



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1695 PINER ROAD
SANTA ROSA, CA

OFFICE & WAREHOUSE
INDUSTRIAL SPACE

DYNAMIC PRICING



Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR

LIC # 00835502 (707) 528-1400

SJOHNSON@KEEGANCOPPIN.COM

MIKE FLITNER, PARTNER

LIC # 00840890 (707) 528-1400

MFLITNER@KEEGANCOPPIN.COM



PROPERTY DETAILS



1695 PINER ROAD
SANTA ROSA, CA

**OFFICE/WAREHOUSE
INDUSTRIAL SPACE
FOR LEASE**

PROPERTY INFORMATION

BUILDING HIGHLIGHTS

- Insulated Metal Building
- High-Traffic Piner Road Location
- Fully Sprinklered

SUITE A

- 10,500+/- sf Warehouse/Office
- Four (4) Roll-Up Doors

SUITE B

- 5,400+/- sf Warehouse with office
- Two (2) Roll-Up Doors

SUITE D

- 2,700+/- sf Warehouse/Office
- Two (2) Roll-Up Doors

SUITE E

- 1,280+/- sf Warehouse/Office
- One (1) Roll-Up Door

*Suites A&B can be combined totaling 15,900 SF.

DETAILS

ZONING

IL - Light Industrial

BUILDING SF

23,400+/- SF

PARKING FOR BUILDING

52+/- Spaces

TYPE

Stran-Steel Building

DESCRIPTION OF PREMISES

Ideal Industrial space includes office, warehouse and private restrooms. The warehouse has 15' minimum clear height, insulated ceiling, sky lights, space heaters, and roll-up truck doors.

LEASE TERMS

Rate

Suites A and B: \$0.85 plus CAM - **DYNAMIC PRICING**

Suite D and E: \$1.25 plus CAM

Tenant pays common area maintenance, \$.09+/- psf

Terms

3 - 5 year lease term preferred



PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400
SJOHNSON@KEEGANCOPPIN.COM

MIKE FLITNER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00840890 (707) 528-1400
MFLITNER@KEEGANCOPPIN.COM

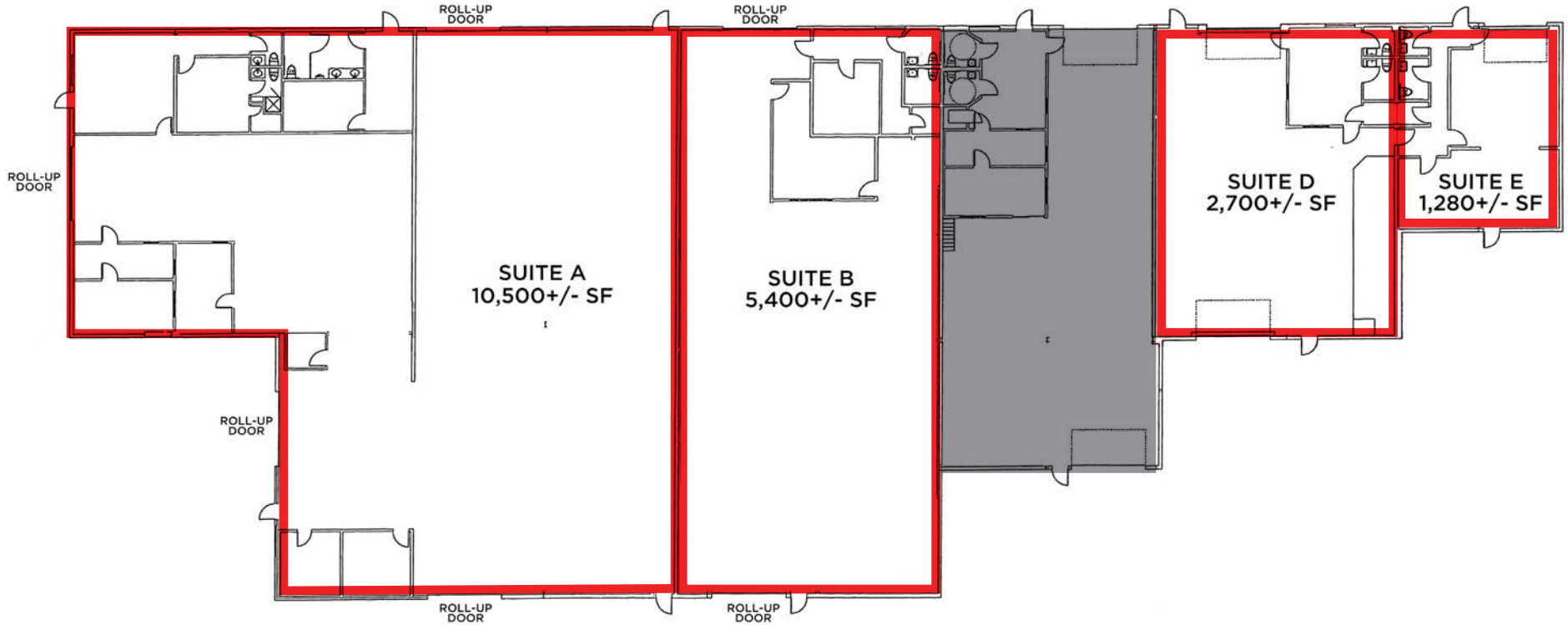


FLOOR PLAN



1695 PINER ROAD
SANTA ROSA, CA

**OFFICE/WAREHOUSE
INDUSTRIAL SPACE
FOR LEASE**



*Suites A&B can be combined totaling 15,900 SF.

- AVAILABLE
- NOT AVAILABLE

PRESENTED BY: SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400
SJOHNSON@KEEGANCOPPIN.COM

MIKE FLITNER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00840890 (707) 528-1400
MFLITNER@KEEGANCOPPIN.COM

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.



AREA DESCRIPTION



1695 PINER ROAD
SANTA ROSA, CA

**OFFICE/WAREHOUSE
INDUSTRIAL SPACE
FOR LEASE**



SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

PRESENTED BY:

**SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400
SJOHNSON@KEEGANCOPPIN.COM**

**MIKE FLITNER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00840890 (707) 528-1400
MFLITNER@KEEGANCOPPIN.COM**

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.



AERIAL MAP



1695 PINER ROAD
SANTA ROSA, CA

OFFICE/WAREHOUSE
INDUSTRIAL SPACE



Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
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.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
LIC # 00835502 (707) 528-1400
SJOHNSON@KEEGANCOPPIN.COM

MIKE FLITNER, PARTNER
LIC # 00840890 (707) 528-1400
MFLITNER@KEEGANCOPPIN.COM