



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**3400-3460 MENDOCINO AVENUE
SANTA ROSA, CA**

Fountain Grove Office Park

Go beyond broker.

REPRESENTED BY:

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



FOUNTAIN GROVE OFFICE PARK SPACE FOR LEASE



3400-3460 MENDOCINO AVE
SANTA ROSA, CA

FOUNTAIN GROVE OFFICE PARK

PROPERTY INFORMATION

Fountain Grove Office Park includes a total of 5 buildings set on an expansive 3.22 acres. The property offers a unique opportunity to be located on a beautiful campus with lush landscaping and mature trees. Most suites come with private balconies, operable sliding glass doors and private restrooms. Perfect for a variety of medical uses, professional/business services, general office use and personal services.



LEASE TERMS

RATE

\$1.85 PSF

TERMS

Modified Full Service

PARKING

3.5/1,000

ZONING

CO - Office Commercial

USER SPACE

Office, Medical & Personal Services

Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
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.

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FOUNTAIN GROVE OFFICE PARK

AVAILABLE SPACE

SPACES

DESCRIPTION

BUILDING A:	SUITE 3430:	850+/- sq ft	First floor office suite with two private offices, open area and private restroom. Suite includes sliding doors leading out to a small private balcony area.
BUILDING B:	SUITE 3404:	838+/- sq ft	Second floor suite with large open front room, private restroom and large open private room with sliding door access to balcony.
BUILDING B:	SUITE 3406:	1,196+/- sq ft	Second floor, bright open office suite with private room, break room/kitchenette with water and private restroom.
BUILDING B:	SUITE 3408:	1,248+/- sq ft	Second floor office suite with front reception waiting area, four private offices, break room, kitchenette and private restroom. Nice bright unit on the end cap with wood laminate flooring and lot's of light throughout.
BUILDING D:	SUITE 3438A:	1,101+/- sq ft	First floor office suite with one private office, reception, open bullpen area or large oversized private, and private restroom. Suite includes sliding doors leading out to private balcony area.
BUILDING E:	SUITE 3440A/B:	1,250+/- sq ft	Second floor office suite with four private offices, break room with kitchenette, private restroom and reception area.
BUILDING E:	SUITE 3450A:	1,116+/- sq ft	Second floor office suite currently configured with four private offices, storage/break room, private restroom and open bullpen space.

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3400-3460 MENDOCINO AVENUE FLOOR PLANS



3400-3460 MENDOCINO AVE
SANTA ROSA, CA

**FOUNTAIN GROVE
OFFICE PARK**

BUILDING A: FIRST FLOOR SUITE 3430: 850+/- RSF



First floor office suite with two private offices, open area and private restroom. Suite includes sliding doors leading out to a small private balcony area.

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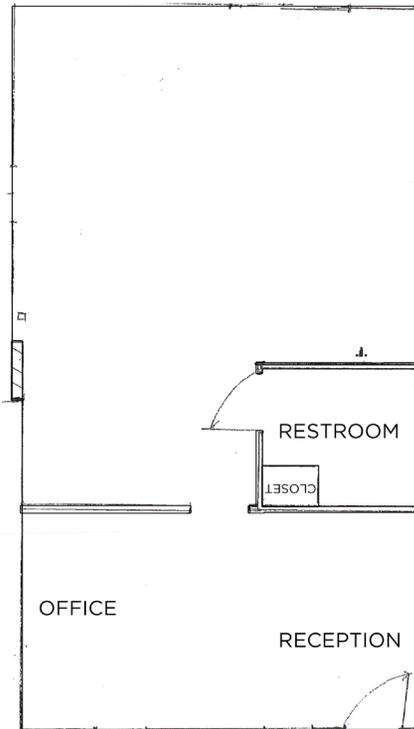
3400-3460 MENDOCINO AVENUE FLOOR PLANS



3400-3460 MENDOCINO AVE
SANTA ROSA, CA

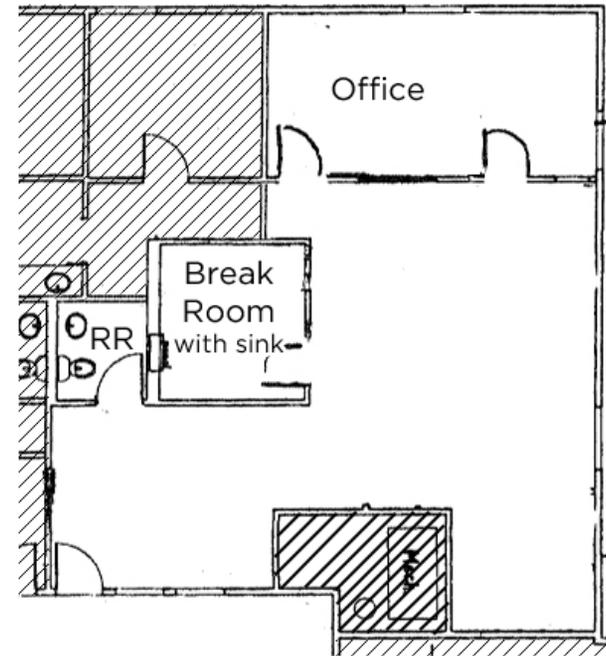
**FOUNTAIN GROVE
OFFICE PARK**

BUILDING B: SECOND FLOOR SUITE 3404: 838+/- RSF



Second floor suite with large open front room, private restroom and large open private room with sliding door access to balcony.

BUILDING B: SECOND FLOOR SUITE 3406: 1,196+/- RSF



Second floor, bright open office suite with private room, break room/kitchenette with water and private restroom.

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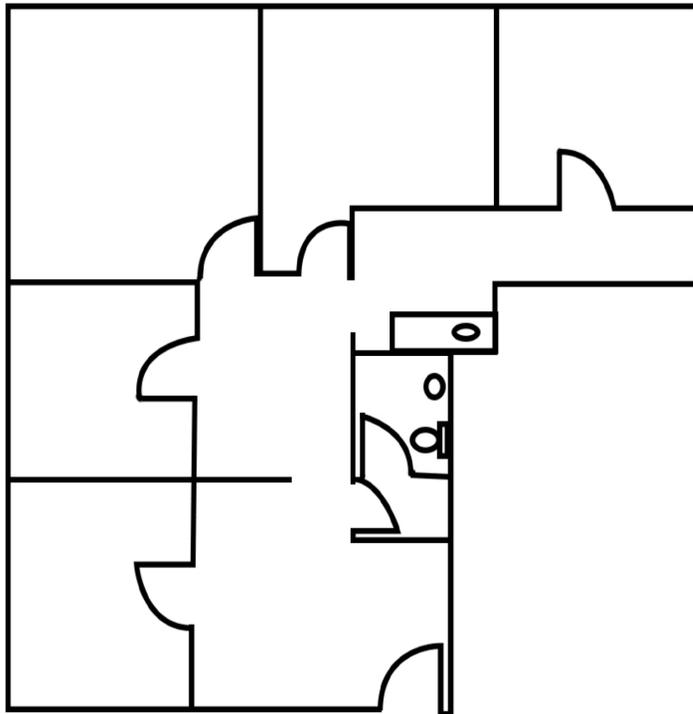
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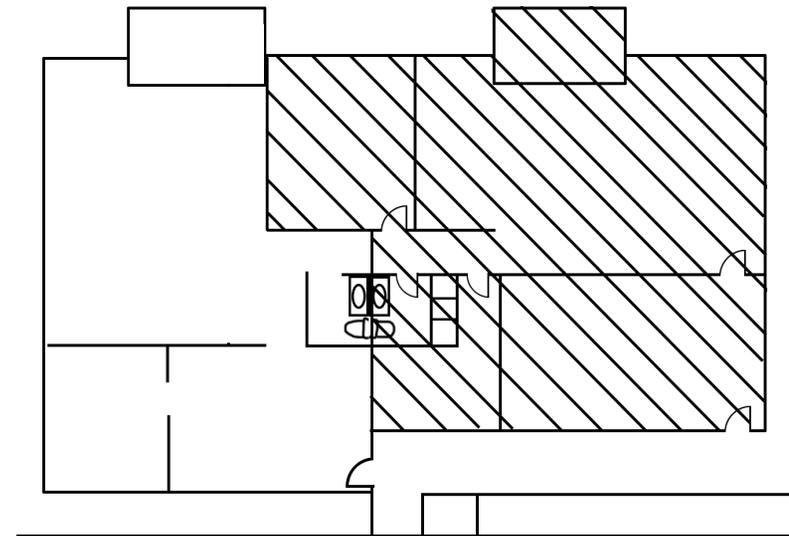
**FOUNTAIN GROVE
OFFICE PARK**

**BUILDING B: SECOND FLOOR
SUITE 3408: 1,248+/- RSF**



Second floor office suite with front reception waiting area, four private offices, break room, kitchenette and private restroom. Nice bright unit on the end cap with wood laminate flooring and lot's of light throughout.

**BUILDING D: FIRST FLOOR
SUITE 3438A: 1,101+/- RSF**



First floor office suite with one private office, reception, open bullpen area or large oversized private, and private restroom. Suite includes sliding doors leading out to private balcony area.

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3400-3460 MENDOCINO AVENUE FLOOR PLANS

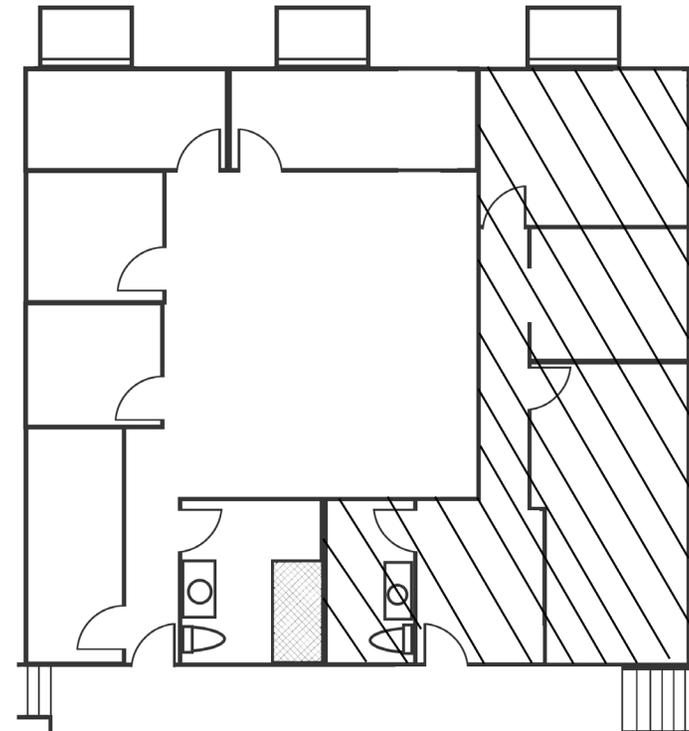
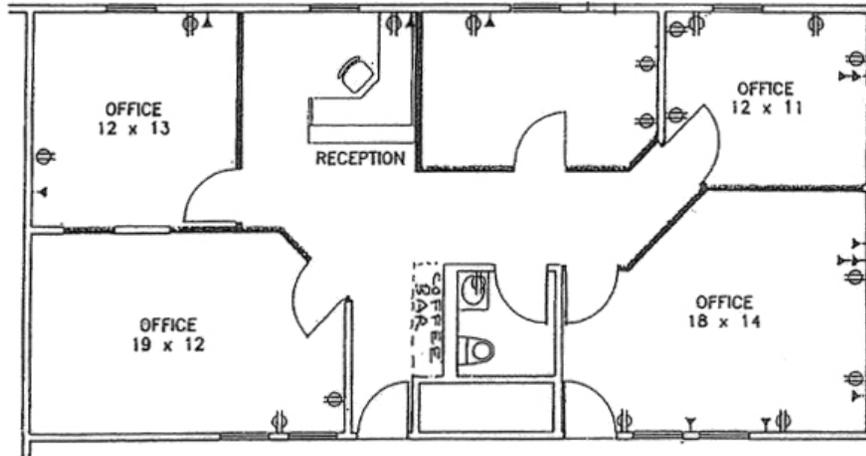


3400-3460 MENDOCINO AVE
SANTA ROSA, CA

**FOUNTAIN GROVE
OFFICE PARK**

**BUILDING E: SECOND FLOOR
SUITE 3440A/B: 1250+/- RSF**

**BUILDING E: SECOND FLOOR
SUITE 3450A: 1,116+/- RSF**



Second floor office suite with four private offices, break room with kitchenette, private restroom and reception area.

Second floor office suite currently configured with four private offices, storage/break room, private restroom and open bullpen space.

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3400-3460 MENDOCINO AVENUE SITE PLAN



3400-3460 MENDOCINO AVE
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