



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2544 CLEVELAND AVENUE
SANTA ROSA, CA

OFFICE SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

JAMES NOBLES, AGENT
LIC # 01988349 (707) 528-1400, EXT 247
JNOBLES@KEEGANCOPPIN.COM

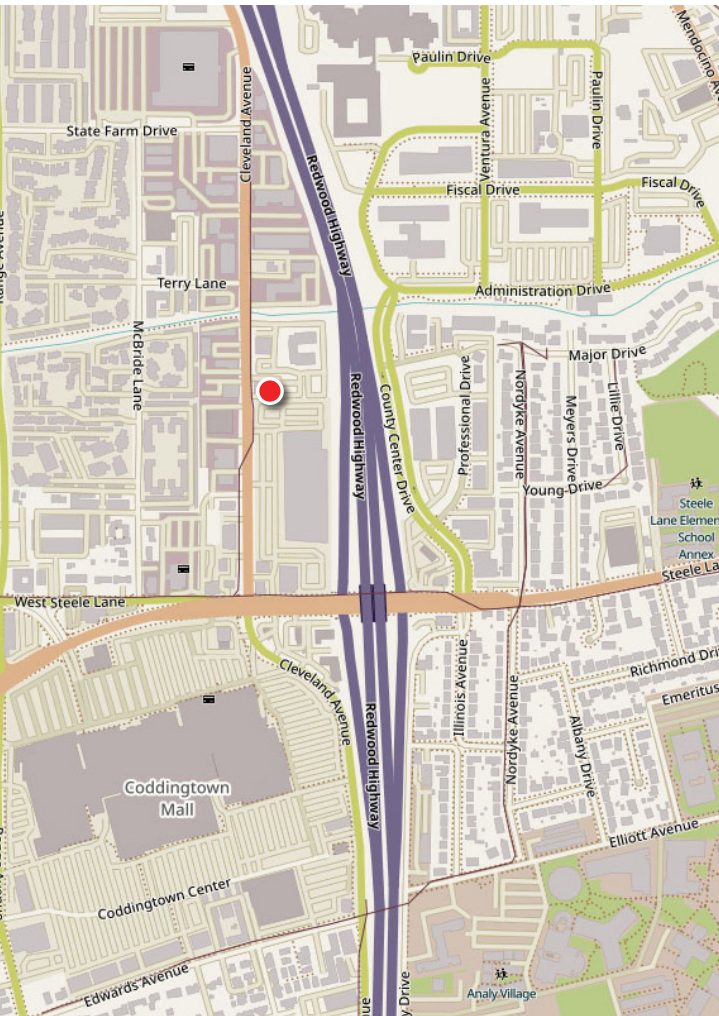


PROPERTY DETAILS



2544 CLEVELAND AVENUE
SANTA ROSA, CA

OFFICE SPACE FOR LEASE



PROPERTY INFORMATION

HIGHLIGHTS

1st Floor Available Suites:

- Suite 100: 4,305+/- SF
- Suite 110: 1,937+/- SF
- * Combined 6,242+/- SF (Full Floor)
- Private men & women's bathroom
- High ceilings and modern finishes
- Large break room
- Multiple conference rooms
- Shared lobby & entry
- Abundant natural light

2nd Floor Available Suites:

- Suite 206: 1,434+/- SF
- Suite 208: 1,155+/- SF
- Elevator served
- High speed internet included

BUILDING HIGHLIGHTS

- Walking distance to all Coddington Mall amenities
- Easy access to Highway 101

DESCRIPTION OF PREMISES

This space would be excellent for any professional use.

USER SPACE

Office

PARKING

District access to on-site parking

ZONE

CG - General Commercial

DESCRIPTION OF LOCATION

Situated near Coddington Mall, home of over 800,000 SQFT of regional retail and many restaurants/shops. ADT count of over 20,000 vehicles per day.

LEASE TERMS

1st Floor 1,937-4,305+/- SF

\$1.85/SF MFS

2nd Floor 1,155-1,434+/- SF

\$1.95 /SF MFS

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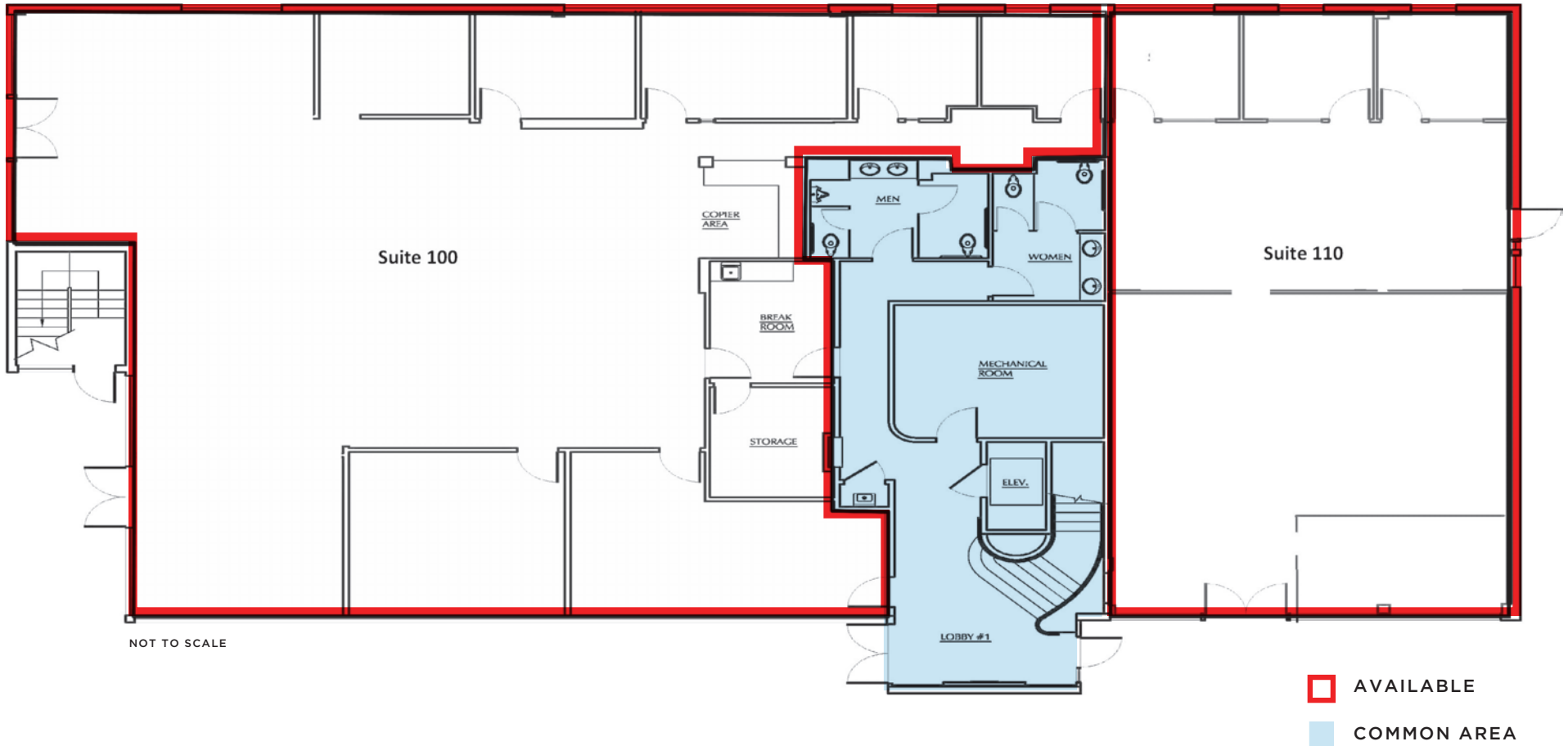
FLOOR PLAN

FIRST FLOOR



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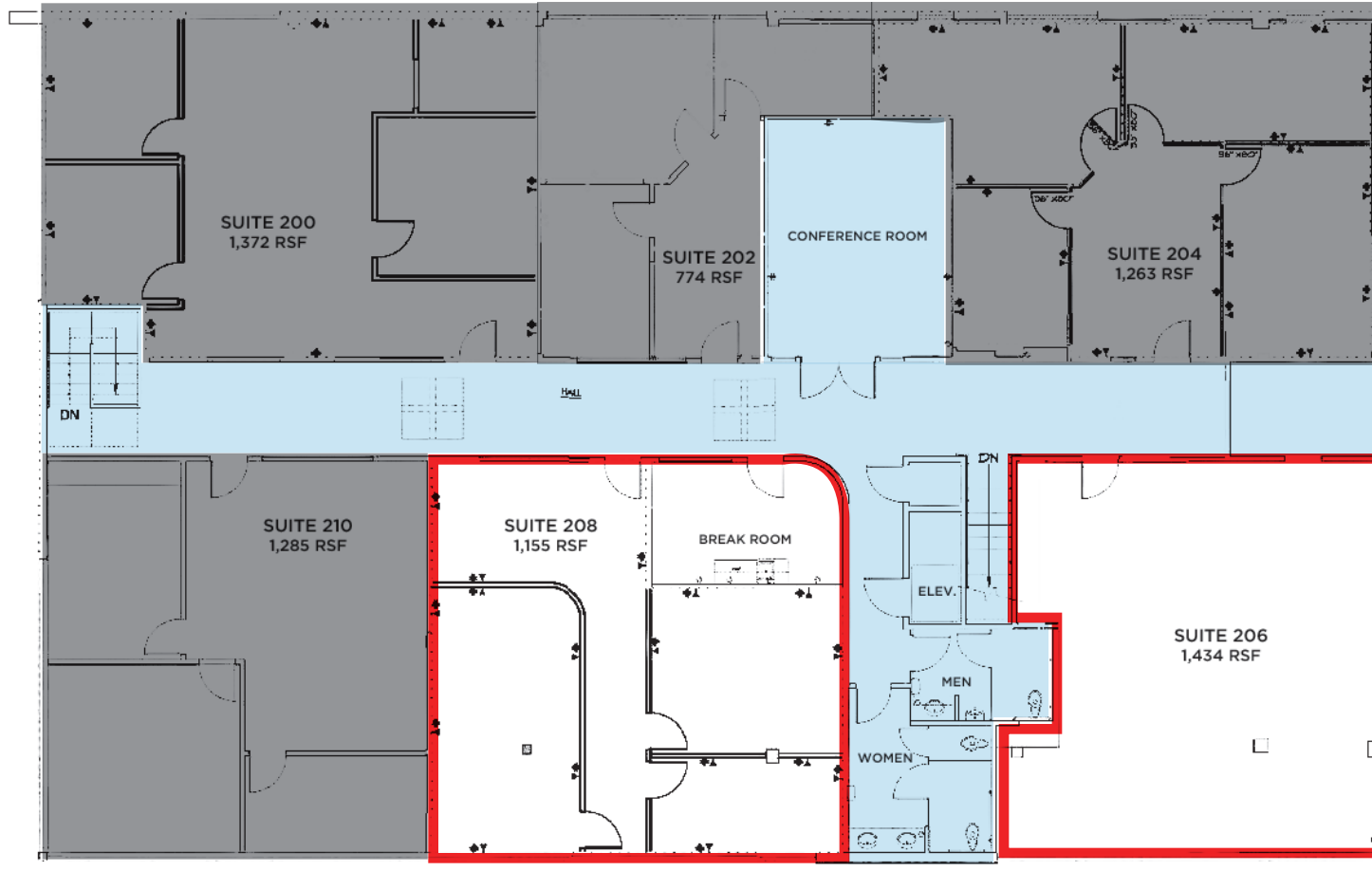
FLOOR PLAN

SECOND FLOOR



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NOT TO SCALE

- AVAILABLE
- COMMON AREA
- NOT AVAILABLE

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PROPERTY PHOTOS



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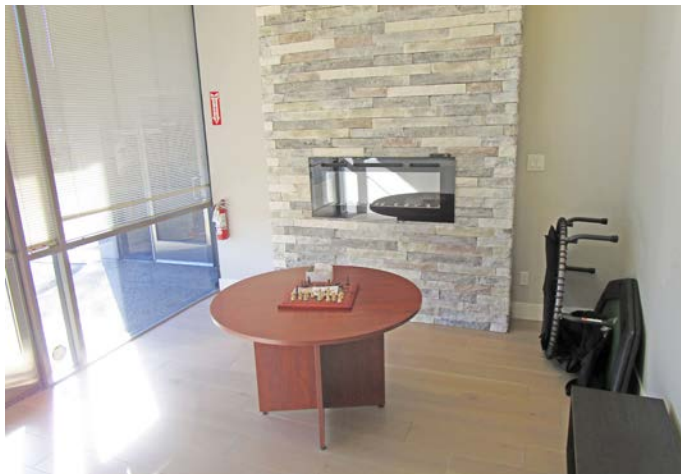


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LOCATION MAP



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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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