



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**NORTHPOINT PARKWAY  
AT LOMBARDI LANE  
SANTA ROSA, CA**

**INDUSTRIAL LAND - SHORT TERM LEASE  
OPPORTUNITIES AVAILABLE**

GIFFEN AVENUE

LOMBARDI LANE

**PAVED LOT B**

**LOT A  
PAVED AREA**

Go beyond broker.

NORTHPOINT PARKWAY

PRESENTED BY:

**MICHAEL L. FLITNER, PARTNER**  
LIC # 00840890 (707) 528-1400, EXT 239  
MFLITNER@KEEGANCOPPIN.COM

**KEVIN DORAN, PARTNER**  
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KDORAN@KEEGANCOPPIN.COM





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**PROPERTY INFORMATION**

**HIGHLIGHTS**

- Two (2) Paved Parcels - Lots A + B  
3.973 Usable Acres - 4.82 Total Acres - (no CTS Mitigation) Available in Two Separate Parcels
- Lot A: 124,538+/- sf (2.86 Acres) Total Area Paved Parking Lot Available (Paved & Lighted)  
AP# 010-450-019
- Lot B: 85,378+/- sf (1.96 Acres) Paved Parking Lot  
AP# 010-450-024 + 010-450-025  
(A portion of each parcel)

**AREA DESCRIPTION**

The site is located at the intersection of Northpoint Parkway and Lombardi Lane in Santa Rosa, CA.

**LOCATION DESCRIPTION**

At the Gateway to 2.2 Million SF of The Lakes, Corporate Center & Northpoint Business Parks. Northpoint Corporate Center is a diverse 250-acre business park that integrates Northpoint Business Park and the Santa Rosa Corporate Center. Northpoint Corporate Center is currently home to a diverse range of businesses, including Flex Products, JDS Uniphase, Amy’s Kitchen, New York Life Insurance, Sonic.net, North Coast Builder’s Exchange, and a Kaiser Medical Facility - 87,000+/- sf - with approximately 60 physicians & 20,000 patients, as well as many others.

**SHORT TERM LEASE**

**\$0.15 PSF - \$0.20 PSF FOR YARD 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.

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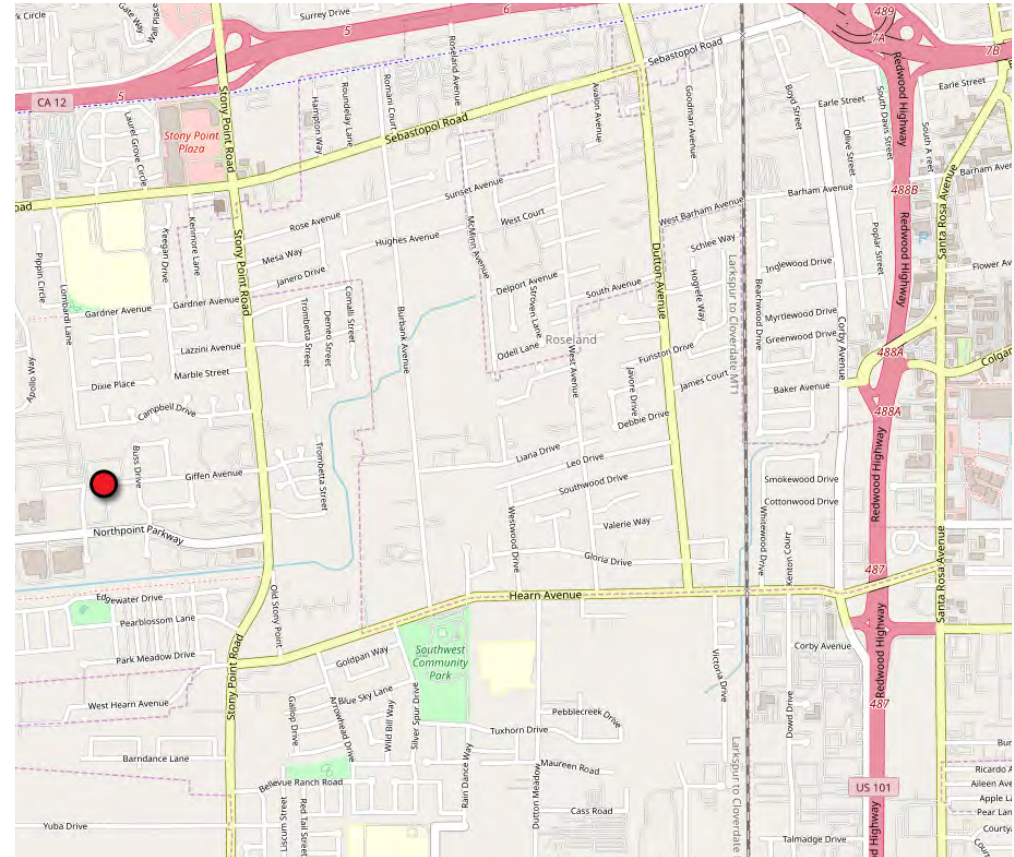
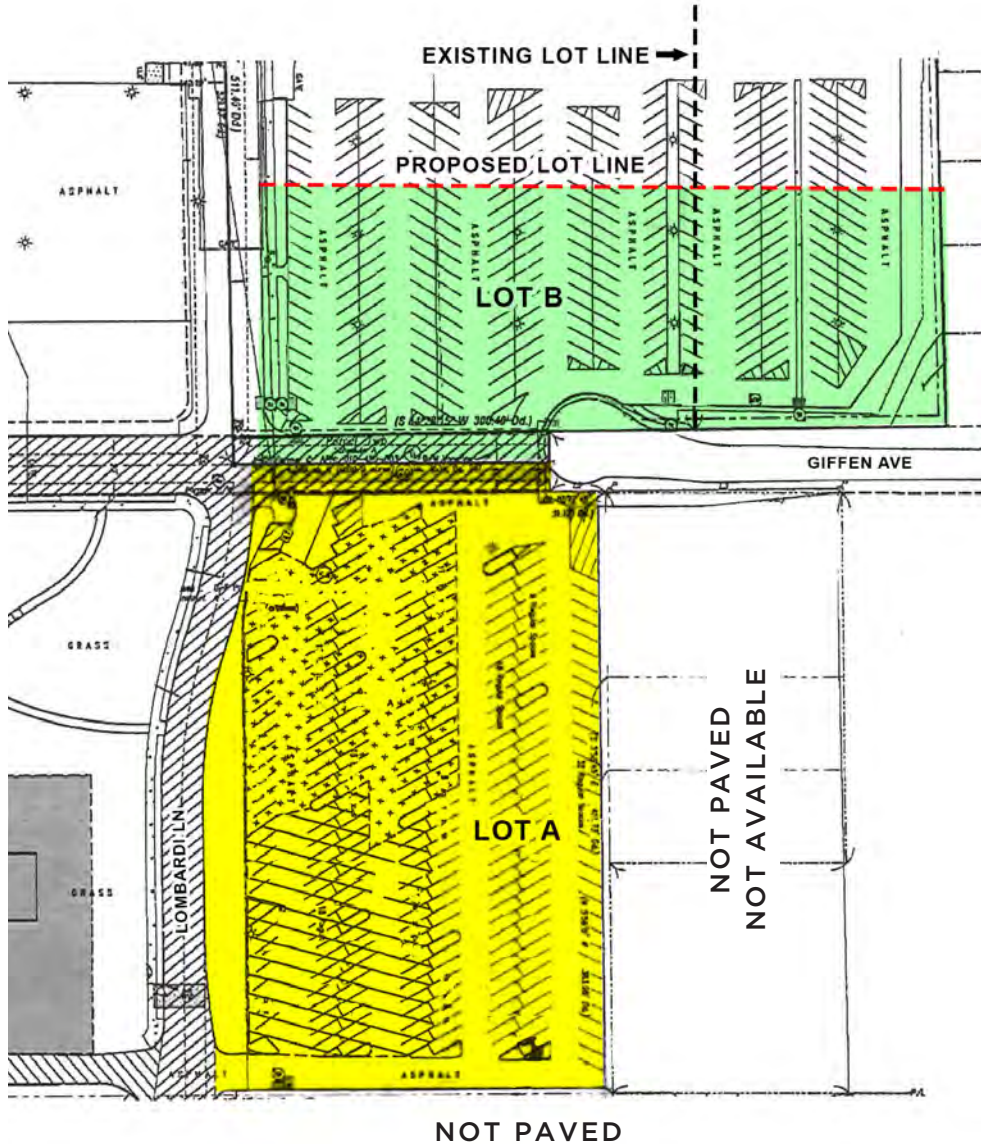


# SITE PLAN & VICINITY



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- LOT "A" AVAILABLE FOR LEASE
- LOT "B" AVAILABLE FOR LEASE

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# VICINITY AERIAL



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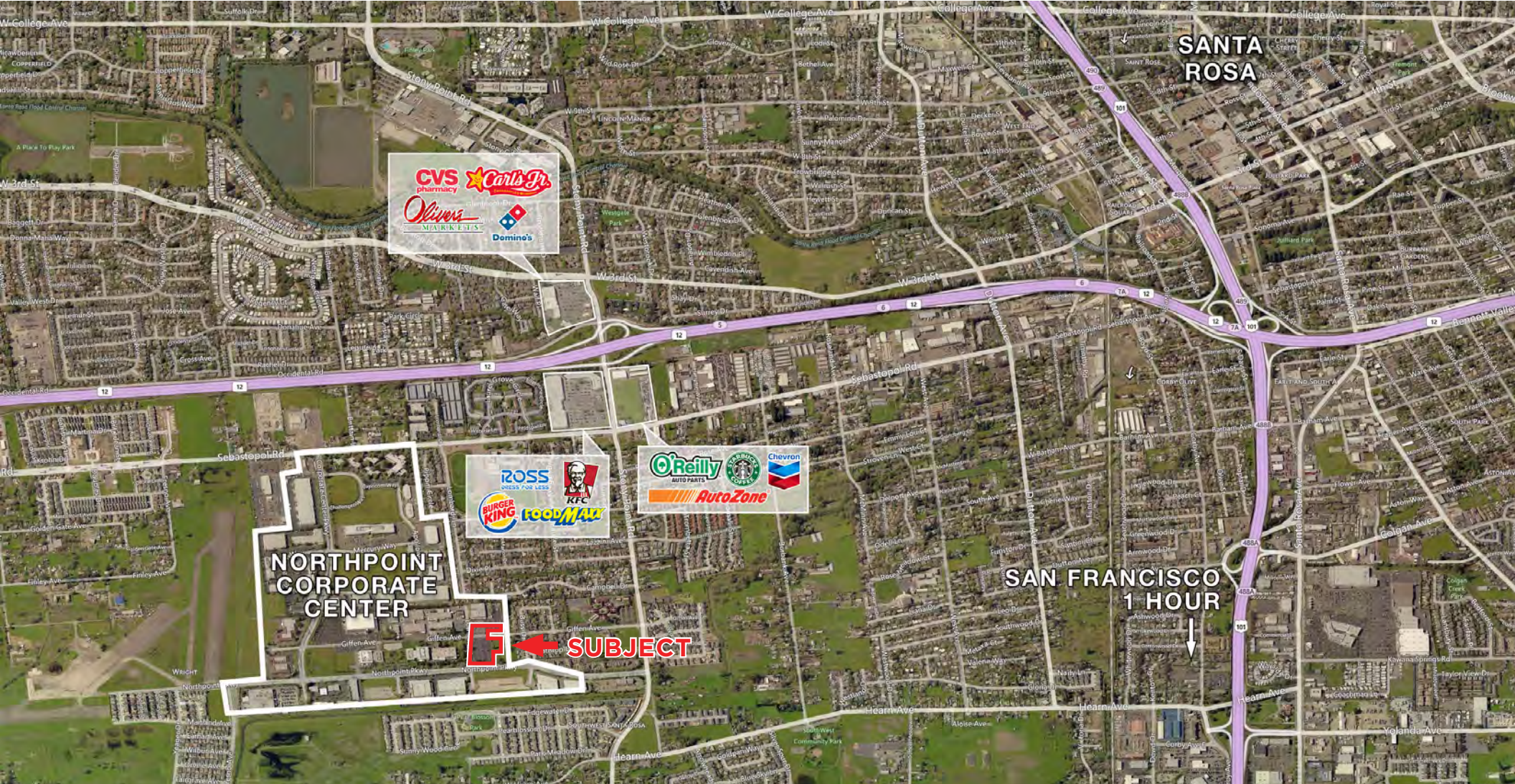


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# DISCLAIMER



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## DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly

## CONTACT



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