



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**3035 CLEVELAND AVENUE
SANTA ROSA, CA**

Easy Access & Abundant Parking in a
Prime Northwest Santa Rosa Location



Go beyond broker.

REPRESENTED BY:

JOEL JAMAN, PARTNER
LIC # 00857563 (707) 528-1400, EXT 233
JJAMAN@KEEGANCOPPIN.COM



OFFICE SPACE FOR LEASE



3035 CLEVELAND AVE.
SANTA ROSA, CA

**NORTHWEST SANTA
ROSA LOCATION**

PROPERTY INFORMATION

HIGHLIGHTS

- 2,305 - 15,000+/- RSF on the Second Floor
 - Spec spaces of 2,305, 2,308 and 2,981 RSF are completed and ready to lease
- Large floor plans
- Freeway recognition & visibility
- Monument Signage Available for Tenants over 5,000 sq. ft.
- Local property management
- On-site building superintendent
- New HVAC units (2022)
- New roofing system (2022)
- Generous Tenant Improvement allowance



LEASE TERMS

Rate

\$2.35 per sq ft

Generous TI Allowance

Terms

Full Service

15% load/Annual CPI increases

base-year for operating expenses

3 - 5 year lease term preferred

Parking

Free On-site 7 / 1,000

Zoning

PD-0414

Keegan & Coppin Co., Inc.
1355 N Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

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DESCRIPTION

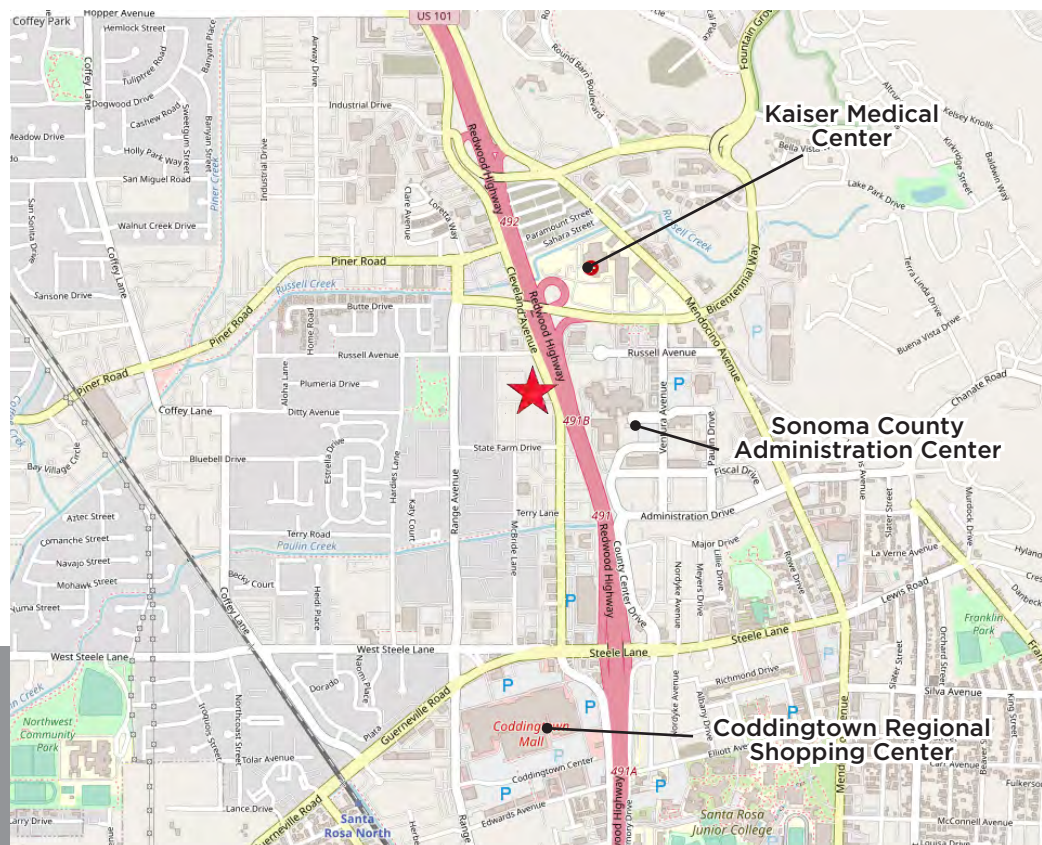
Attractive and functional suburban two-story elevator served steel frame with reflective glass professional office building of approximately 55,000 Square Feet (30,262 sf lower and 25,210 sf upper) floor) on a 5.84-acre freeway identified and accessible site. The building, efficient and modern, was constructed in 2000 as a build to suit and consists of a large entry lobby, private offices, collaboration / work units / classroom spaces, wide corridors, lounge/vending area, and restroom core and individual restrooms on each floor. There is abundant (7/1000 SF) onsite free surface parking spaces and easy access to and from public transportation, nicely landscaped and very close to amenities including restaurants, medical and professional services, shopping, and affordable housing.

NEARBY AMENITIES

- Many restaurants & business services
- Sonoma County Administration Center
- Coddington Regional Shopping Center

TRANSPORTATION

- Easy walk to Sonoma County transit stops
- Easy access to Highway 101
- 5 minute drive to Sonoma County Airport



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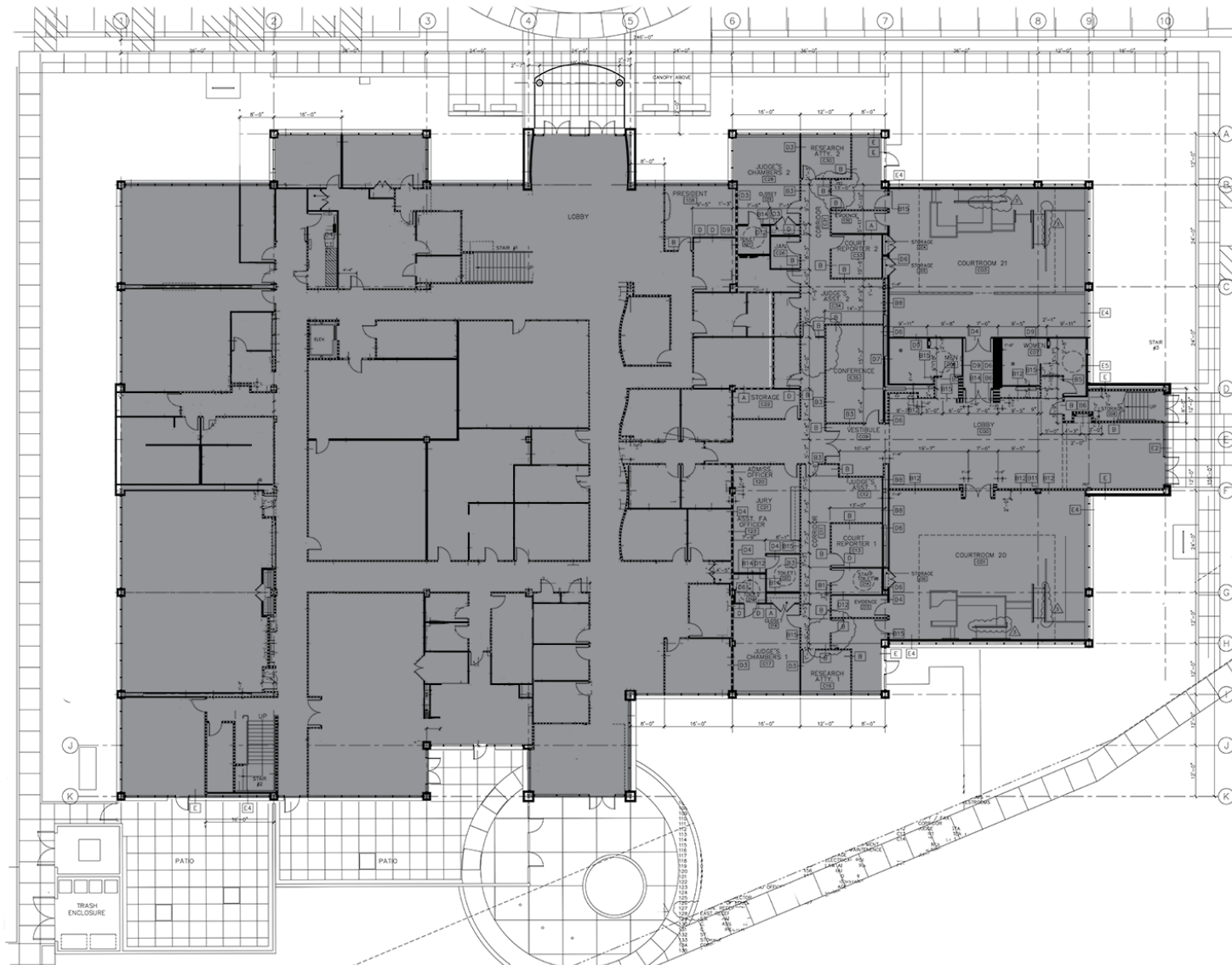


FIRST FLOOR PLAN



3035 CLEVELAND AVE.
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☐ Available
☒ Leased

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SECOND FLOOR PLAN ARCHITECTURAL RENDERING



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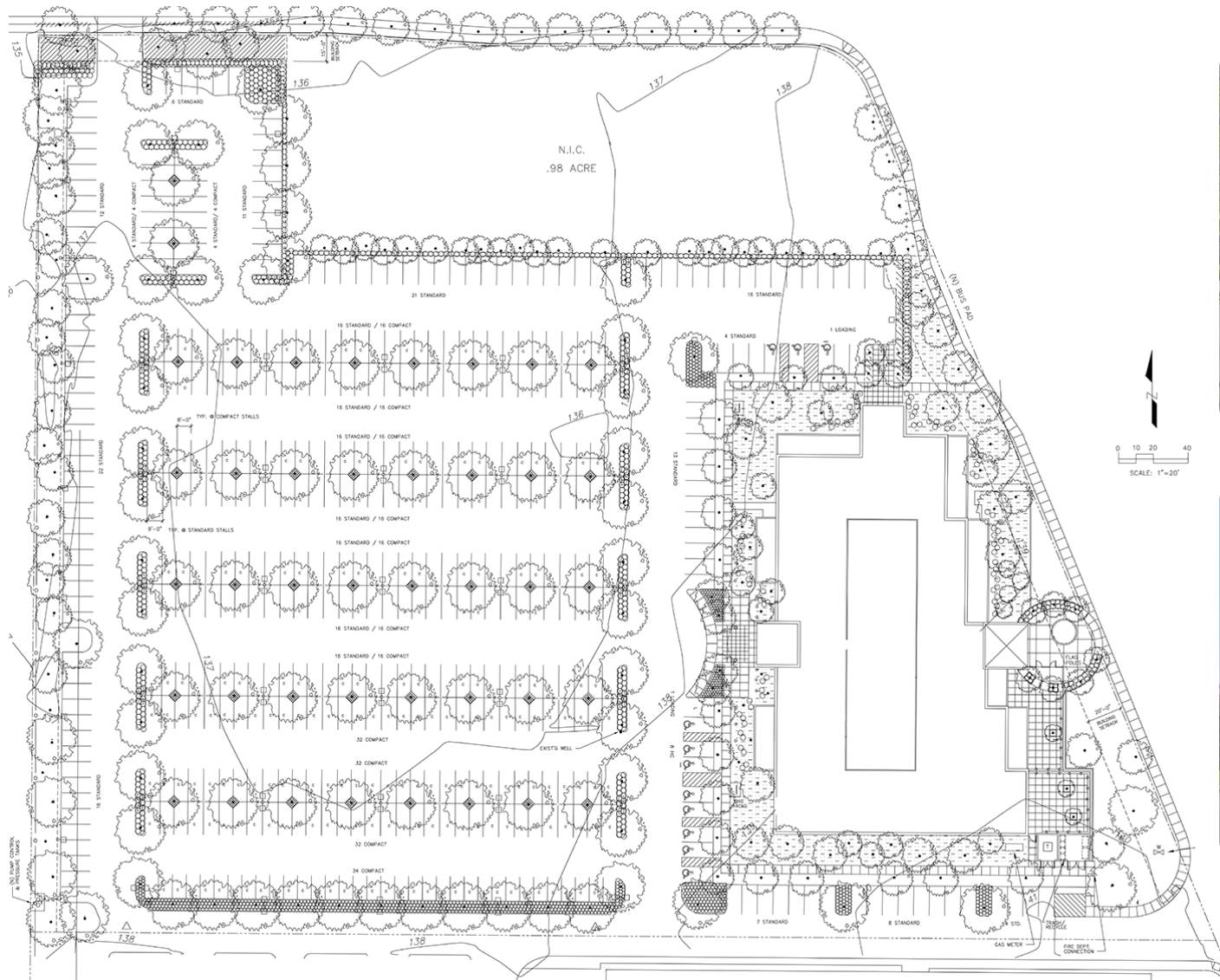


SITE PLAN & PHOTOS



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PROPERTY PHOTOS



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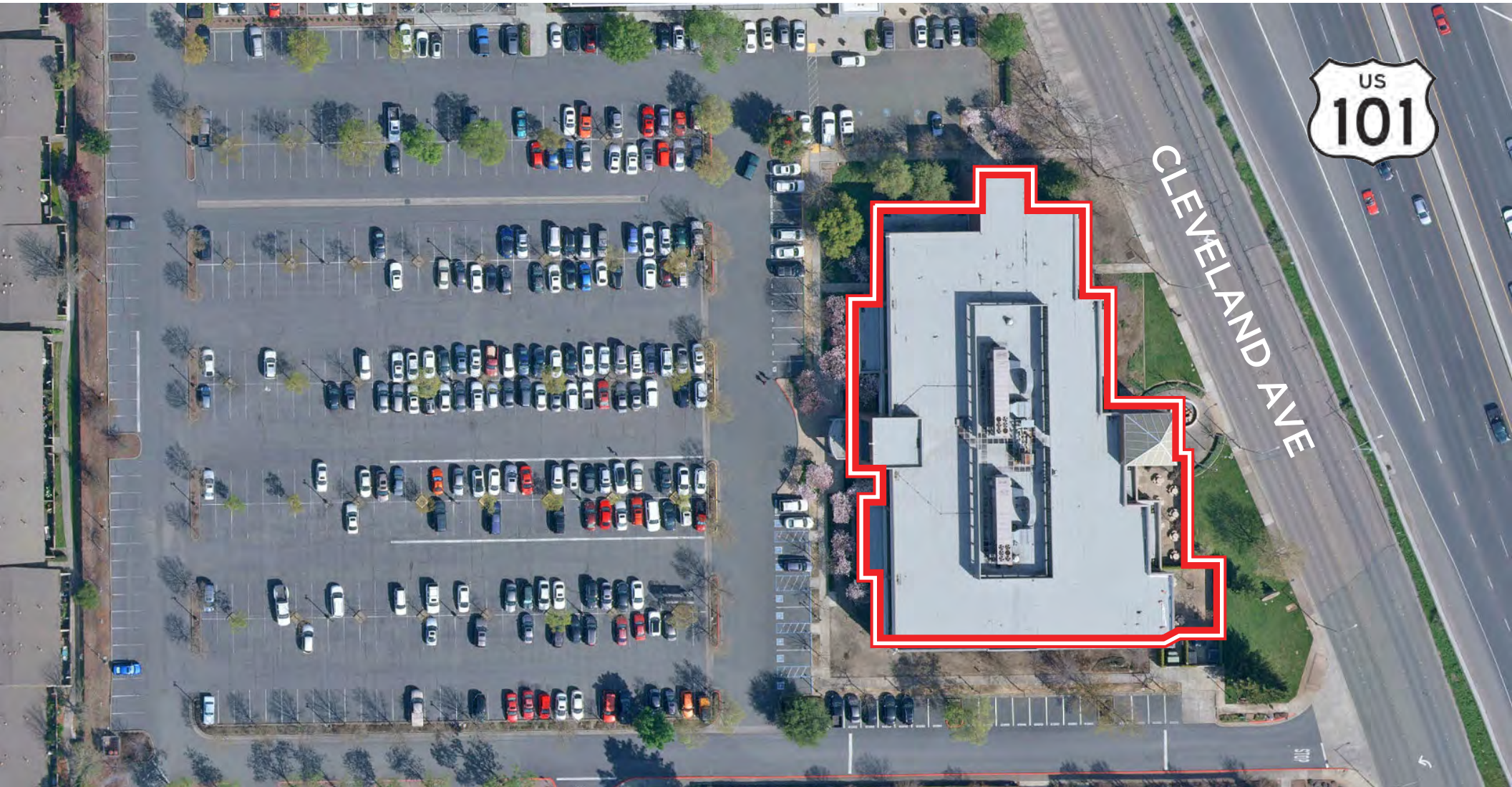


AERIAL PHOTO



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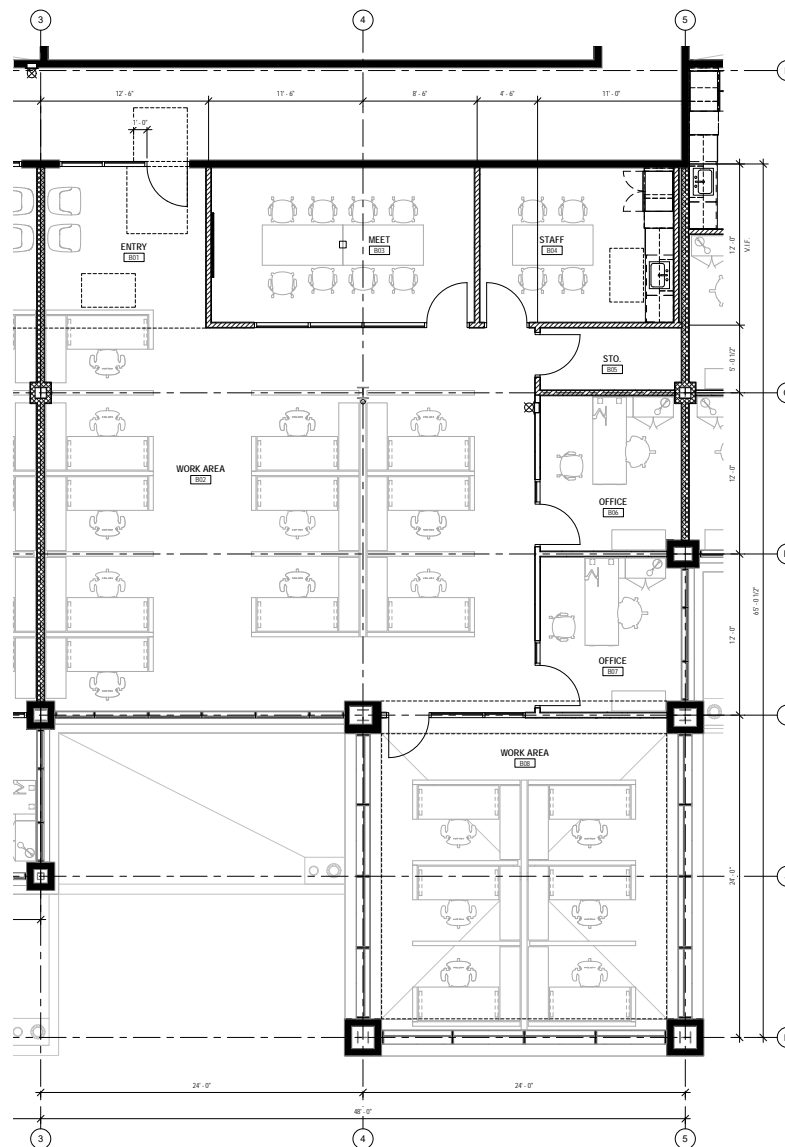
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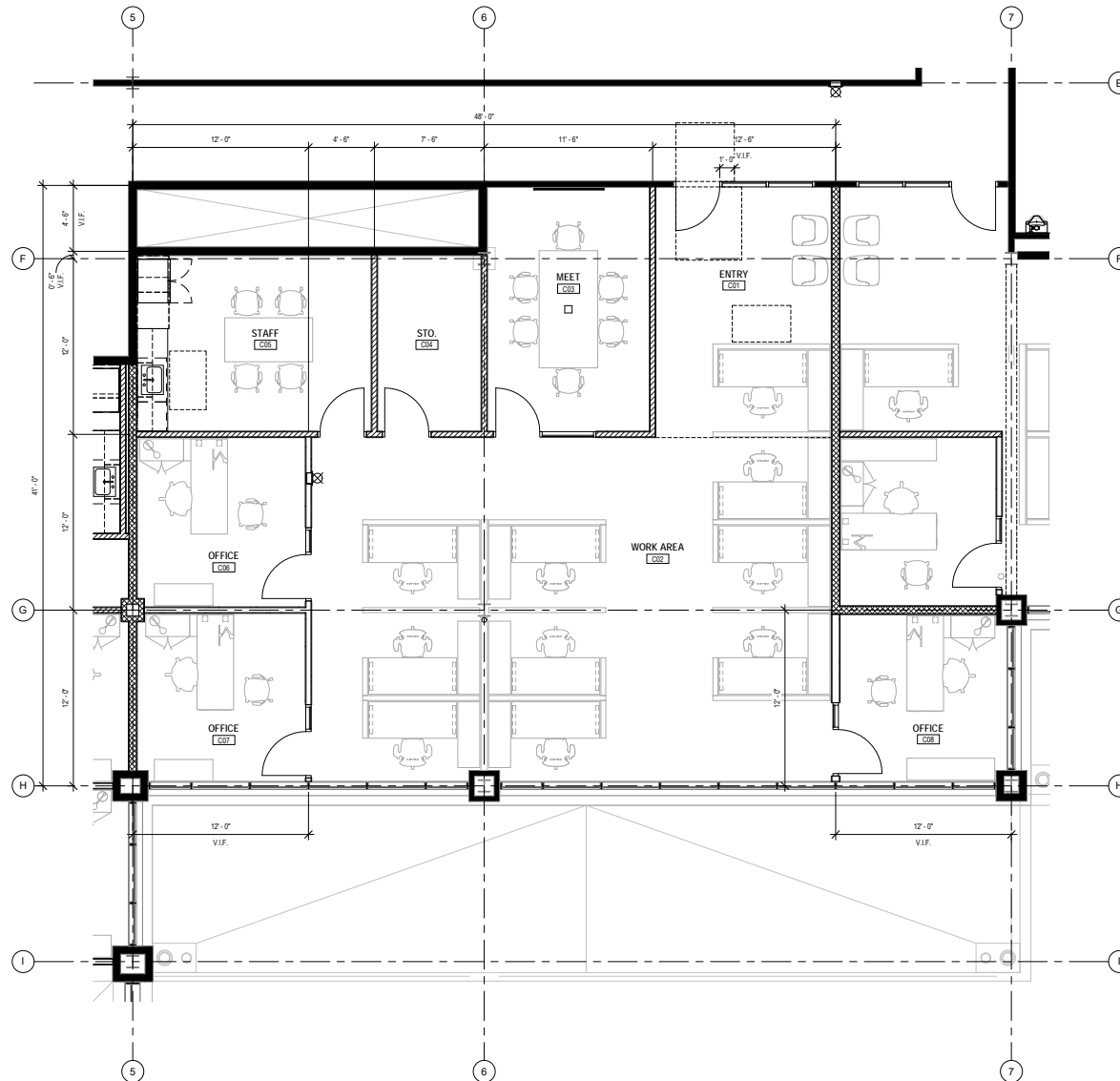


FLOOR PLAN



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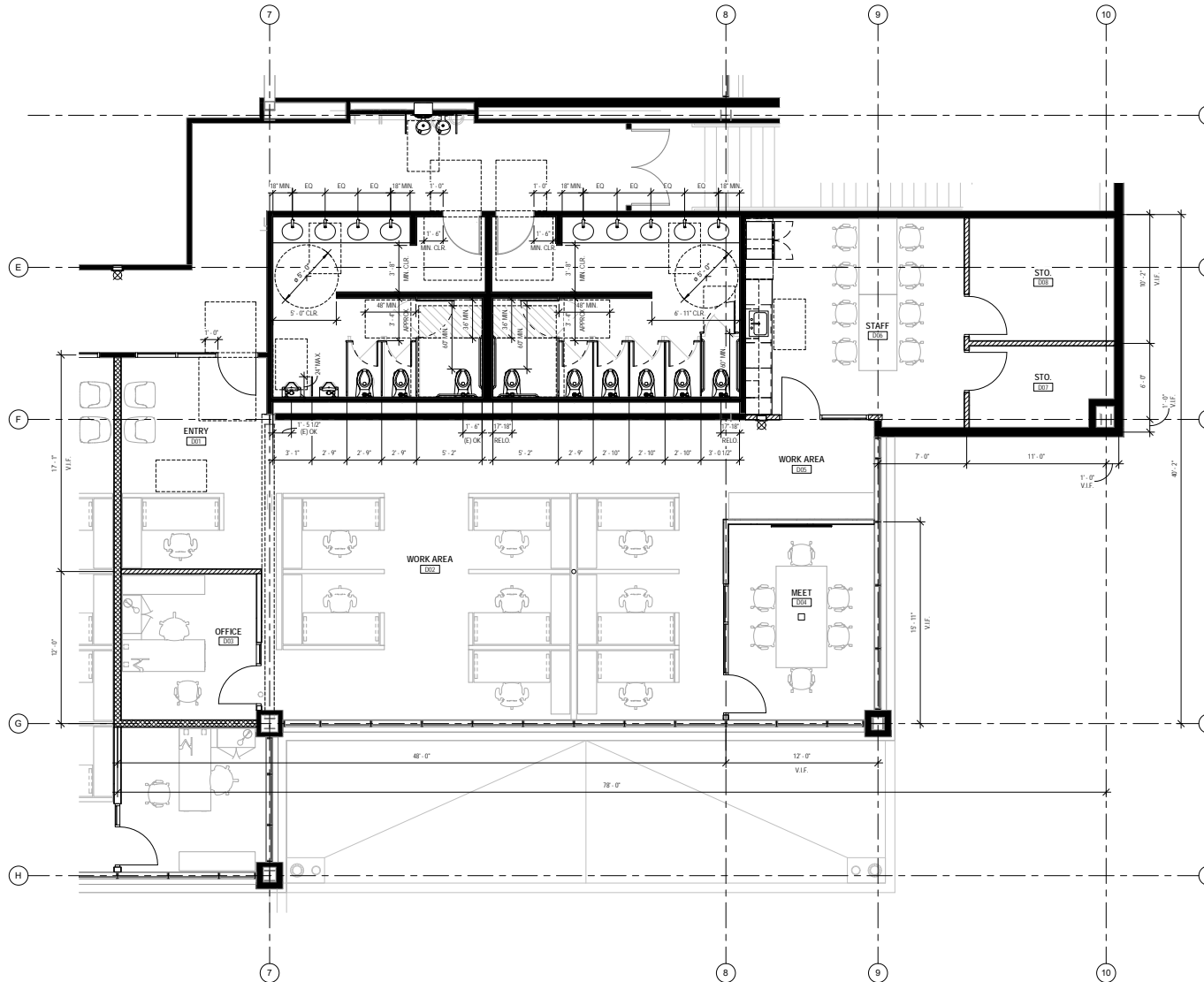


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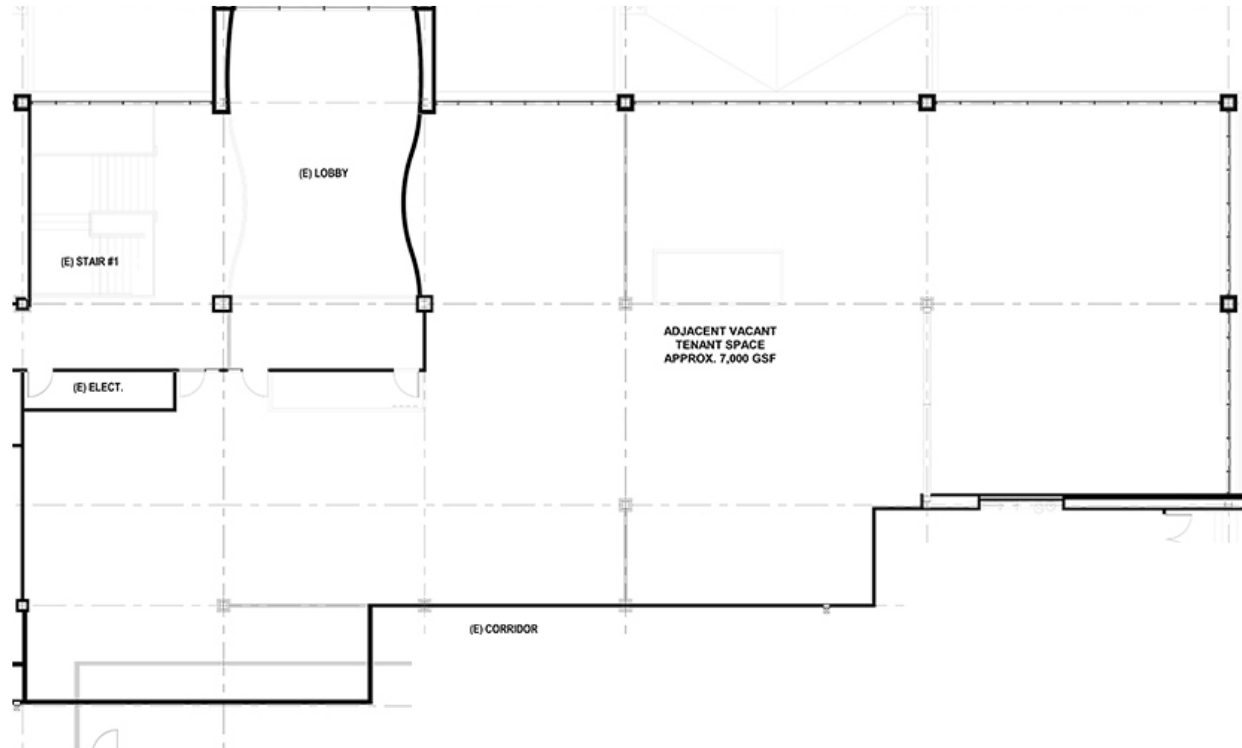


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