



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1160 NORTH DUTTON AVENUE  
SANTA ROSA, CA

**PARK PLAZA PROFESSIONAL  
OFFICE SPACE AVAILABLE**

Go beyond broker.

PRESENTED BY:

**RHONDA DERINGER, PARTNER**  
LIC # 01206401 (707) 528-1400, EXT 267  
[RDERINGER@KEEGANCOPPIN.COM](mailto:RDERINGER@KEEGANCOPPIN.COM)

**JOEL JAMAN, PARTNER**  
LIC # 00857563 (707) 528-1400, EXT 233  
[JJAMAN@KEEGANCOPPIN.COM](mailto:JJAMAN@KEEGANCOPPIN.COM)



# PROPERTY DETAILS



1160 NORTH DUTTON AVENUE  
SANTA ROSA, CA

## PARK PLAZA PROFESSIONAL OFFICE SPACE FOR LEASE

### PROPERTY INFORMATION

#### HIGHLIGHTS

- 2-Story Multi-Tenant Office Building
- Large Open Air Courtyard /Tranquil Garden Setting
- Both floors have men’s and woman’s restroom accessed directly from the covered corridor and balcony.
- Excellent Location, Next to Parkpoint Athletic Club; Across the Street from Redwood Credit Union & Franchetti’s Restaurant
- Elevator Serviced
- Monument Signage
- Abundant On-Site Parking
- 1/4 Mile to US Highway 101 from College Avenue On/Off Ramp

### LEASE TERMS

#### Rate

\$1.70 per sq ft, Modified Full Service (Includes Utilities – No Janitorial Service)

#### Terms

3 - 5 year lease term preferred

### OFFICE SPACE

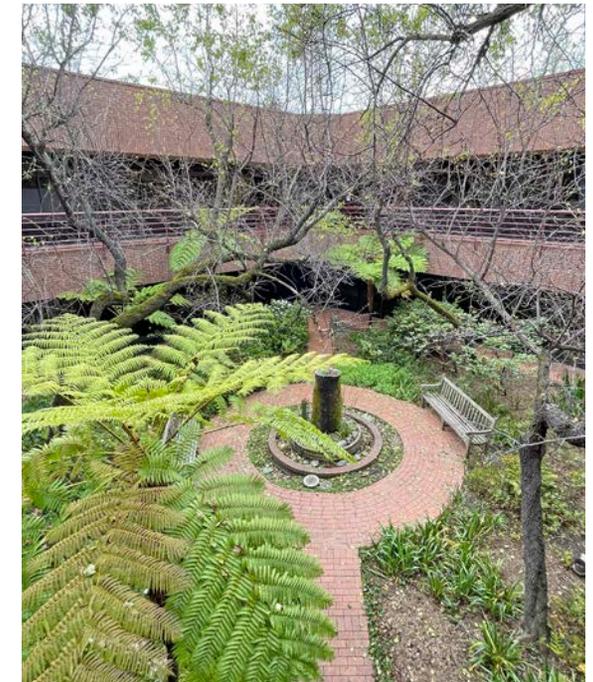
### DESCRIPTION

**Suite 200:** 2,650+/- RSF

2nd floor – 7 Private offices, conference room, kitchenette, reception area & storage area.

**Suite 240:** 2,382+/- RSF

2nd floor – 5 private offices, conference room, waiting area, and storage closet.



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# AREA DESCRIPTION

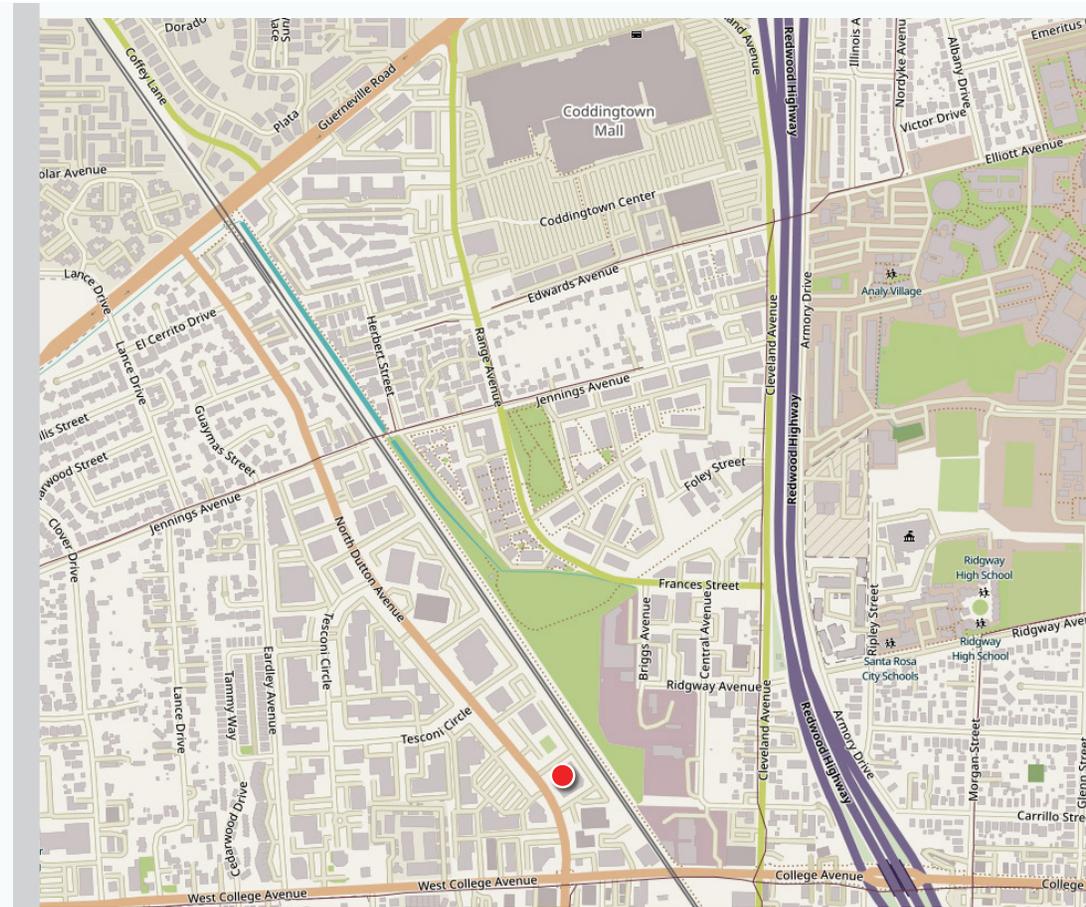


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## DESCRIPTION OF AREA

Park Plaza is located within the Santa Rosa Business Park, a 70-acre, master planned development comprised of a mix of office, light industrial/flex, and supportive commercial projects. The property is strategically located next to the valued Parkpoint Health Club. There is extremely good access via Dutton Avenue, a primary arterial. Dutton Avenue intersects with College Avenue at the South boundary of the Santa Rosa Business Park, with convenient access to U.S. Highway 101 via College Avenue.



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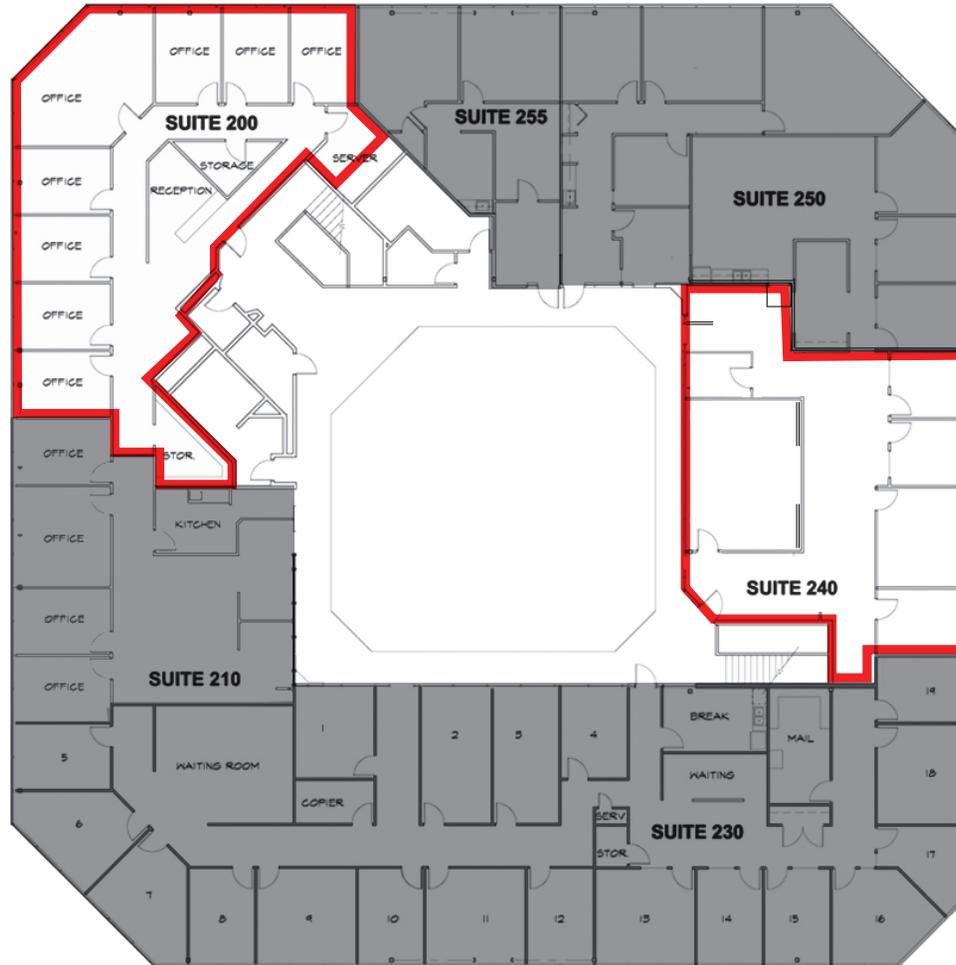
# SECOND FLOOR PLAN



1160 NORTH DUTTON AVENUE  
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**SUITE 200  
2,650+/- RSF**



**SUITE 240  
2,382+/- RSF**

 **AVAILABLE**

 **NOT AVAILABLE**

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# PROPERTY PHOTOS



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# PROPERTY PHOTOS

## SUITE 200



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# LOCATION MAP



1160 NORTH DUTTON AVENUE  
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Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
www.keegancoppin.com  
(707) 528-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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