



Keegan & Coppin
COMPANY, INC.

FOR SUBLEASE

**77 W THIRD STREET
SANTA ROSA, CA**

Warehouse Space Available
for Sublease



W THIRD ST

Go beyond broker.

PRESENTED BY:

BRIAN KEEGAN, PARTNER
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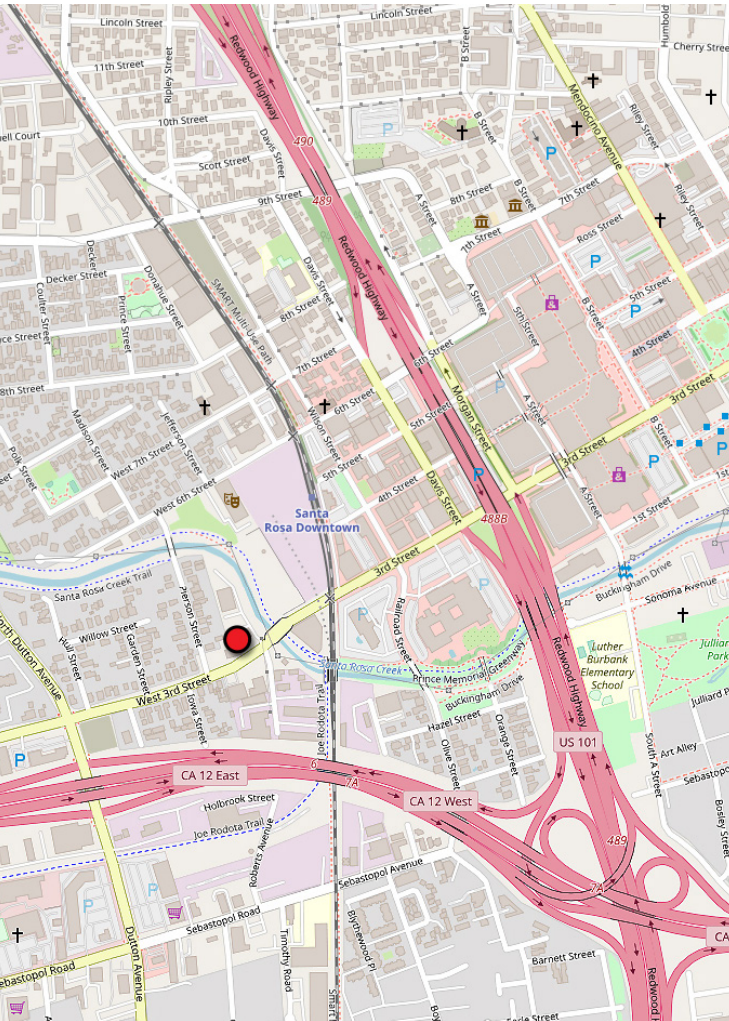


PROPERTY SUMMARY



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Building B: Approx. 10,000 +/- sf

DESCRIPTION OF PREMISES

Fully sprinklered Industrial buildings downtown Santa Rosa.

Building B is approx. 10,000 +/- sf and consists of a mix of office and warehouse area. Office area is approx. 4,200 +/- sf and has reception, kitchen, 8 private offices, 2 large conference rooms, and open bullpen area. Warehouse area is approx. 5,800 +/- sf with 18'-22' clear height and has 2 dock level loading doors, 1 loading platform with 2 parking spaces, and 1 grade level loading door. Office area could potentially be converted back to warehouse.

SUBLEASE RATE

\$1.25 PSF GROSS

USER SPACE

Warehouse with office/Component

PARKING

On-Site parking and loading in front of building, and additional loading in rear.

DESCRIPTION OF LOCATION

Prime Downtown Santa Rosa location just blocks from Railroad Square. Immediate access to both Highway 12 and Highway 101. Adjacent to future downtown station area development project as well as existing downtown amenities including restaurants, coffee, and retail shopping. MMU (Maker Mixed Use) zoning allows for a variety of uses.

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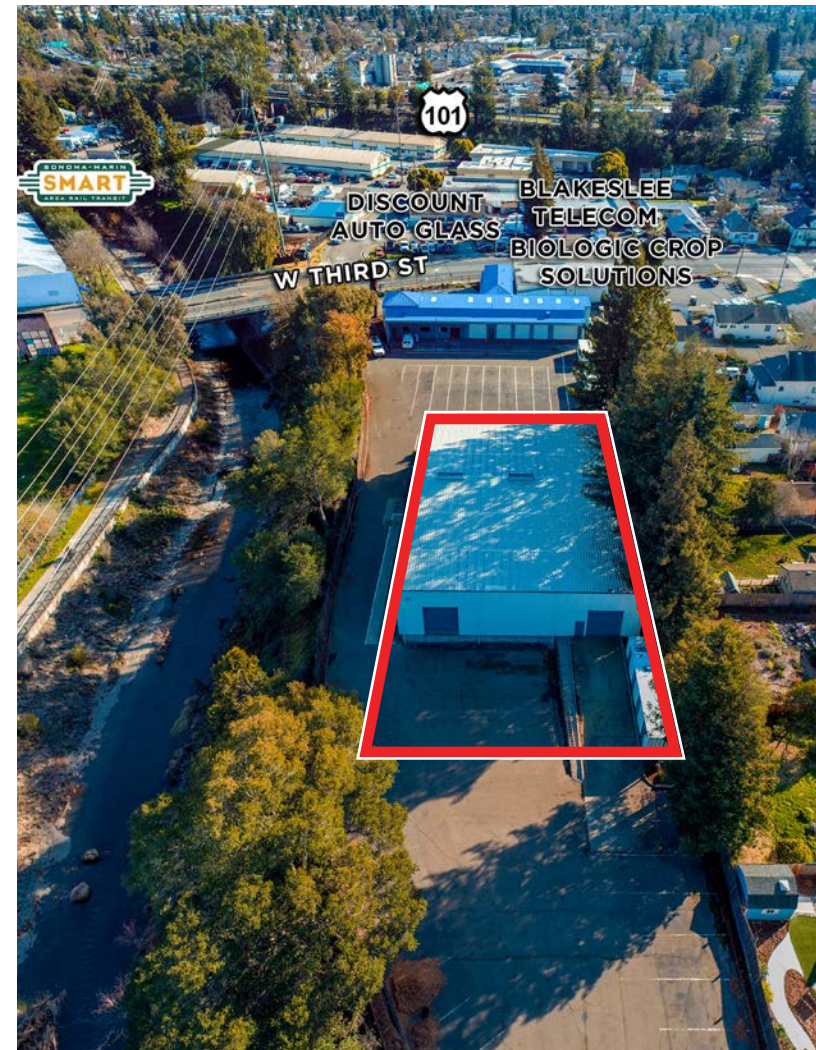
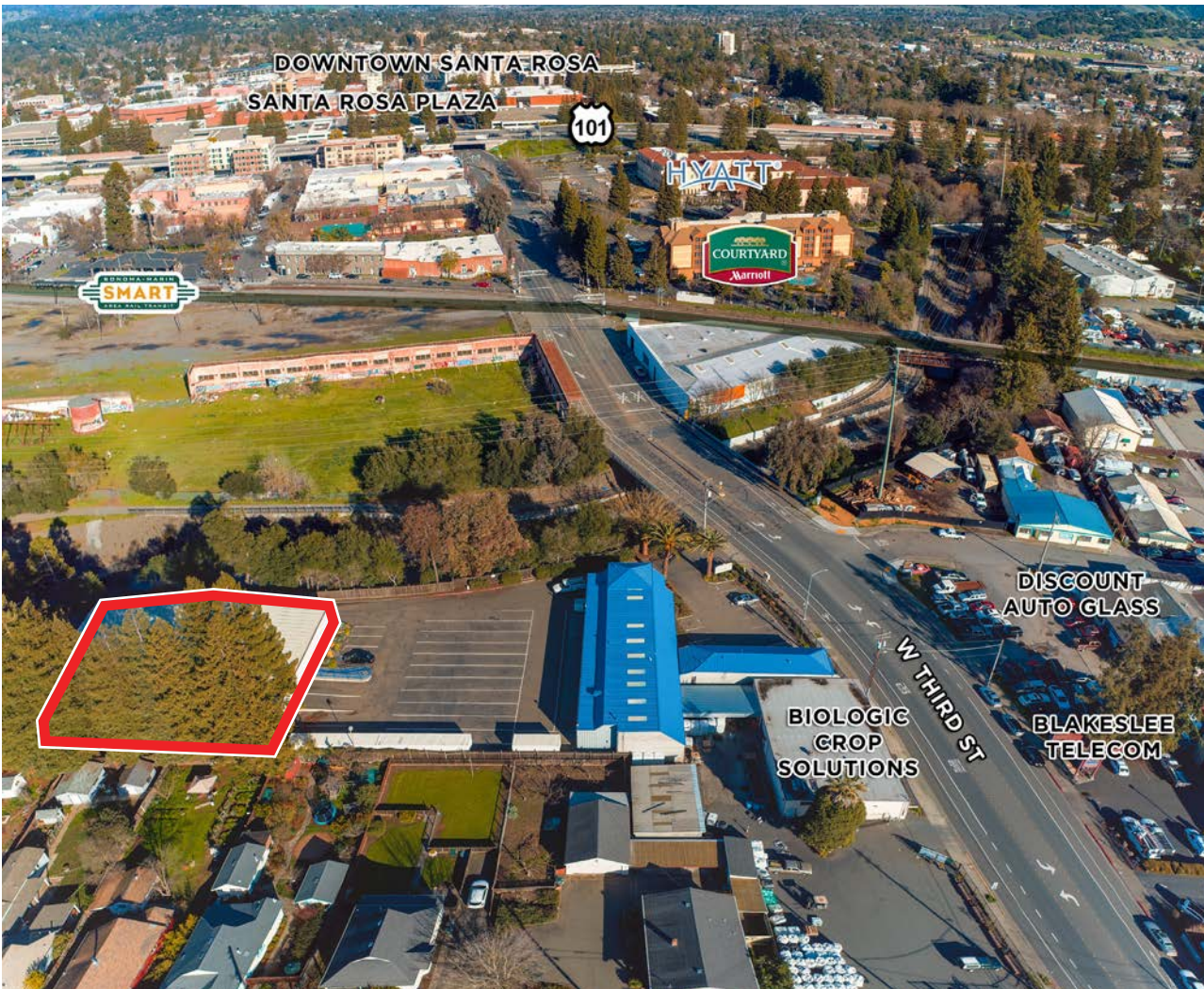


PROPERTY AERIALS



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PROPERTY PHOTOS



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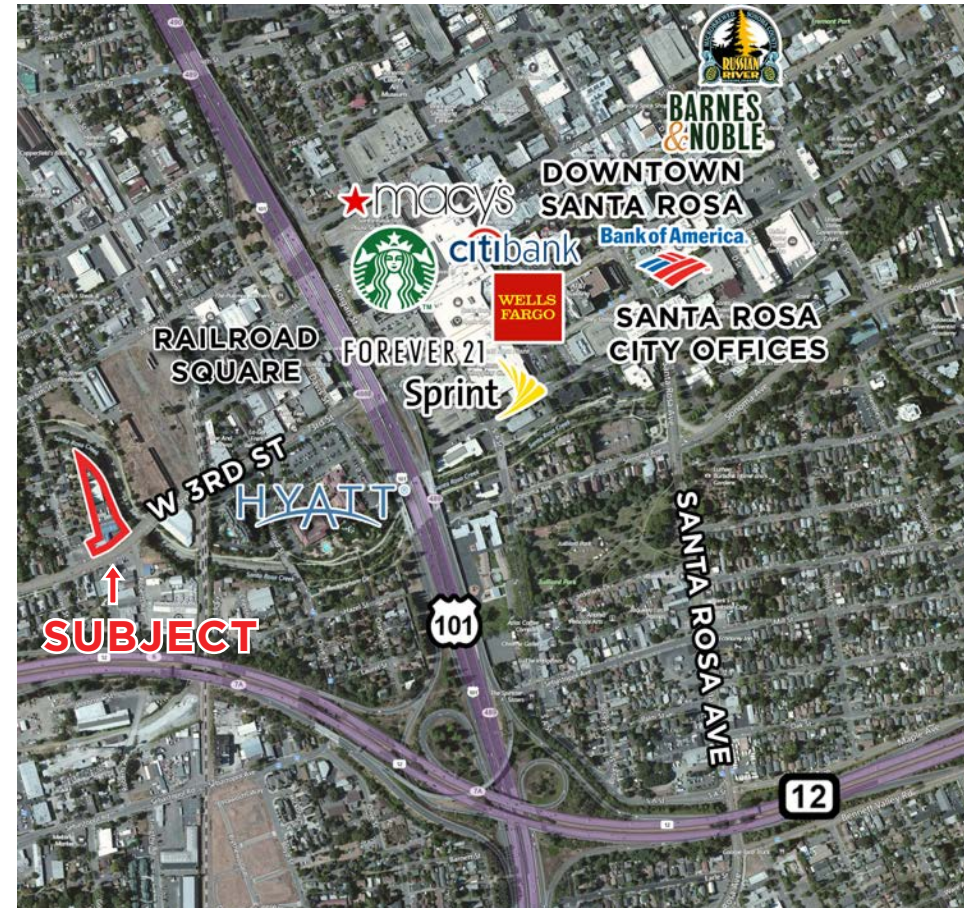


VICINITY AERIAL



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