



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2180-2230 NORTHPOINT PARKWAY
BUILDINGS 4, 5, & 6
SANTA ROSA, CA

**NORTHPOINT CORPORATE CENTER
OFFICE/INDUSTRIAL SPACE**

2180

2180

Go beyond broker.

PRESENTED BY:

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

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 108
SWANN@KEEGANCOPPIN.COM



PROPERTY INFORMATION

HIGHLIGHTS

- Established business park
- Flexible floor plan
- Space sizes ranging from 1,780+/- sf to 12,804+/- sf
- Competitive market rents
- Ample parking
- Amenities nearby
- Easy access to Hwy 101 & Hwy 12
- Storage with 2 roll-up doors

LEASE TERMS

RATE

\$1.65 PSF

TERMS

Industrial Gross

Tenant pays separately metered utilities and interior janitorial plus approx. \$.04 Capital Expense Reimbursement.



2180-2230 NORTHPOINT PKWY.
BUILDINGS 4, 5, & 6
SANTA ROSA, CA

AVAILABLE SPACE FOR LEASE

DESCRIPTION OF LOCATION

Campus setting with excellent location and easily accessible from Highway 12 and Highway 101. Just minutes from downtown Santa Rosa. Close proximity to public transportation, residential housing, retail stores, public schools, and various other amenities. Northpoint Corporate Center is home to many prominent firms such as Viavi Solutions, Amy's Kitchen, Sonic.net, Kaiser Permanente (MOB) and many more private and public firms.

AVAILABLE SPACE		DESCRIPTION
B4	Suite 2230: 1,782+/- RSF	Office industrial suite with two open office areas and one private office with the balance warehouse and one roll-up door & main door.
	Suite 2228: 1,780+/- RSF	Currently 23% office.
	Suite 2232: 2,008 RSF	Currently 65% office, warehouse can be expanded.
	Suite 2234: 3,025 RSF	Currently 59% office, warehouse can be expanded.
	Suite 2240: 4,209 RSF	Currently 60% office, warehouse can be expanded.
B5	Suite 2200: 3,600+/- RSF	Available January 1, 2026: Combination of private offices, open office, or R&D, and a small warehouse area with roll-up door.
B6	Suite 2180: 4,767+/- RSF	Office suite offering a combination of private offices, conference room, open office cubicle areas and kitchen/break room. Including approx 919 RSF of storage with 2 roll-up doors.
	Suite 2160: 6,993 RSF	Currently an office. Landlord can convert to Light Industrial Space.



PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

SARA WANN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01437146 (707) 664-1400, EXT 108
SWANN@KEEGANCOPPIN.COM



AERIAL SITE MAP



2180-2230 NORTHPOINT PKWY.
BUILDINGS 4, 5, & 6
SANTA ROSA, CA

**AVAILABLE SPACE
FOR LEASE**



PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

SARA WANN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01437146 (707) 664-1400, EXT 108
SWANN@KEEGANCOPPIN.COM

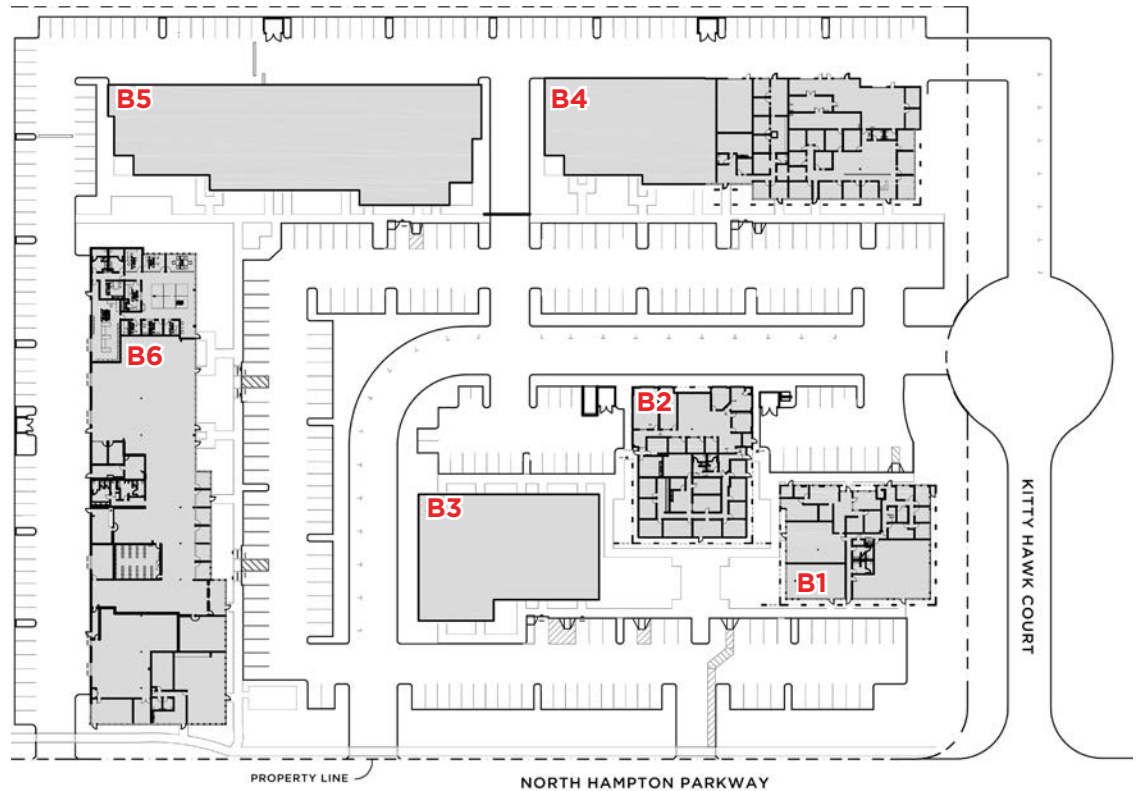


SITE PLAN



2180-2230 NORTHPOINT PKWY.
BUILDINGS 4, 5, & 6
SANTA ROSA, CA

**AVAILABLE SPACE
FOR LEASE**



PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

SARA WANN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01437146 (707) 664-1400, EXT 108
SWANN@KEEGANCOPPIN.COM



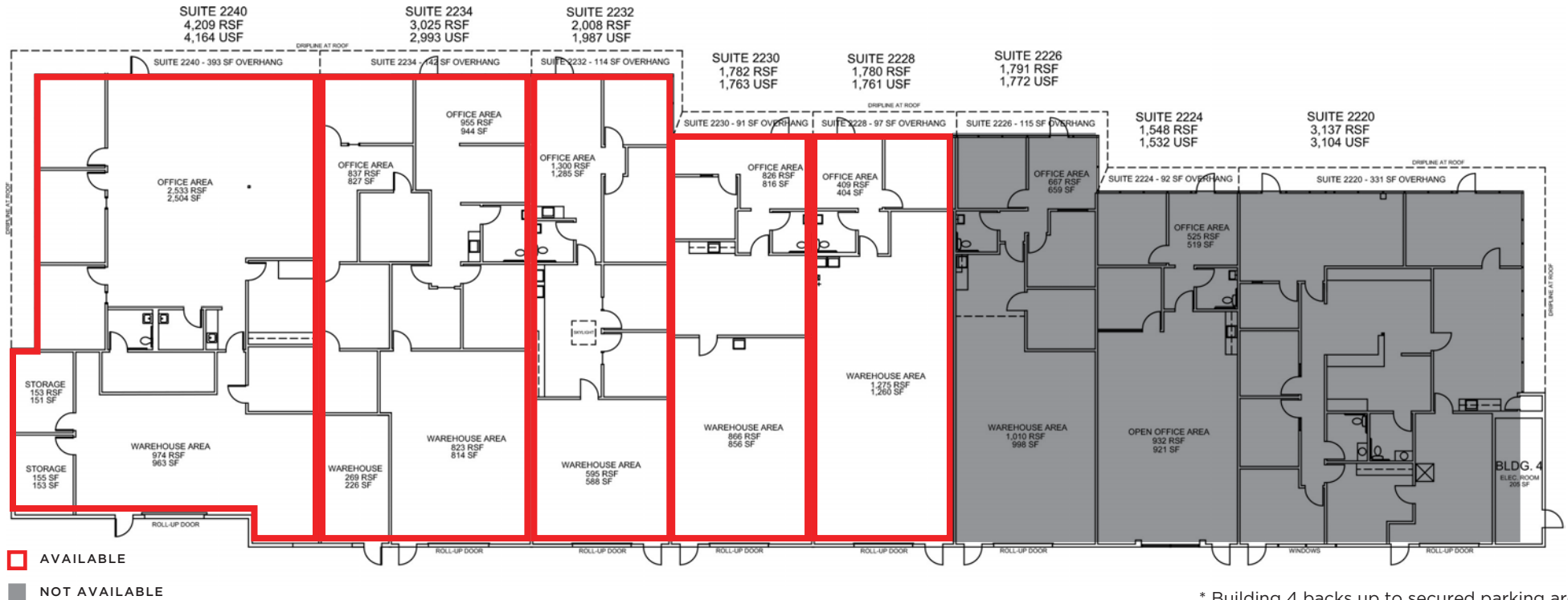
FLOOR PLAN

BUILDING 4



2180-2230 NORTHPOINT PKWY.
BUILDINGS 4, 5, & 6
SANTA ROSA, CA

AVAILABLE SPACE FOR LEASE



* Building 4 backs up to secured parking area.

- Suite 2228/2230 can be combined for 3,562 rsf
- Suite 2230/2232 can be combined for 3,790 rsf
- Suite 2232/2234 can be combined for 5,033 rsf
- Suite 2228/2230/2232 can be combined for 5,570 rsf
- Suite 2230/2232/2234 can be combined for 6,815 rsf
- Suite 2228/2230/2232/2234 can be combined for 8,595 rsf
- Suite 2232/2234/2240 can be combined for 9,242 rsf
- Suite 2230/2232/2234/2240 can be combined for 11,024 rsf
- Suite 2228/2230/2232/2234/2240 can be combined for 12,804 rsf

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
 LIC # 00835502 (707) 528-1400, EXT 238
 SJOHNSON@KEEGANCOPPIN.COM

SARA WANN, PARTNER
KEEGAN & COPPIN CO., INC.
 LIC # 01437146 (707) 664-1400, EXT 108
 SWANN@KEEGANCOPPIN.COM



PROPERTY PHOTOS

BUILDING 4 - SUITE 2230



2180-2230 NORTHPOINT PKWY.
BUILDINGS 4, 5, & 6
SANTA ROSA, CA

**AVAILABLE SPACE
FOR LEASE**



PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

SARA WANN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01437146 (707) 664-1400, EXT 108
SWANN@KEEGANCOPPIN.COM



FLOOR PLAN

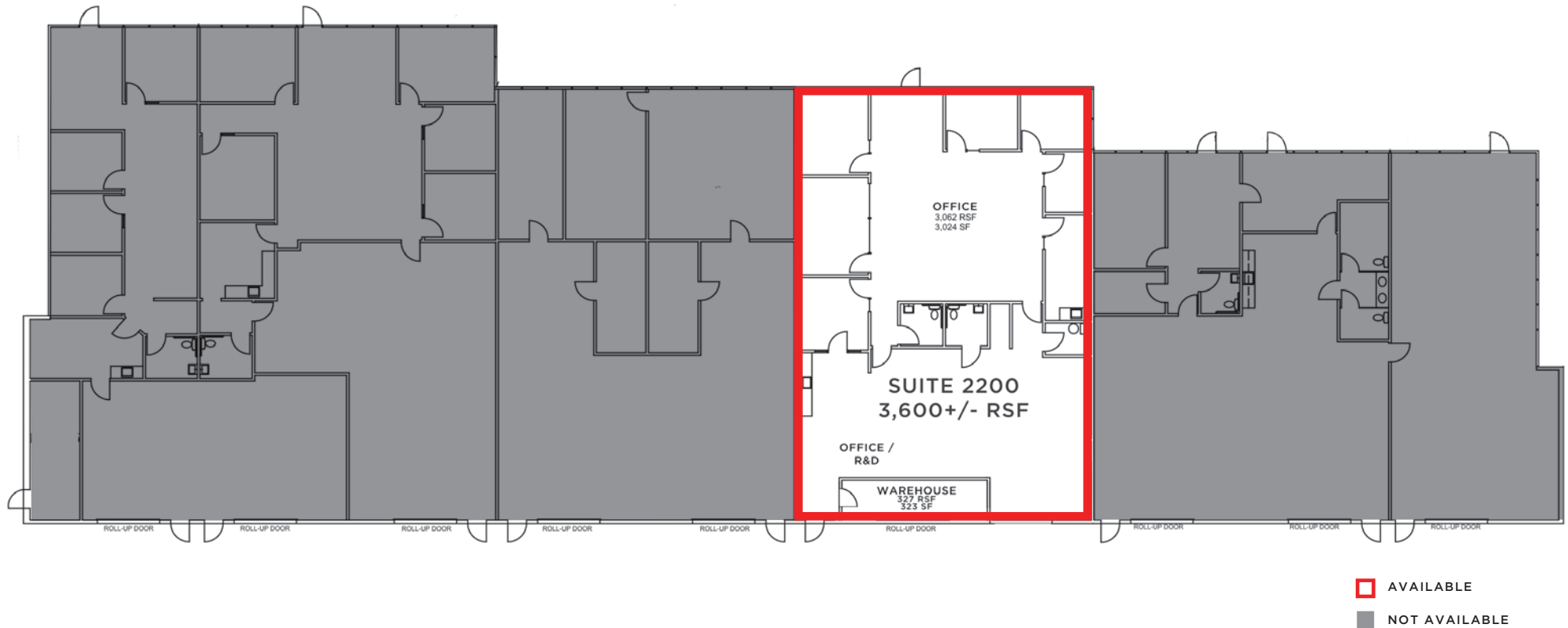
BUILDING 5 - SUITE 2200

AVAILABLE JAN 1, 2026



2180-2230 NORTHPOINT PKWY.
BUILDINGS 4, 5, & 6
SANTA ROSA, CA

**AVAILABLE SPACE
FOR LEASE**



PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

SARA WANN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01437146 (707) 664-1400, EXT 108
SWANN@KEEGANCOPPIN.COM



PROPERTY PHOTOS

BUILDING 5 - SUITE 2200



2180-2230 NORTHPOINT PKWY.
BUILDINGS 4, 5, & 6
SANTA ROSA, CA

**AVAILABLE SPACE
FOR LEASE**



PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

SARA WANN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01437146 (707) 664-1400, EXT 108
SWANN@KEEGANCOPPIN.COM



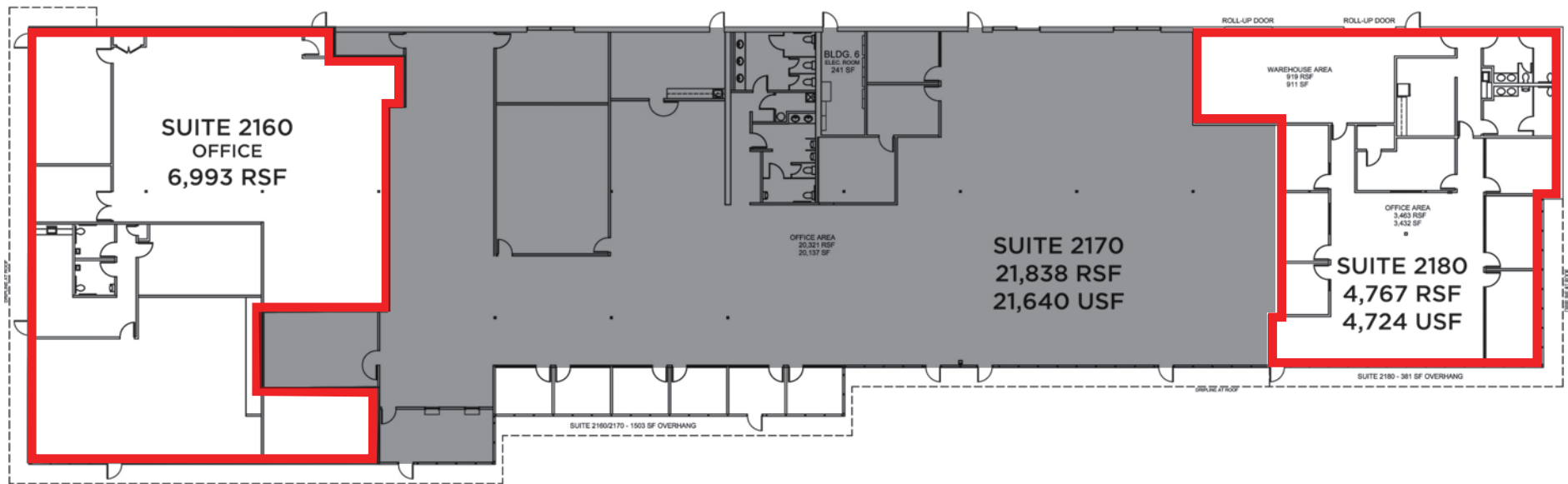
FLOOR PLAN

BUILDING 6



2180-2230 NORTHPOINT PKWY.
BUILDINGS 4, 5, & 6
SANTA ROSA, CA

AVAILABLE SPACE FOR LEASE



Landlord can convert to Light Industrial Space.

AVAILABLE
 NOT AVAILABLE

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

SARA WANN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01437146 (707) 664-1400, EXT 108
SWANN@KEEGANCOPPIN.COM



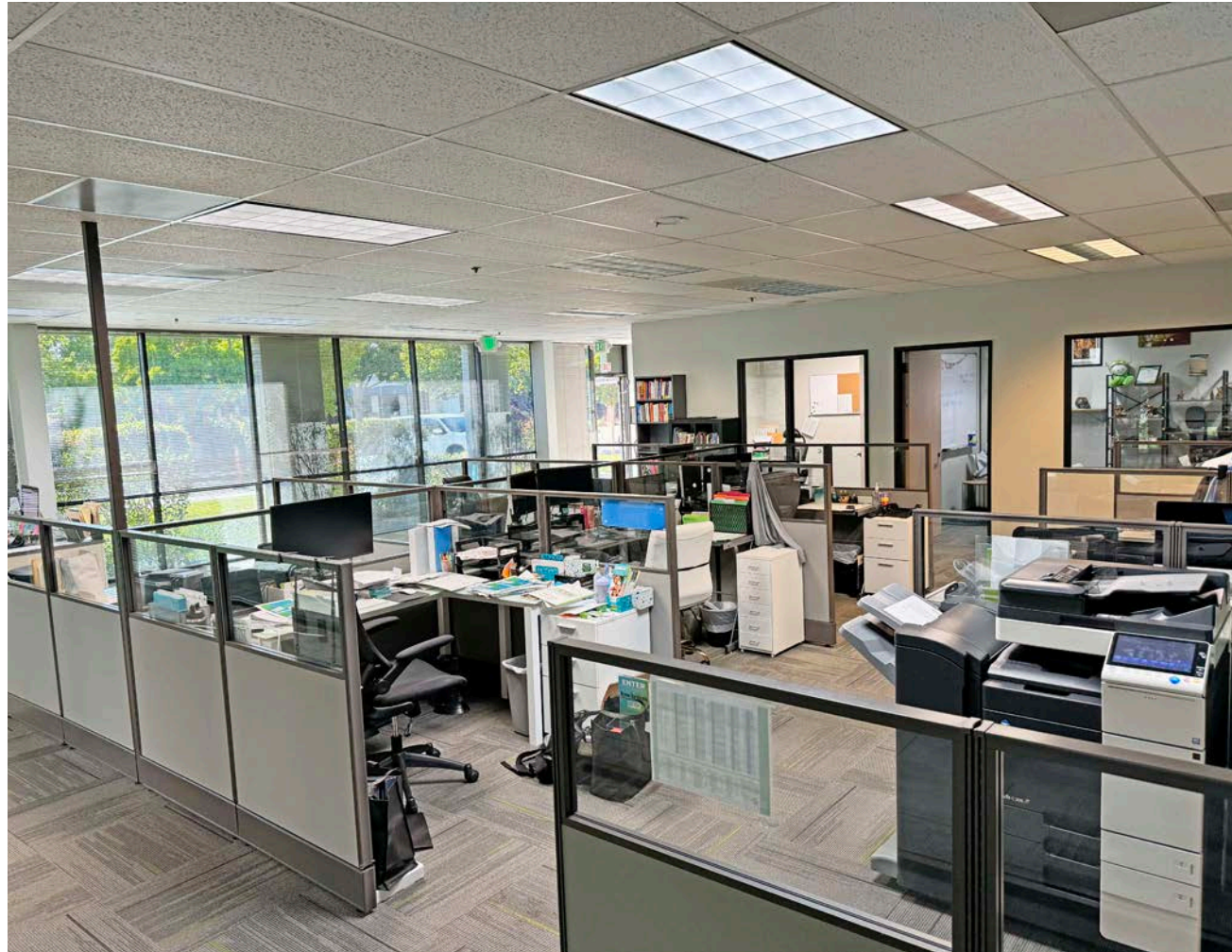
PROPERTY PHOTOS

BUILDING 6 - SUITE 2180



2180-2230 NORTHPOINT PKWY.
BUILDINGS 4, 5, & 6
SANTA ROSA, CA

**AVAILABLE SPACE
FOR LEASE**



PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

SARA WANN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01437146 (707) 664-1400, EXT 108
SWANN@KEEGANCOPPIN.COM



VICINITY MAP



2180-2230 NORTHPOINT PKWY.
BUILDINGS 4, 5, & 6
SANTA ROSA, CA

**AVAILABLE SPACE
FOR LEASE**



PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
KEEGAN & COPPIN CO., INC.
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

SARA WANN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01437146 (707) 664-1400, EXT 108
SWANN@KEEGANCOPPIN.COM