



±12,250 RSF

\$1.15/RSF/Month, NNN

Northpoint Business Park

1201 Corporate Center Parkway

Santa Rosa | CA

**OFFICE SPACE/LABORATORY
SPACE FOR SUBLEASE**

NEWMARK

Barry Palma, CCIM

Senior Managing Director

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CA DRE #00901364

Property Highlights

±12,250 RSF

- Dock high roll-up door
- Good truck access for back door deliveries
- 2 restrooms
- Kitchen area
- Abundant glass-line office area
- Parking ratio: 4/1,000



Property Features

1201 Corporate Center Parkway is well located flex office/ lab building in Northpoint Business Park a fast growing business park in south west Santa Rosa. Some businesses in the park are Kaiser Permanente medical office building and the Veterans Administration medical office building. Other tenant in the park are the County of Sonoma, City of Santa Rosa fire station, Medic Ambulance Service, Info Stor and headquarters of Sonic (fiber optic internet service). There is fiber in the park and services this building. Trope Group and Satellite Health Care.

The space is approximately 12,250 SF however, the tenant does have flexibility to reduce the size to $\pm 7,843$ SF.

Previously licensed as a cannabis testing lab the space could be licensed for testing, manufacturing, distribution, and processing. It has 3 phase power capabilities and above average clean room HVAC filtration system. The office area has 8 private offices on glassline, 16 cubicles, 2 storage rooms, conference room and second large conference/ training room.

There is a small warehouse loading area with a dock high roll-up door. The onsite parking can accommodate over 30 parking spaces with additional parking available.

The sublessor is willing to consider a short term lease although their existing lease expires April 30, 2029.

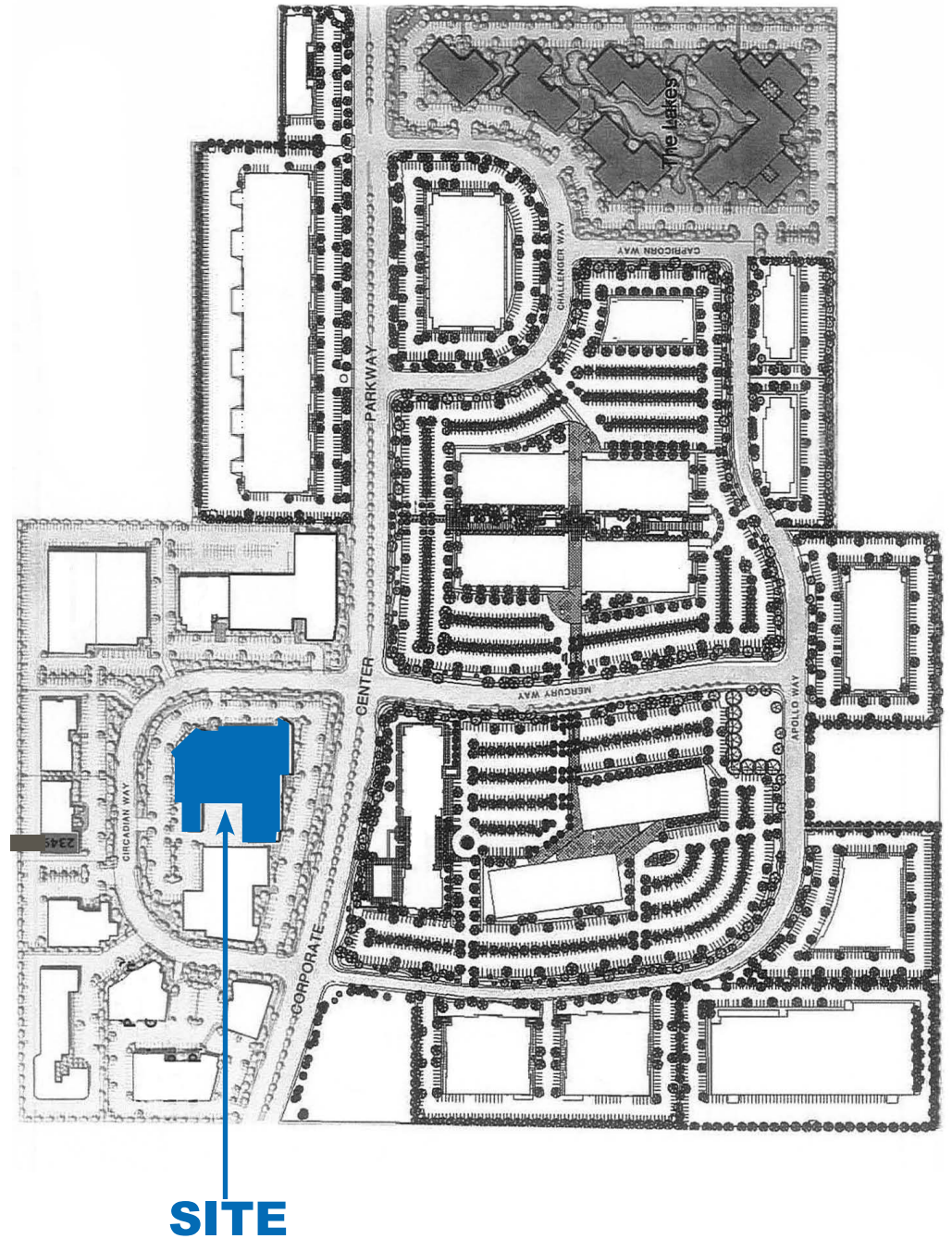


Photos

FOR SUBLEASE Northpoint Business Park - 1201 Corporate Center Parkway | Santa Rosa | CA



Property Photos



Northpoint Business Park

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