



Keegan & Coppin
COMPANY, INC.

FOR SUB-LEASE

**2930 DUTTON AVE
SANTA ROSA, CA**

**OFFICE/WAREHOUSE BUILDING
MAJOR PRICE REDUCTION**



REPRESENTED BY:

**SHAWN JOHNSON
MANAGING PARTNER / SIOR
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM**



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PROPERTY DETAILS

PROPERTY HIGHLIGHTS

TOTAL AVAILABLE OFFICE/WAREHOUSE SPACE: 6,720+/- SF

2930 Dutton Avenue: 6,720+/- RSF total

- 4 First floor offices: 1,779 sf
- 5 Second floor offices: 1,920 sf
- Warehouse: 3,021 sf

DESCRIPTION OF PREMISES

Office and warehouse space with good quality tenant improvements. The building is currently occupied as a single tenant user but build out as two separate suites.

Parking

18 On-Site Parking Spots
Shared with adjacent tenant.

Zoning

IL - Light Industrial

Rentable Space

2930 Dutton Ave.: 6,720+/- sf

LEASE TERMS

Sub-lease term expires May 24, 2031.

LEASE TYPE: INDUSTRIAL GROSS

LEASE RATE: \$1.00 GROSS



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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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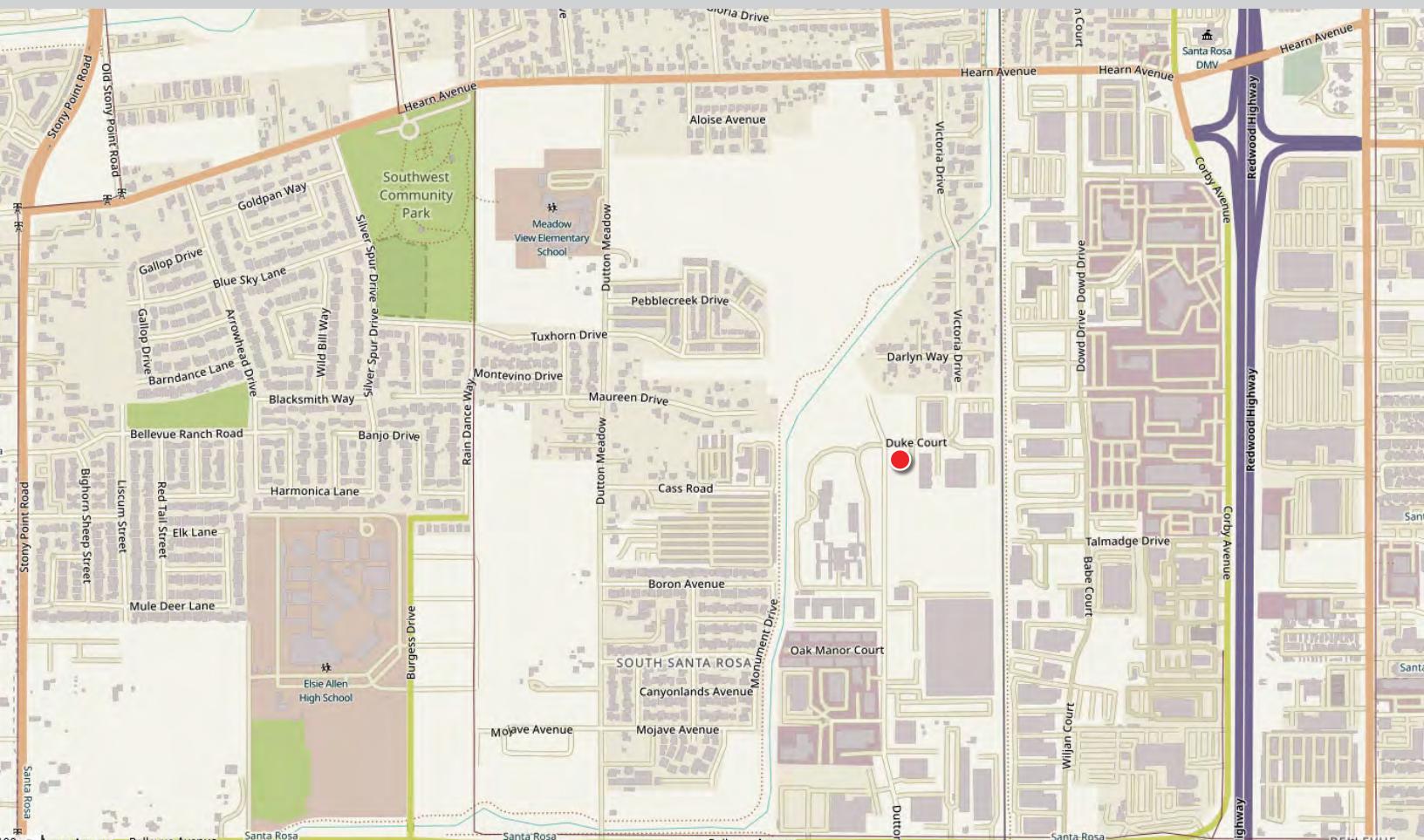
2930 DUTTON AVE.
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AREA DESCRIPTION

DESCRIPTION OF AREA

The property is located behind the Corby Auto Row and provides ready access to U.S. 101 via Hearn Avenue or Todd Road. Other businesses in the area include: Pace Supply, Shakley Bros., Canine Companions, American Storage, Wright Contracting, G&C Auto, and DaDa's Delicatessen.



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PROPERTY PHOTOS



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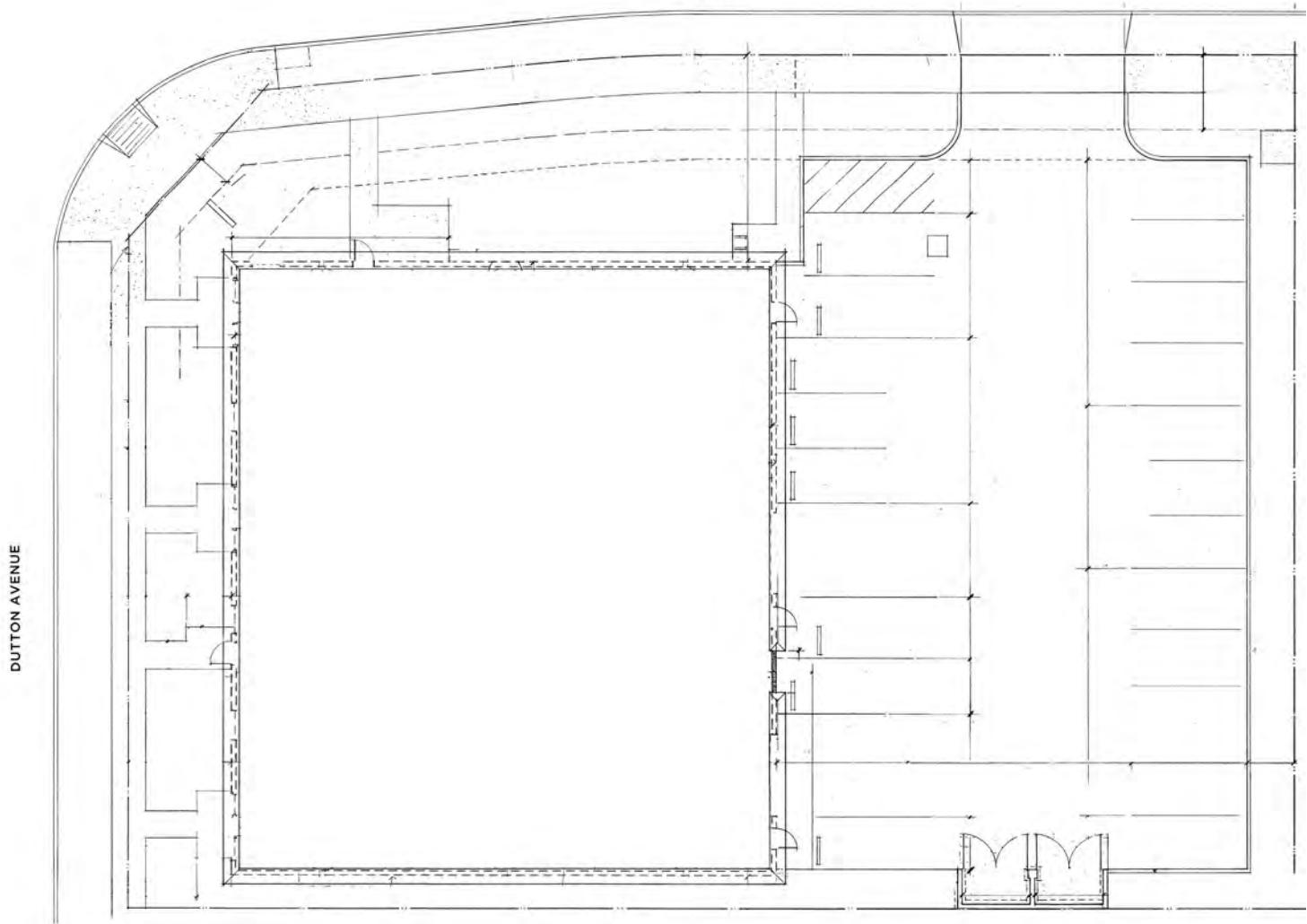


2930 DUTTON AVE.
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SITE PLAN

DUKE COURT



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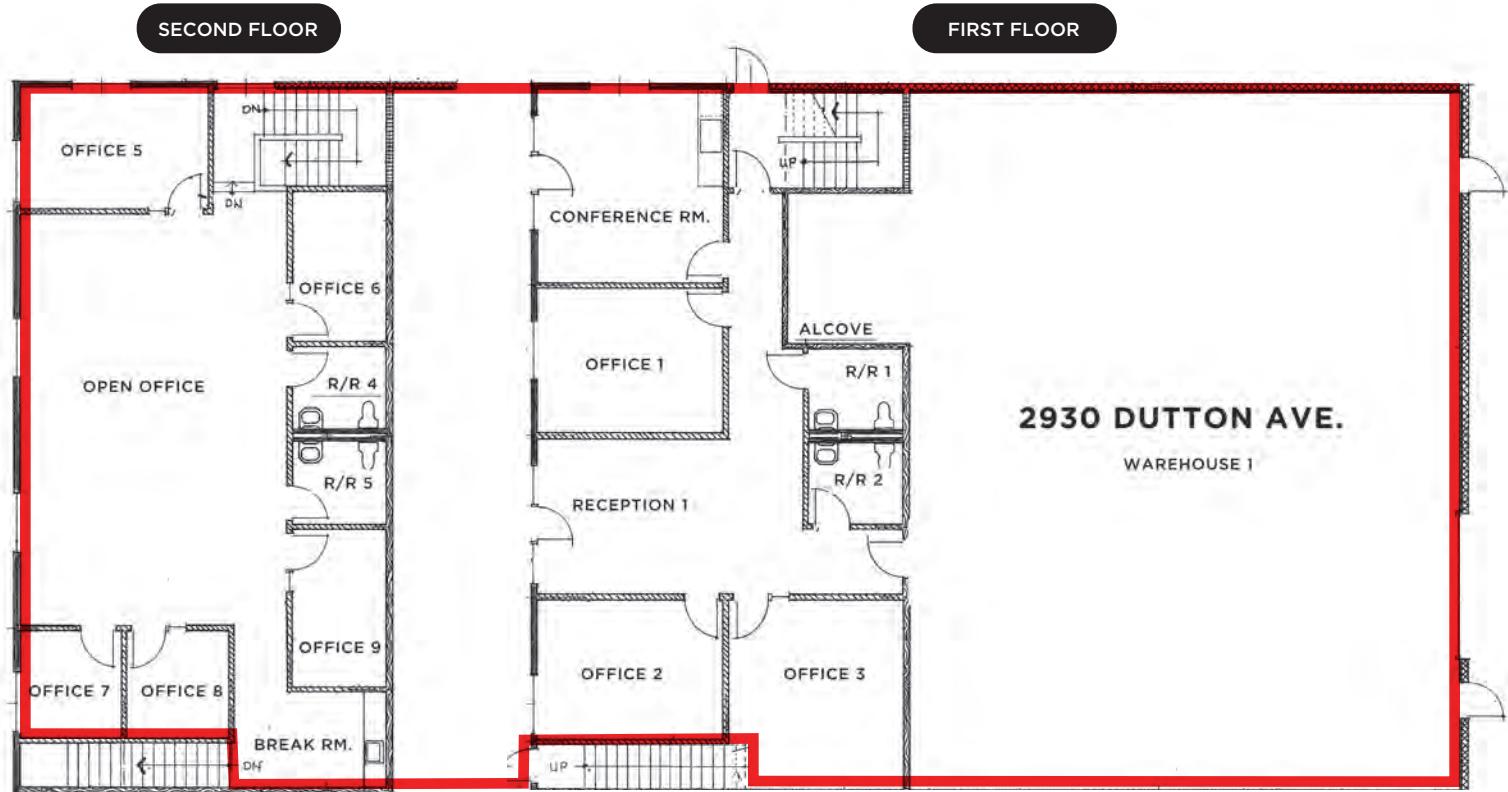
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FLOOR PLANS



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VICINITY MAP



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