



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

112 WIKIUP DRIVE  
SANTA ROSA, CA

OFFICE SPACE



Go beyond broker.

PRESENTED BY:

**SARA WANN, PARTNER**  
LIC # 01437146 (707)664-1400 , EXT 308  
SWANN@KEEGANCOPPIN.COM

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



# PROPERTY DETAILS



112 WIKIUP DRIVE  
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## PROPERTY INFORMATION

### HIGHLIGHTS

- 1,200+/- SF Endcap Space
- Quiet, Peaceful Location
- Above-Standard Parking - 6:1,000
- Natural Light
- Easy Highway 101 Access
- Ideal for Professional Office Services and Medical Uses

### AVAILABILITY

**112 WIKIUP DR.:** 1,200+/- SF

### DESCRIPTION

This office opportunity allows a user to have their own individual unique space. There are 3 large private offices, waiting/reception area, private restroom, and bonus storage areas. Ideal setting for professional services such as legal, medical, dental, consulting, and sales. The buildings complement the adjacent developments overlooking Mark West Creek.

### LEASE TERMS

#### RATE

\$1.55 PSF

#### TERMS

Gross

Tenant Pays Utilities

2 - 5 Year Term Preferred

#### ZONING

CO - Administrative and Professional Office

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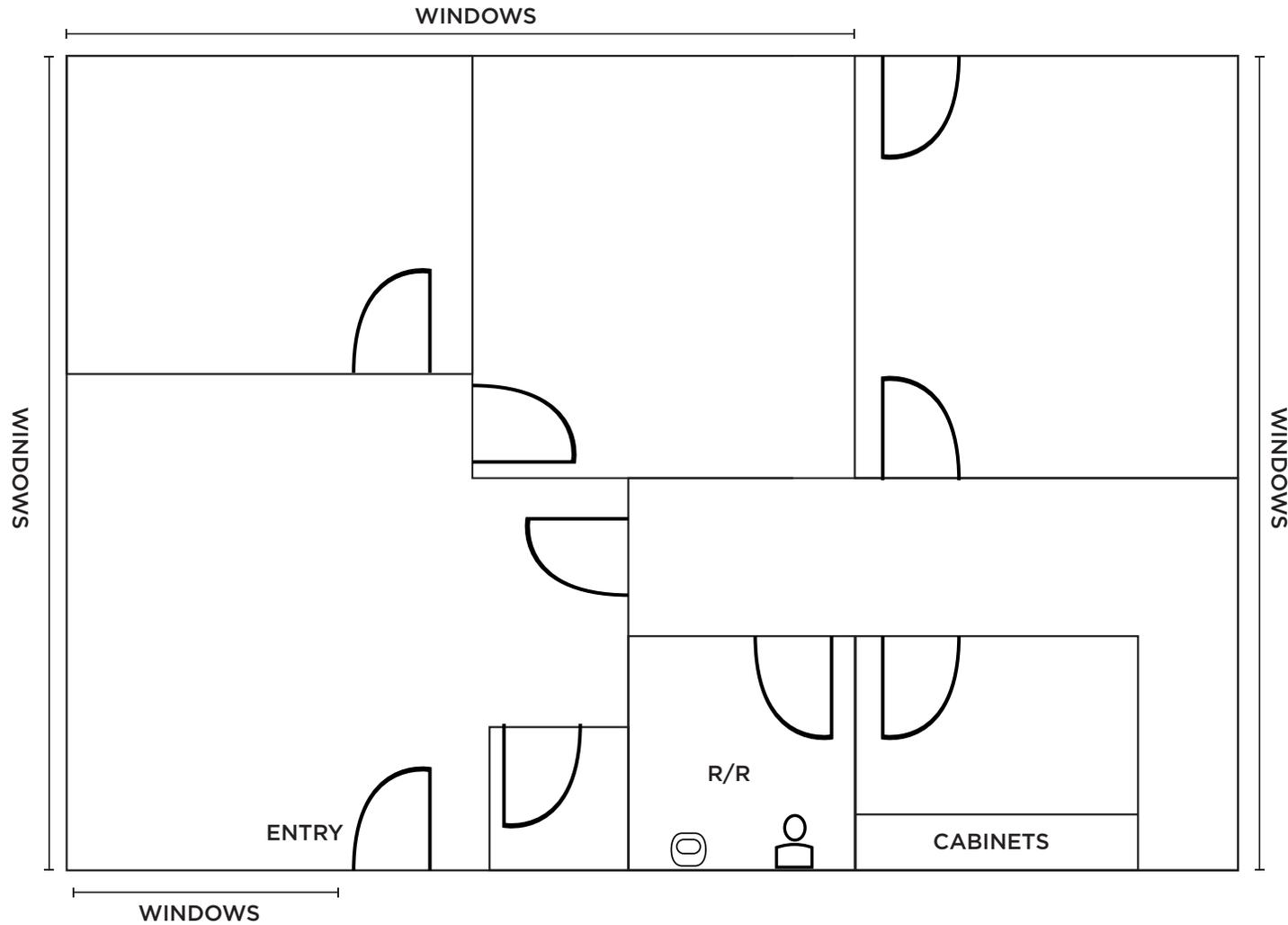


# FLOOR PLAN



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# PROPERTY PHOTOS



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# AREA DESCRIPTION



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## DESCRIPTION OF AREA

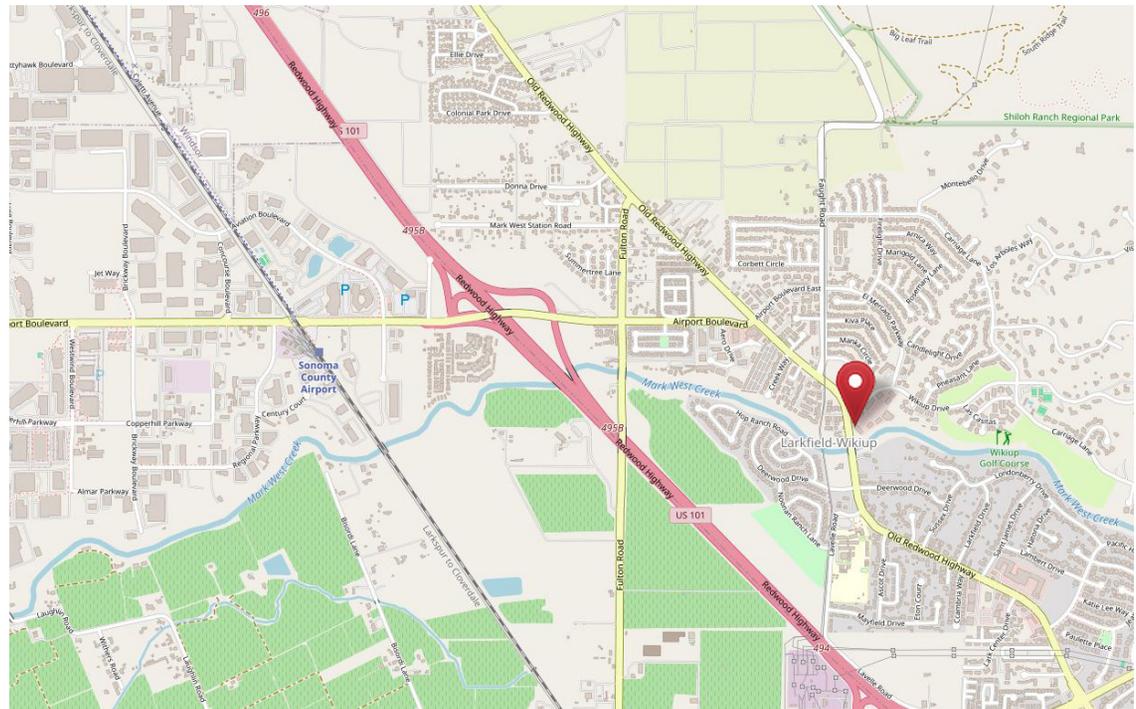
Located in northeast Santa Rosa, at the intersection of Old Redwood Highway and Wikiup Drive in the Wikiup Professional Park. Easy access to central Santa Rosa, Sonoma County Airport area and Windsor.

## NEARBY AMENITIES

- Larkfield Shopping Center
- Luther Burbank Center for the Arts

## TRANSPORTATION ACCESS

- Public Transportation
- Charles M. Schultz Sonoma County Airport
- SMART Train Station



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# LOCATION MAP



112 WIKIUP DRIVE  
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Keegan & Coppin Co., Inc.  
1201 N. McDowell Boulevard  
Petaluma, CA 94954  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(707) 664-1400

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.

REPRESENTED BY:

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