



FOR LEASE – OFFICE SPACE

2911 CLEVELAND AVE
SANTA ROSA, CA 95403

Northern California's Premier Commercial Real Estate



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



SITE SUMMARY

BUILDING/SITE

Building Size:	7,062 +/- Sq. Ft.
Lease Term:	Flexible
Parking:	31+/- Parking Spaces
Ingress/ Egress:	Cleveland Ave & State Farm Dr
Zoning:	CO - Office Commercial
Water & Sewer:	City of Santa Rosa
Gas & Electric:	PG&E



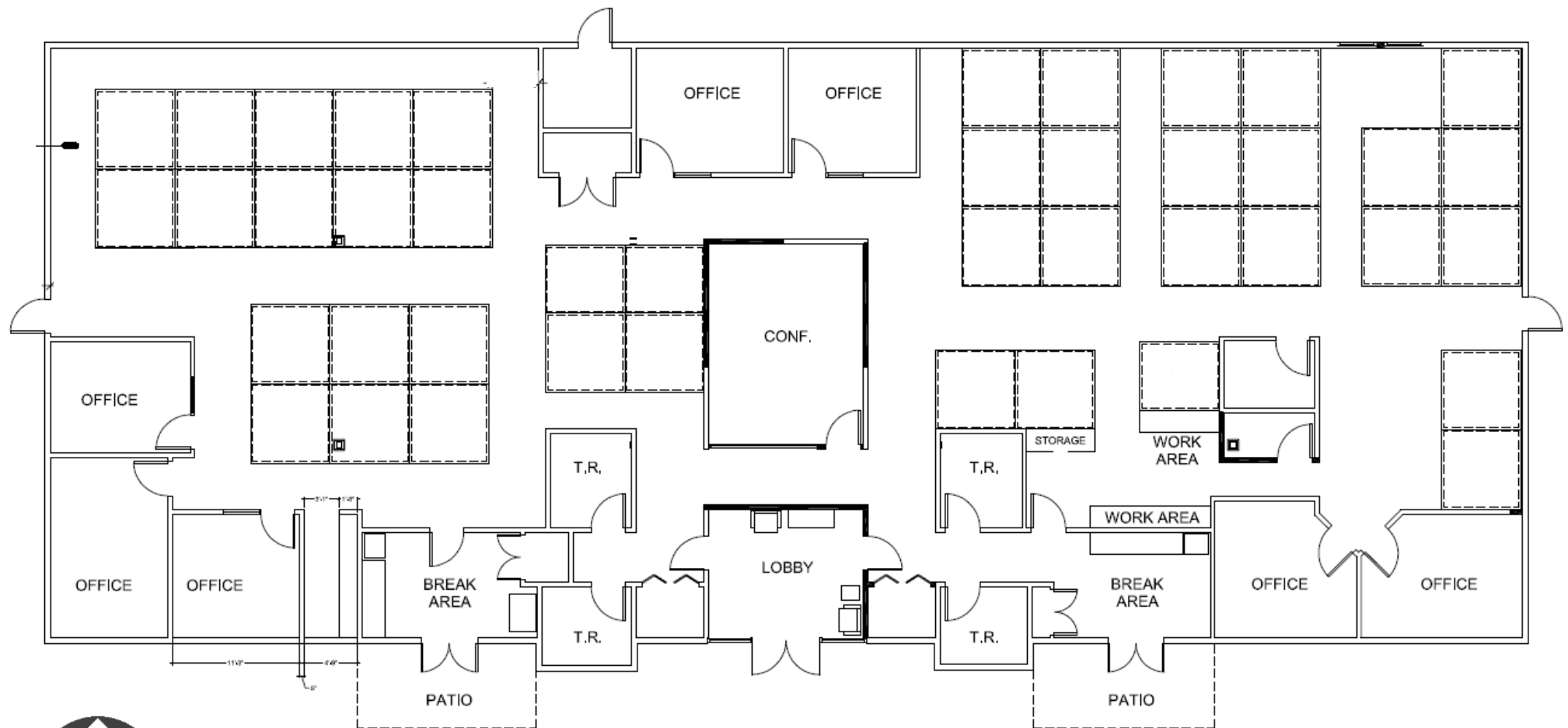
SUITE AVAILABLE	PRIVATE OFFICES	RENTABLE SQ. FT.	RENT PER SQ. FT.	LEASE	TOTAL MO.
Suite A & B	7 Private Offices	7,062+/- Sq. Ft.	\$1.75 PSF	GROSS	\$12,358.50

Exceptional Class A office building offering flexible leasing options—approximately 3,500+/- sq.ft. or the entire 7,062+/- sq.ft. space. Built circa 2003, this impeccably maintained property features a modern design and move-in-ready condition. The listed rate reflects leasing the entire 7,062+/- sq.ft. premises. Currently configured with seven private offices, a spacious conference room, four restrooms, a welcoming lobby, two break rooms, and private secure patio spaces. The layout easily accommodates up to 42 cubicle stations, and existing office furniture may be included.

The property boasts 31+/- exclusive parking spaces, shared ingress/egress with a neighboring property, and remains in excellent condition with well-maintained roofing, landscaping, and parking areas. Ideally located with convenient access to US Hwy 101, nearby courthouse, County of Sonoma administration, and just minutes from downtown Santa Rosa. This Turnkey office space is ready for immediate occupancy and perfectly suited for businesses seeking a professional, move-in ready environment.



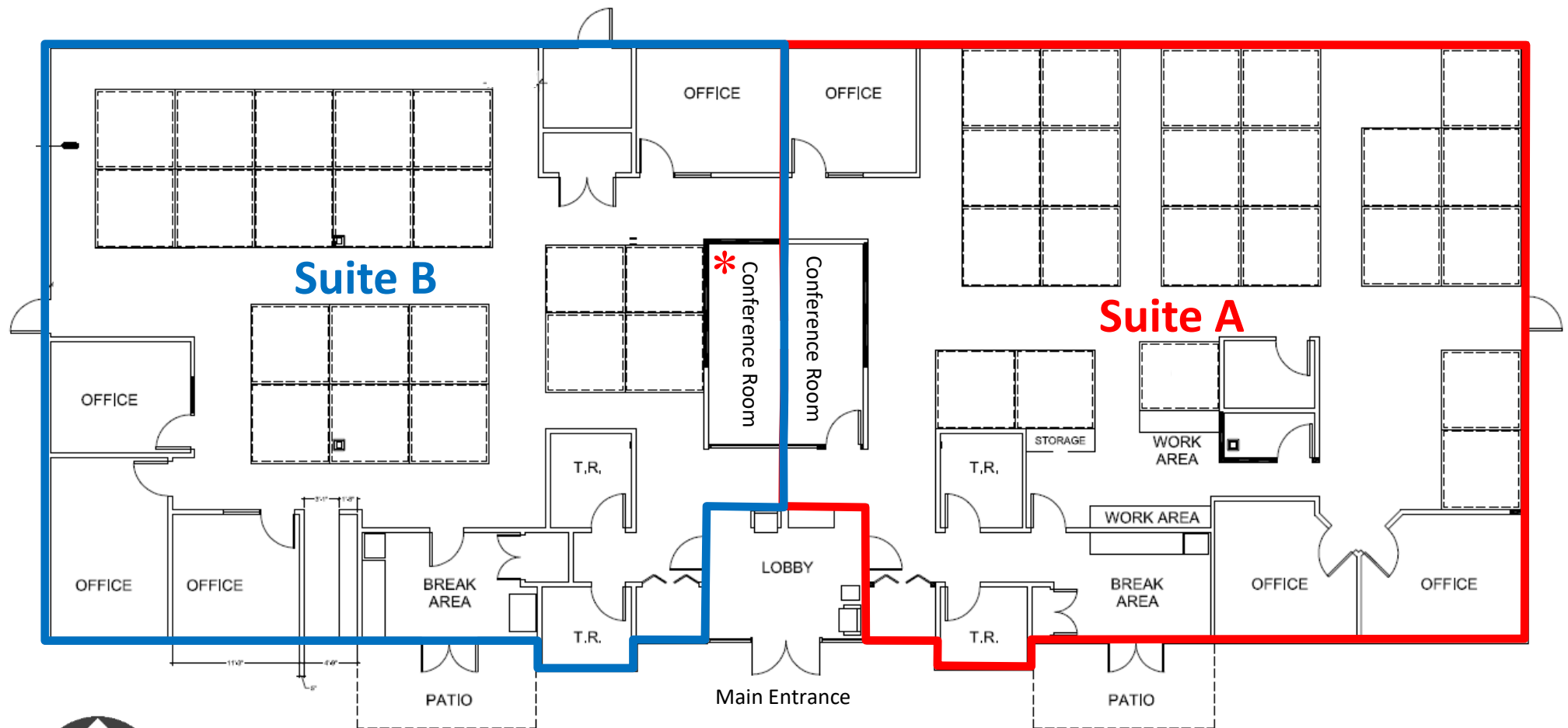
2911 CLEVELAND AVE FLOOR PLAN



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2911 CLEVELAND AVE FLOOR PLAN



* Wall location is flexible and can be adjusted to accommodate tenant requirements.



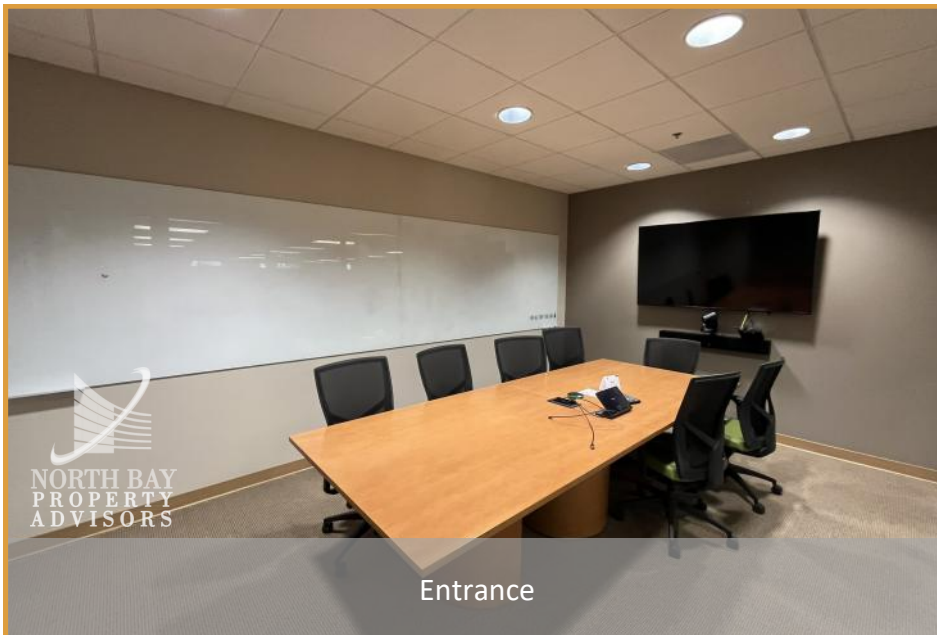
85 BROOKWOOD AVE STREET MAP



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PHOTOS



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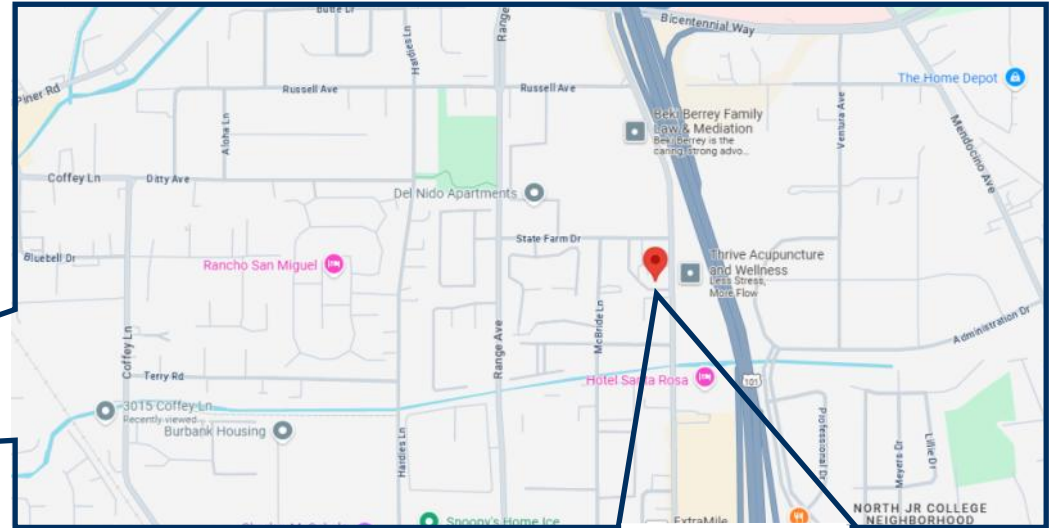
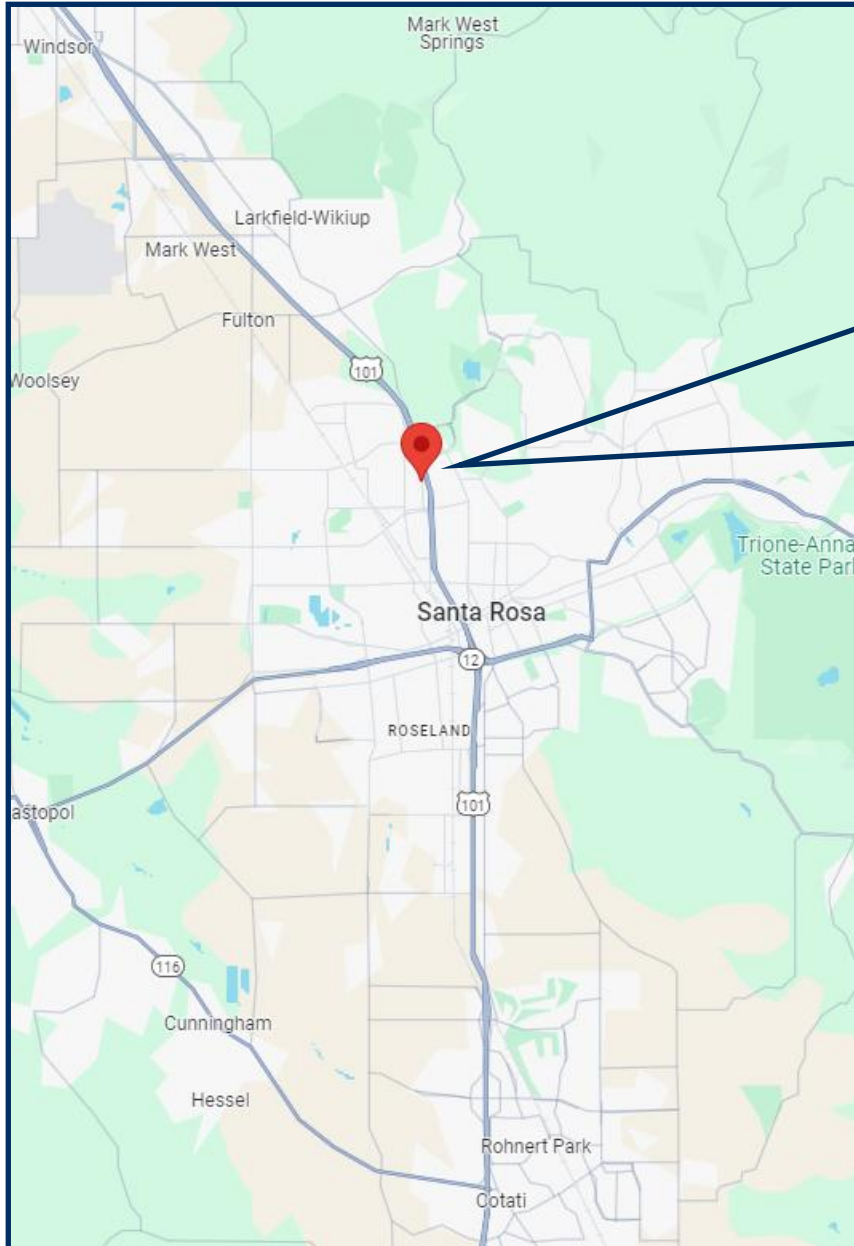
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STREET MAP



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