



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**4704 HOEN AVENUE
SANTA ROSA, CA**

**MEDICAL/GENERAL OFFICE SPACE
AVAILABLE**

4704

Go beyond broker.

PRESENTED BY:

KEVIN DORAN, PARTNER
LIC # 01704987 (707) 528-1400, EXT 270
KDORAN@KEEGANCOPPIN.COM



PROPERTY DETAILS



4704 HOEN AVENUE
SANTA ROSA, CA

MEDICAL/GENERAL OFFICE SPACE FOR LEASE

PROPERTY INFORMATION

This location has an abundant amount of natural light, vaulted ceilings, a reception/waiting area, efficiently designed for medical office with perimeter private offices with plumbing/exam rooms. The overall natural light makes patients/clients feel comfortable in the setting. The owner is potentially willing to work with new upgrades to lighting. The bright hardwood floors work well for any type of use. Office or general medical office will work most appropriately. Signage. The overall complex has an abundant amount of parking to service any type of business uses. The building is well maintained.

HIGHLIGHTS

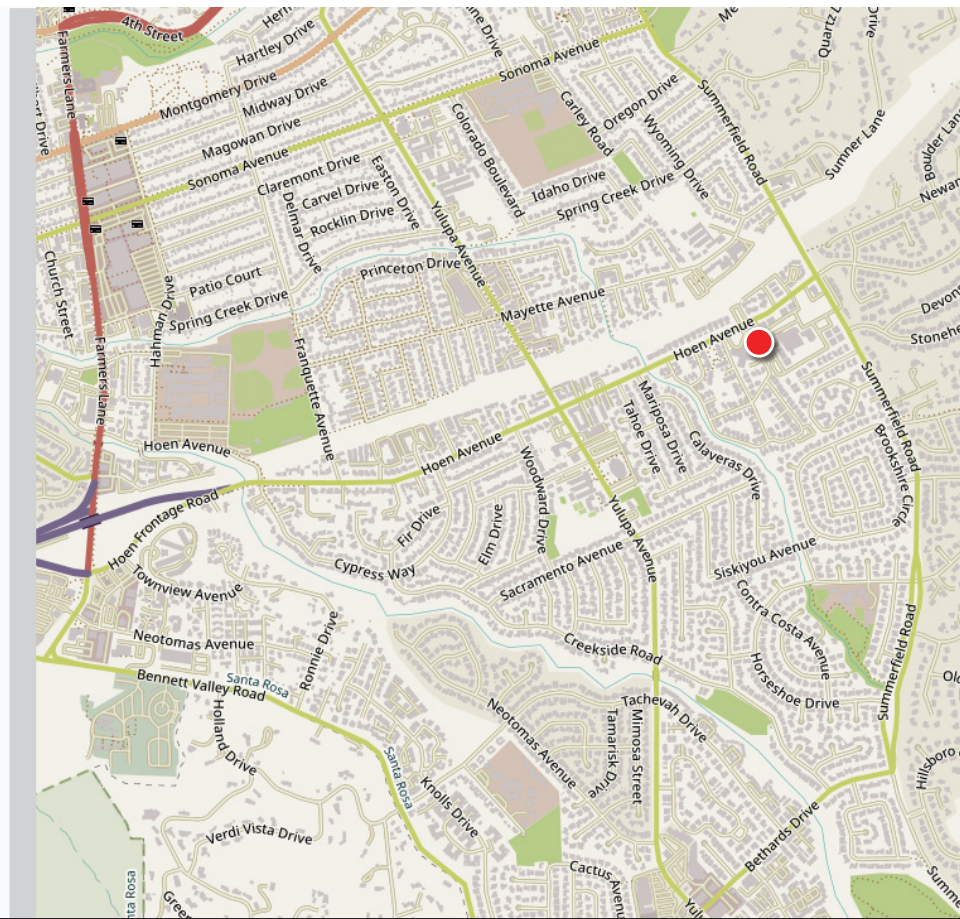
- 3,000+/- Square Feet
- Great Owner/User Medical or General Business Service Building.
- Reception Area/Waiting Room, 5 Private Offices/Exam Rooms, Multiple Restrooms, Storage, Large Conference Room, and Break Room/Lunch Room.
- Ideal for a Medical/General Office.
- The building is ideal for Small Business Users: Accountants, Attorneys, Dental, Medical, Insurance and Business Services/Quasi-Retail Users.
- Excellent Santa Rosa East side location offering several amenities.

DESCRIPTION OF PREMISES

Owner/user opportunity in a professional/medical office complex. Great location. Abundant on-site parking and very well maintained mature landscaping.

DESCRIPTION OF AREA

Located in Santa Rosa, near the intersection of Hoen and Summerfield. Easy to find Santa Rosa location placed in a historically popular east-side medical plaza. Easy access to Highway 101 and countless shopping and restaurant options.



LEASE INFORMATION

Lease
Rate

**\$1.65 PER SQUARE FEET
GROSS**

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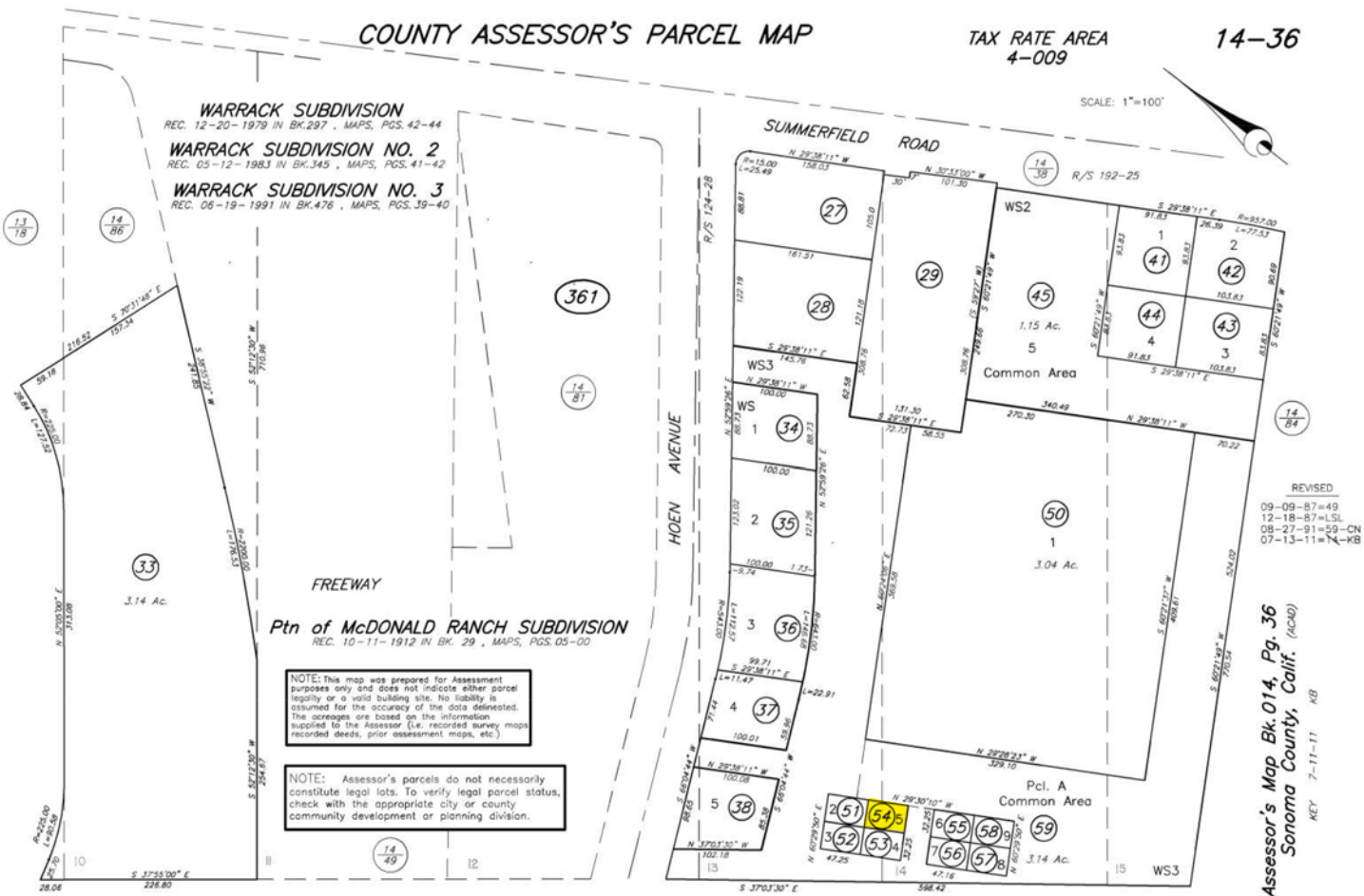


PARCEL MAP



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PROPERTY PHOTOS



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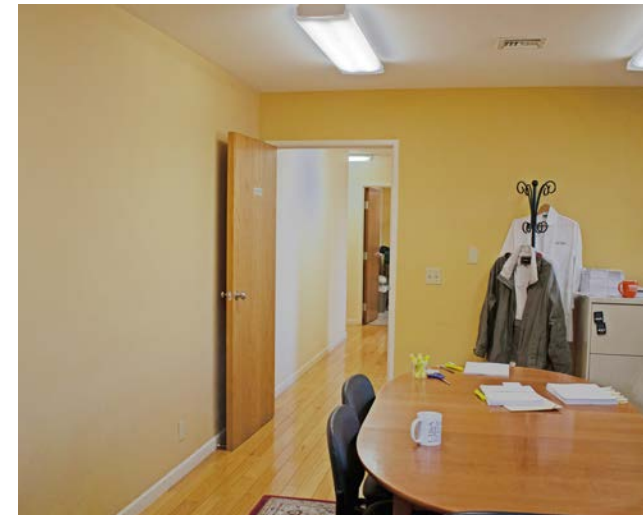
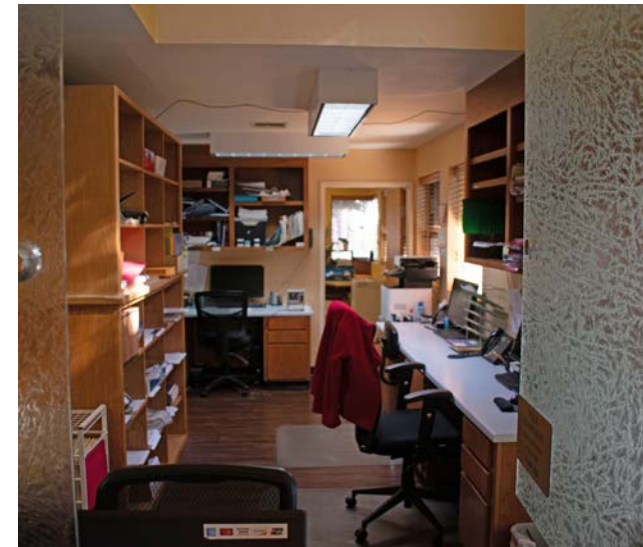
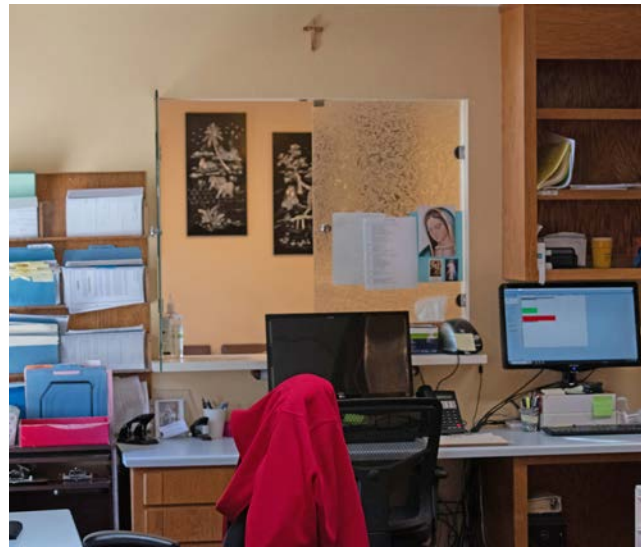


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LOCATION MAP



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

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