

# FOR LEASE - SEBASTOPOL OFFICE SUITES

7064 Corline Court  
Sebastopol, CA 95472

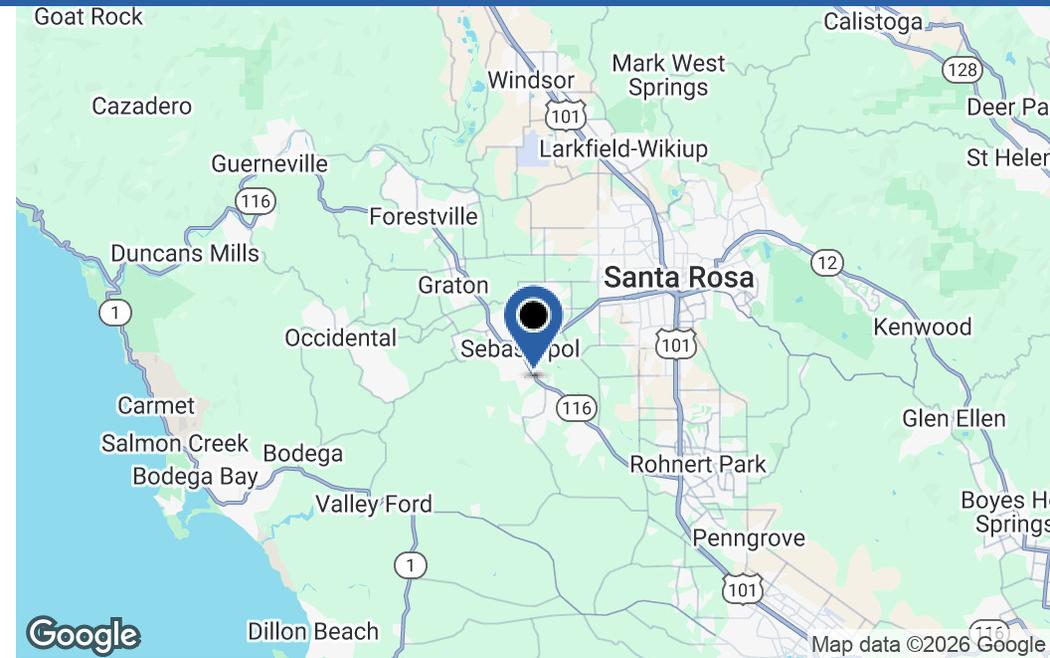


**JD**  
Management Group Inc.

1301 S 46th Street  
Richmond, CA 94804  
+15108348030 x6  
[jdmginc.com](http://jdmginc.com)

**JONATHAN DAVIS**  
President  
510.834.8030 x4  
[jonathan.davis@jdmginc.com](mailto:jonathan.davis@jdmginc.com)

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Medical-office complex consisting of four stand-alone office buildings. Boasting Spanish-style architecture and mature landscaping, the property features a central courtyard with outdoor patio, a fountain, ample parking, and multiple suite configurations. Complex is professionally managed and well-maintained.

## PROPERTY HIGHLIGHTS

- ± 2,713 SF Stand-Alone Medical/Office Building
- Prime Location Directly Off of Hwy 116
- 4 Medical Rooms Equipped With Sinks
- Newer A/C and Heating Service
- Private Offices
- Large Reception Area



# LEASE SPACES

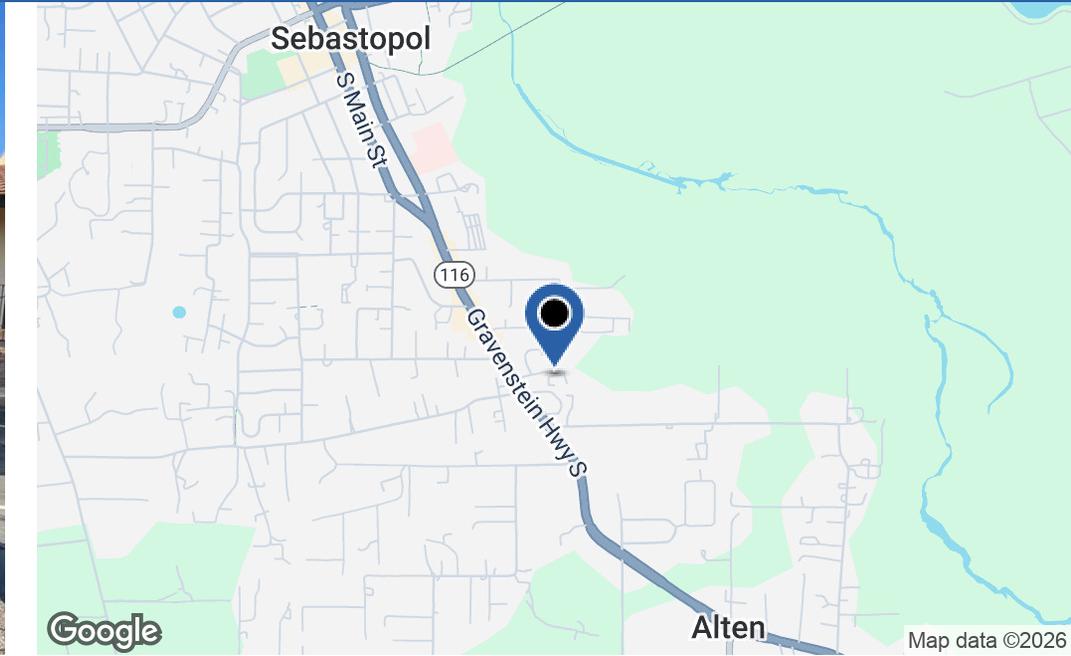
## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,448 - 2,713 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	2,713 SF	Modified Gross	Negotiable	±2,713 SF stand-alone office building is conveniently located directly off Highway 116. The space includes four medical rooms equipped with sinks, multiple private offices, kitchenette, a spacious reception area, large windows providing natural light, multiple bathrooms, and ample on-site parking. The building is well-suited for a variety of professional uses and is also permitted for medical use.
Suite C1-C2	Available	2,448 SF	Modified Gross	Negotiable	This multi-tenant office complex offers a comprehensive layout with a total of eight exam rooms and eight offices. The facility also includes three bathrooms, a welcoming lobby, and a convenient kitchenette, all encompassing around ±2,448 square feet

# SPACE SUMMARY SUITE A



## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,713 SF
Lot Size:	1.14 Acres
Year Built:	1973
Zoning:	CO - Office Commercial

## SPACE SUMMARY - SUITE A

±2,713 SF stand-alone office building is conveniently located directly off Highway 116. The space includes four medical rooms equipped with sinks, multiple private offices, kitchenette, a spacious reception area, large windows providing natural light, multiple bathrooms, and ample on-site parking. The building is well-suited for a variety of professional uses and is also permitted for medical use.

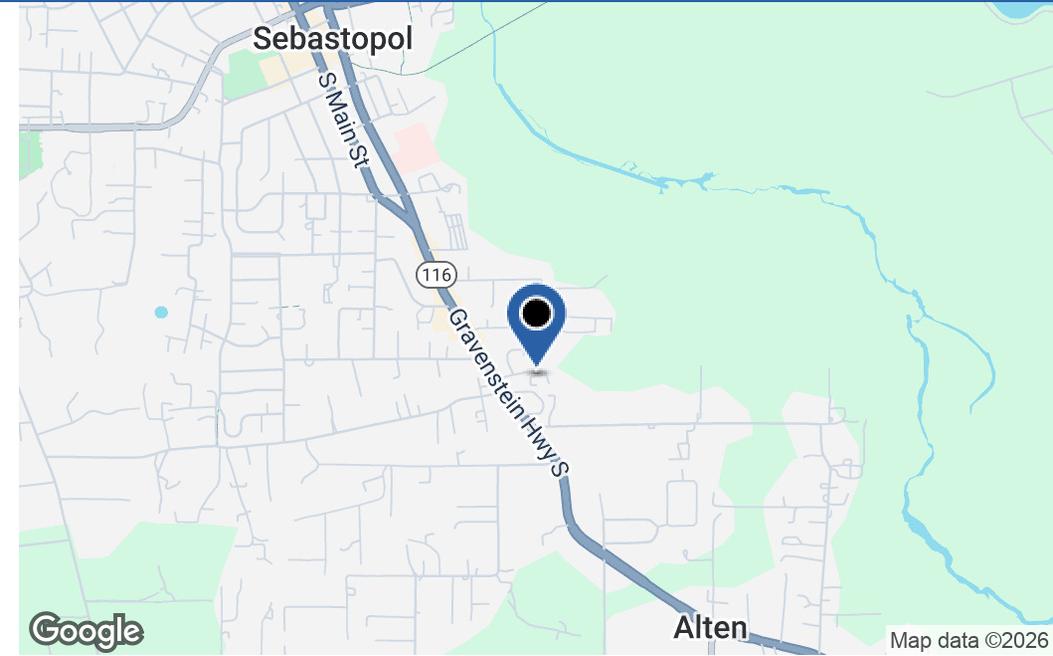
## SPACE HIGHLIGHTS

- ± 2,713 SF Stand-Alone Medical/Office Building
- 4 Medical Rooms Equipped With Sinks
- Newer A/C and Heating Service
- Private Offices
- Large Reception Area
- Multiple Bathrooms
- Kitchenette
- Large Windows for Natural Light
- Ample On-site Parking

# SUITE A (ADDITIONAL PHOTOS)



# SPACE SUMMARY SUITE C1 - C2



## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,448 SF
Lot Size:	1.14 Acres
Year Built:	1973
Zoning:	CO - Office Commercial

## SPACE SUMMARY - SUITE C1 - C2

This ±2,448 SF space offers a functional layout consisting of seven plug-and-play exam rooms with plumbing, a large professional lobby/waiting area and reception room, with large windows for natural lighting. The suite also includes a kitchenette, multiple restrooms, and ample on-site parking. This layout is well-suited for medical or professional office use

## SPACE HIGHLIGHTS

- Approximately ±2,448 SF Space
- Near major highways connecting to greater Sonoma County
- Scenic Open Space Views of Laguna De Santa Rosa
- Medical Use, With Plumbing in Multiple Exam Rooms
- Plug-and-Play Exam Rooms
- Professional Lobby/Waiting Room and Reception Area
- Multiple (7) exam rooms and 1 breakroom
- Ample Parking

SUITE C1 - C2 (ADDITIONAL PHOTOS)



# REGIONAL MAP



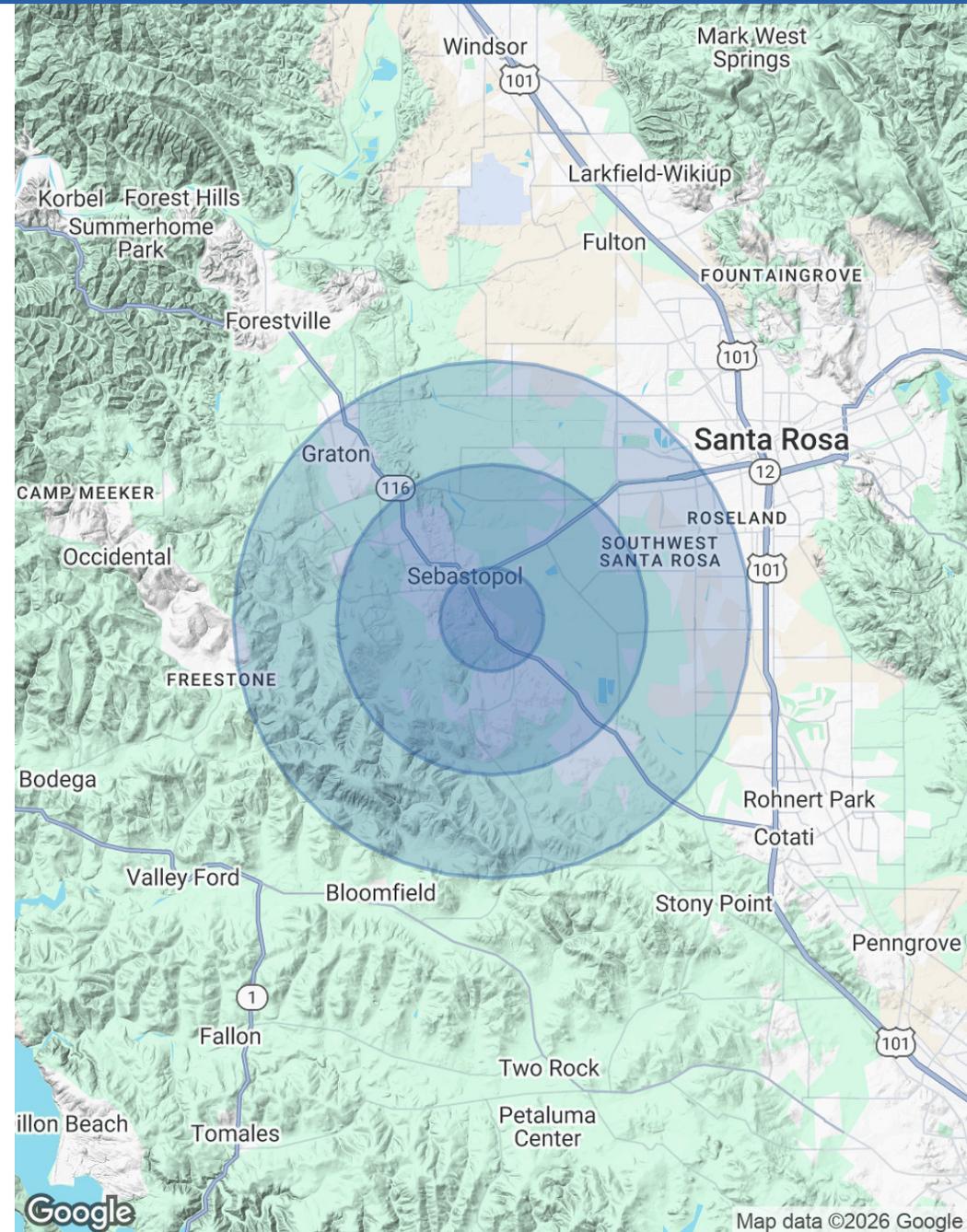
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,554	23,771	49,012
Average Age	45.6	43.4	42.3
Average Age (Male)	42.1	40.5	40.4
Average Age (Female)	48.1	45.4	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,477	9,447	18,682
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$89,545	\$86,641	\$86,264
Average House Value	\$631,412	\$602,185	\$574,827

2020 American Community Survey (ACS)



OFFICE BUILDING FOR LEASE

# FOR LEASE - SEBASTOPOL OFFICE SUITES

7064 Corline Court  
Sebastopol, CA 95472

EXCLUSIVELY MARKETED BY:

**JD**  
Management Group Inc.

1301 S 46th Street  
Richmond, CA 94804  
+15108348030 x6  
[jdmginc.com](http://jdmginc.com)

**JONATHAN DAVIS**  
President  
510.834.8030 x4  
[jonathan.davis@jdmginc.com](mailto:jonathan.davis@jdmginc.com)