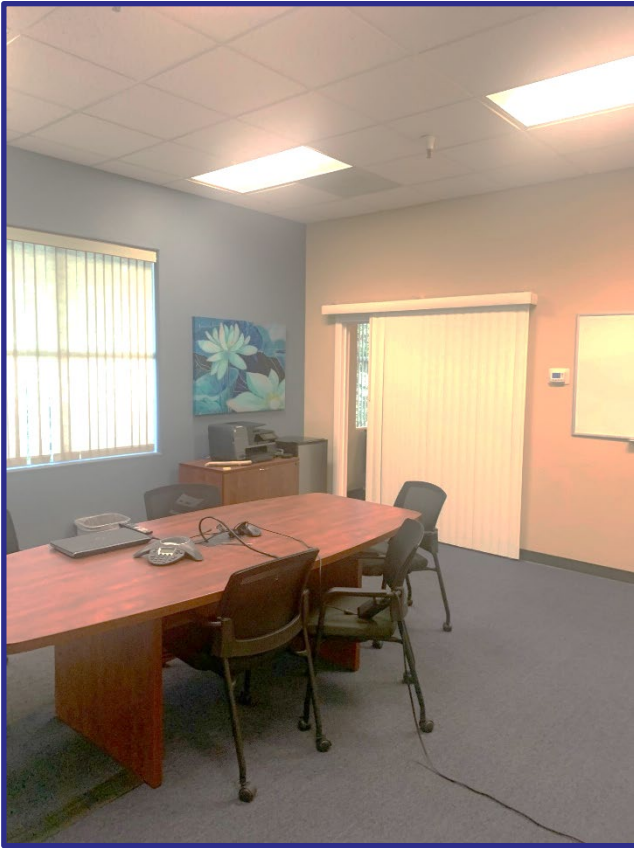
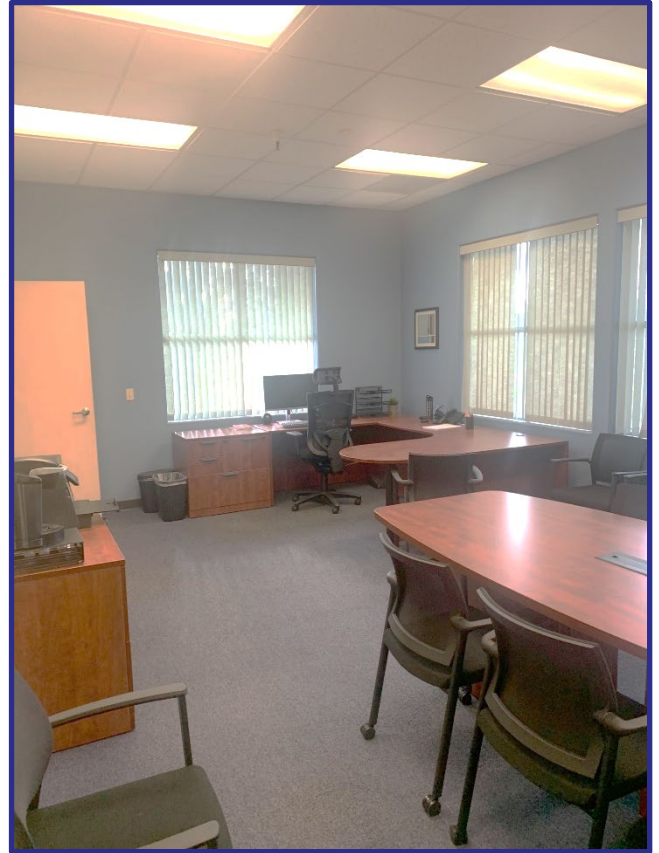
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