



Keegan & Coppin
COMPANY, INC.

FOR SUB-LEASE

70 STONY POINT ROAD
SUITE A
SANTA ROSA, CA

ELEVATE YOUR WORKDAY



Go beyond broker.

REPRESENTED BY:

DAVE PETERSON, SENIOR PARTNER
LIC # 01280039 (707) 528-1400, EXT. 210
DPETERSON@KEEGANCOPPIN.COM



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PROPERTY DETAILS

The Stony Point Campus is a collection of four Class A office buildings located on a beautiful three-acre man-made lake with glass block fountains, walking paths and dramatic water displays. The building offer extensive glass lines and oak trim finishes. The project is known for its unique campus-like environment, institutional-quality construction, and central location near both employee and executive residences. The property also benefits from its immediate proximity to Highways 101 and 12, public transportation and onsite amenities.

PROPERTY HIGHLIGHTS

- Fully furnished 2,637+/- SF space
- (3) Private offices with glass fronts
- (1) Conference Room with glass fronts
- Open bar furnished with appliances
- Kitchen/break room
- En-suite restroom
- Living wall
- Storage areas & data room
- Heating, ventilation and cooling
- Floor to ceiling windows
- Abundant parking
- Alarm security system



PROPERTY INFORMATION

Sub-Lease Rate

Contact Agents

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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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AREA DESCRIPTION

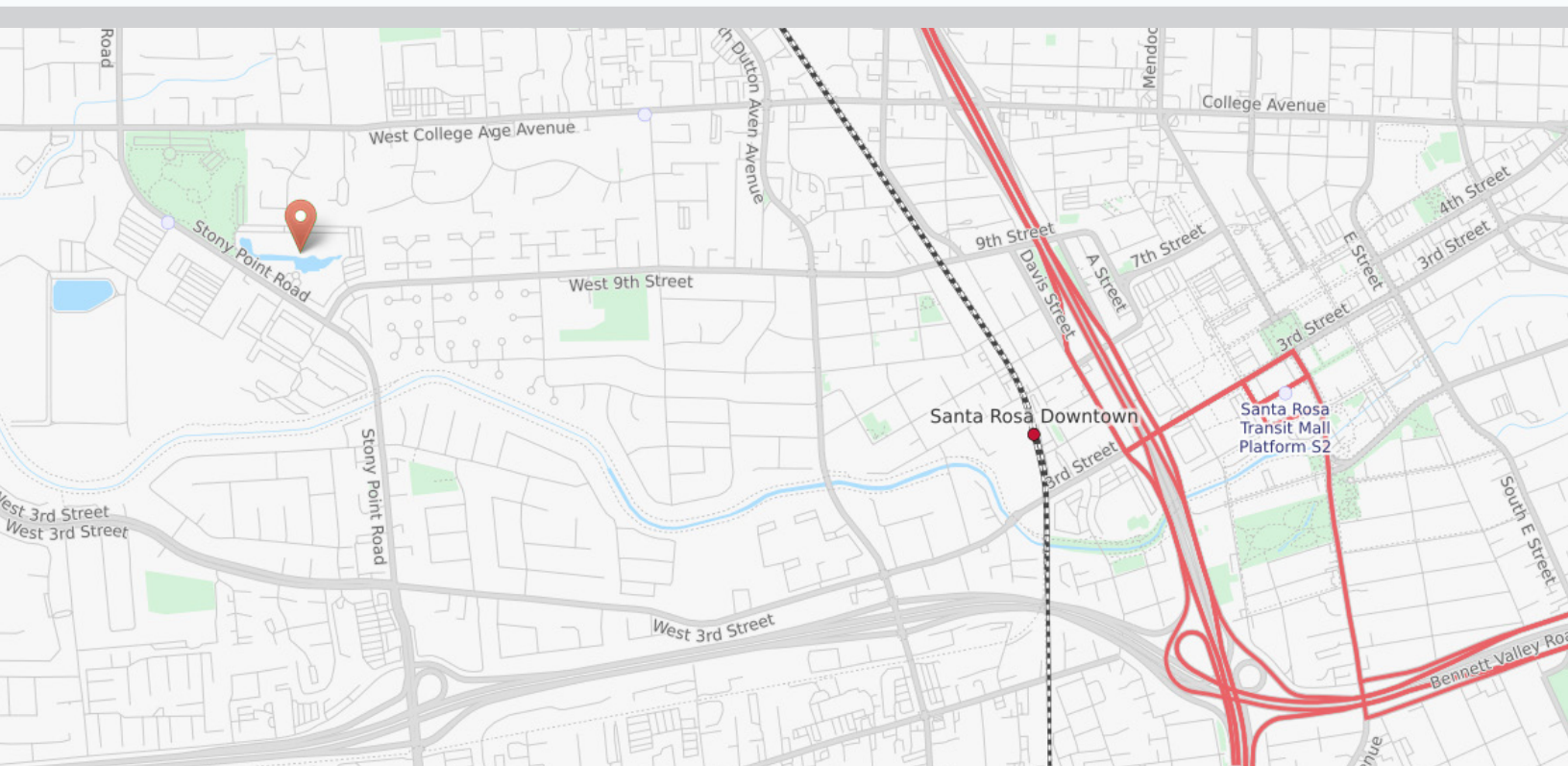
DESCRIPTION OF AREA

Strategically located in Santa Rosa's premier Stony Point office park, with immediate proximity to Highways 101 and 12, public transportation, and amenities.

The portfolio's location provides close proximity to the region's executive housing and over 3.4 million square feet of regional retail amenities within a two mile radius. Nearby retail amenities include Coddington Mall, the region's shopping mall and Santa Rosa's primary retail destination. Coddington Mall has over 45 stores and features Whole Foods, Target, Macy's and Nordstrom Rack.

NEARBY AMENITIES

- Campus setting with water features, seating areas, fountains, walking paths & public art.
- High quality finished with floor to ceiling windows. Excellent views of water fountain and well manicured grounds.
- Direct proximity to on-site parking.



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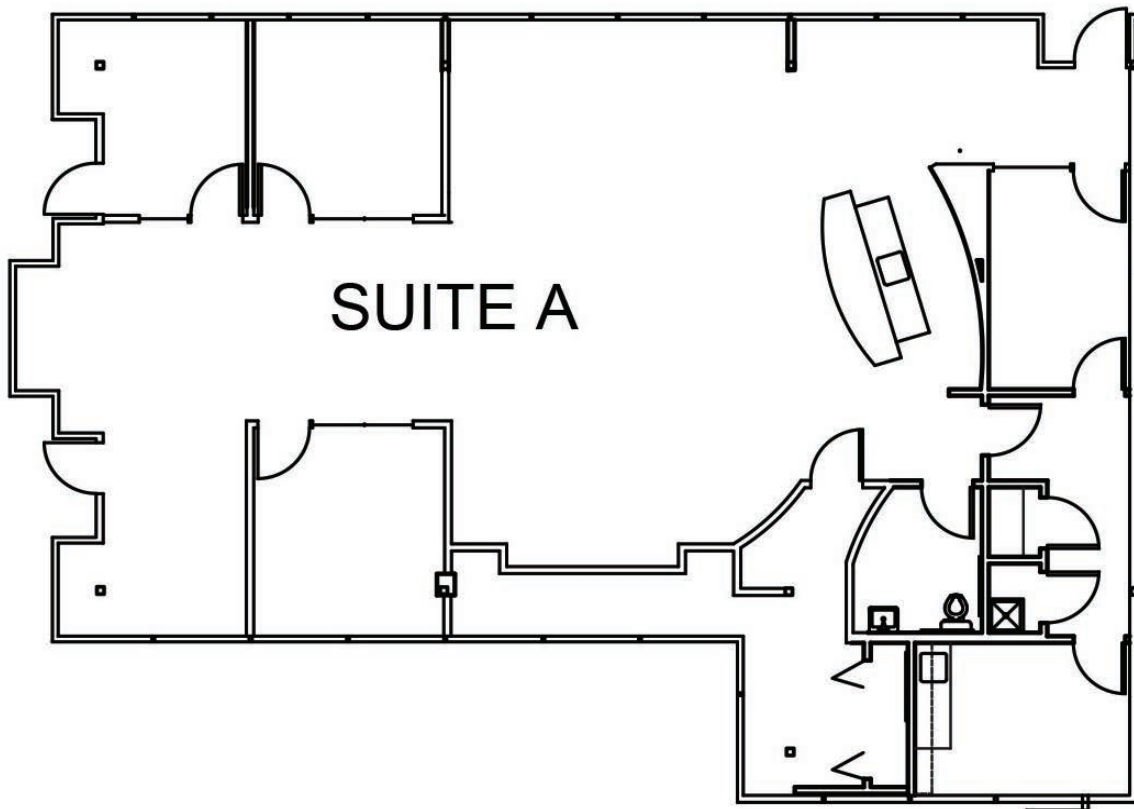
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FLOOR PLAN



Keegan & Coppin Co., Inc.
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PROPERTY PHOTOS



EXCEPTIONAL BRANDING OPPORTUNITY



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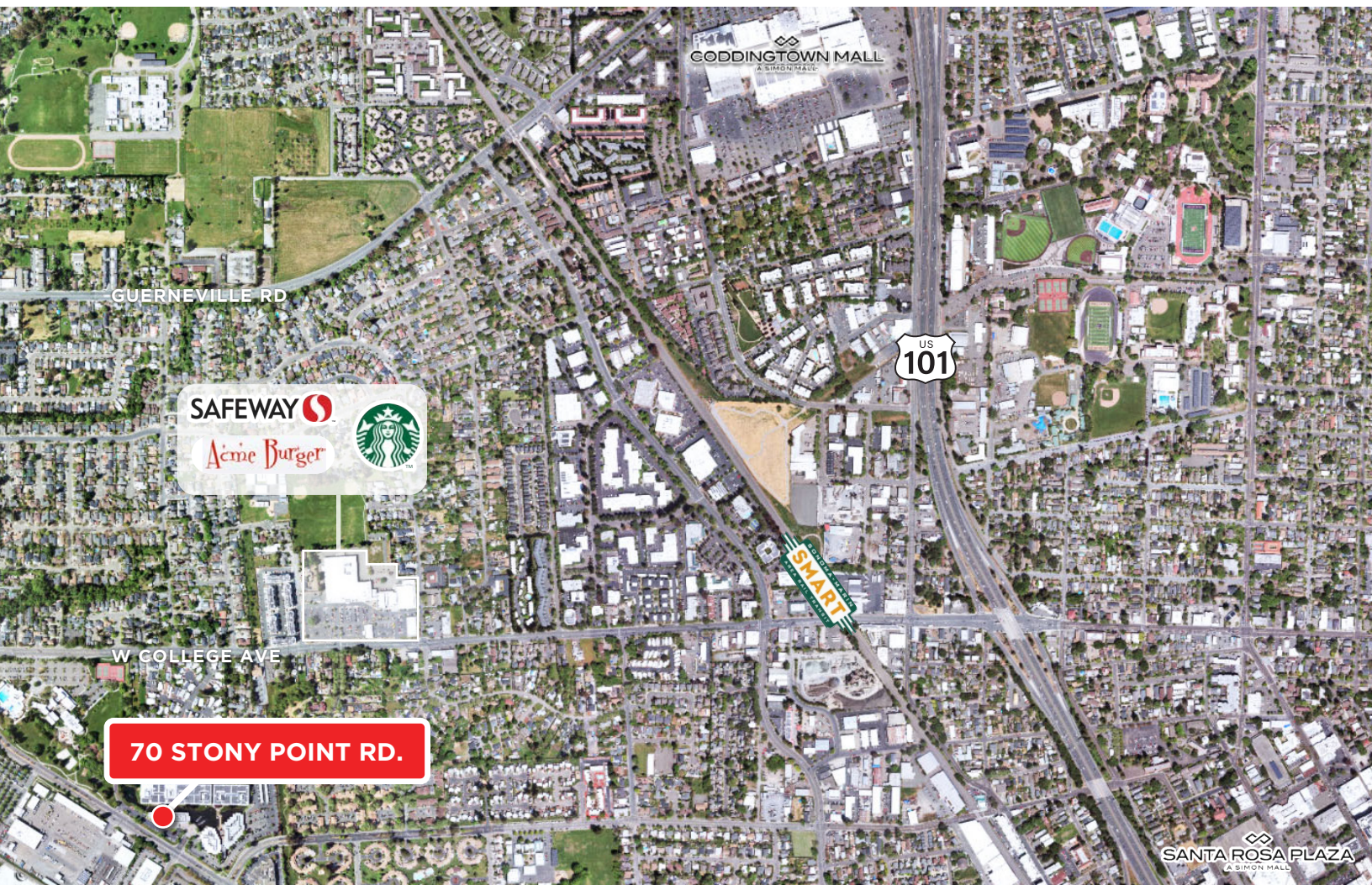
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VICINITY MAP



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