



Keegan & Coppin
COMPANY, INC.

FOR LEASE

WIKIUP BUSINESS PARK
160 WIKIUP DRIVE
SANTA ROSA, CA

OFFICE SUITES AVAILABLE



Go beyond broker.

PRESENTED BY:

KEVIN DORAN, PARTNER

LIC # 01704987 (707) 528-1400, EXT 270

KDORAN@KEEGANCOPPIN.COM

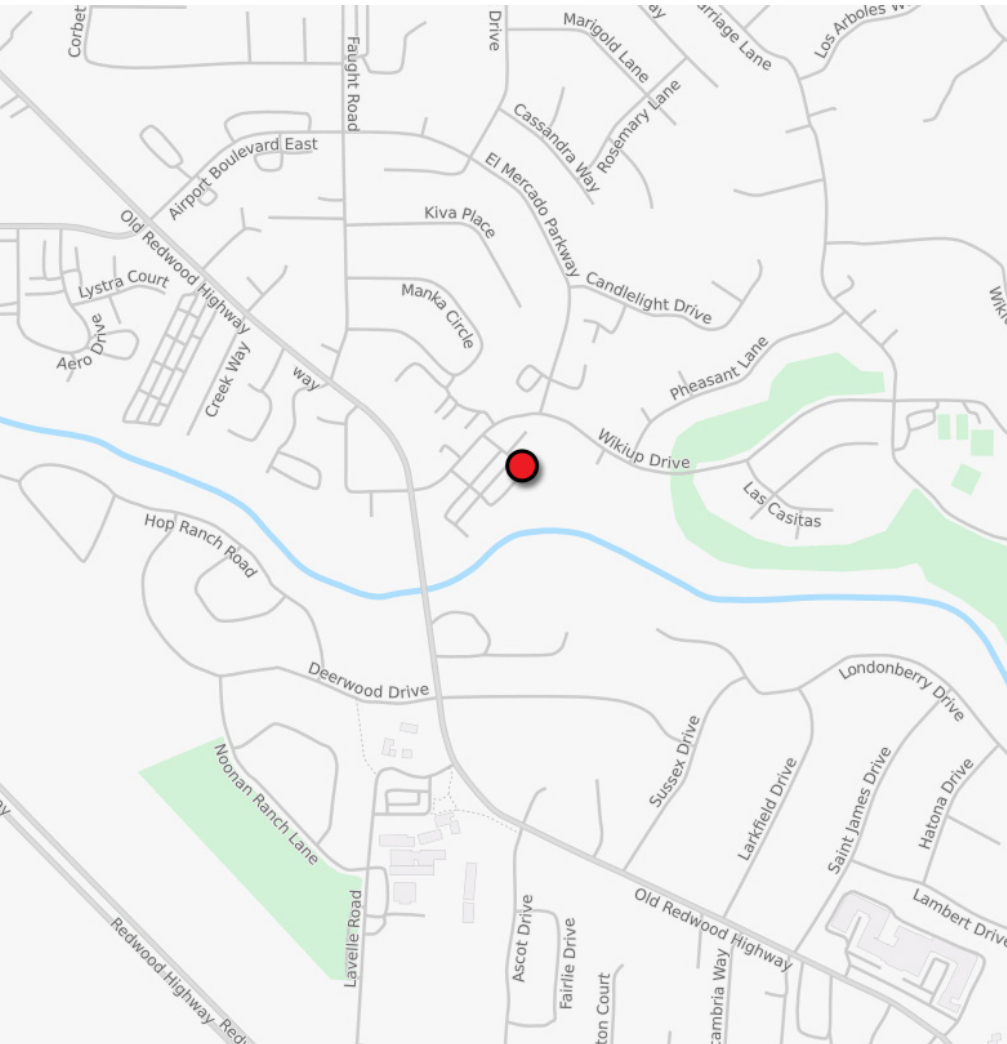


EXECUTIVE SUMMARY



WIKIUP BUSINESS PARK
160 WIKIUP DRIVE
SANTA ROSA, CA

OFFICE SUITES
FOR LEASE



FEATURES

- Class “A” Office in Beautiful Creekside Office Park
- Flexible Lease Terms
- Above-Standard Parking 5:1,000 sf
- Private Balconies Overlooking Scenic Mark West Creek Area
- Scenic Views from Every Office
- Elevator Served
- Large Common Conference Room with Spacious High Ceiling
- Professionally Managed by Local Management Company
- Building Identity Signage May Be Available

LEASE RATE

\$1.75 PSF FULL SERVICE

LEASE TERMS

2 to 5 years

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PROPERTY DESCRIPTION



WIKIUP BUSINESS PARK
160 WIKIUP DRIVE
SANTA ROSA, CA

OFFICE SUITES FOR LEASE

USER SPACE

Office/Medical

BUSINESS PARK

Wikiup Business Park

ZONING

CO

TOTAL BUILDING S.F.

19,424+/- sf

RENTABLE SPACE

Space Available Ranging from
920 - 7,100+/- sf

Suite 102: 1,665+/- sf

Suite 106: 994+/- sf

Suite 205: 1,785+/- sf

*Suite 206A: 1,845+/- sf

*Suite 206B: 920+/- sf

Suite 210: 2,645+/- sf

** Can be combined 2,765+/- SF*

PARKING

5:1,000 sf

DESCRIPTION OF PREMISES - FEATURES

Beautifully improved two-story office building overlooking Mark West Creek. There is a large common area conference room that is fully furnished and available to all tenants in the building. Each unit has private balconies with views of Mark West Creek and the surrounding area. This building is elevator served with ADA accessible restrooms. The project features above standard on-site parking and a beautiful setting near the Wikiup Golf Course and Larkfield Center. Internet services available include Comcast & AT&T.

DESCRIPTION OF LOCATION - AREA

This building is located in northeast Santa Rosa, at the intersection of Old Redwood Highway and Wikiup Drive in the Wikiup Professional Park. This is a beautiful creek side setting surrounded by trees. There is easy access from Highway 101 and to central Santa Rosa, Sonoma County Airport area and Windsor.



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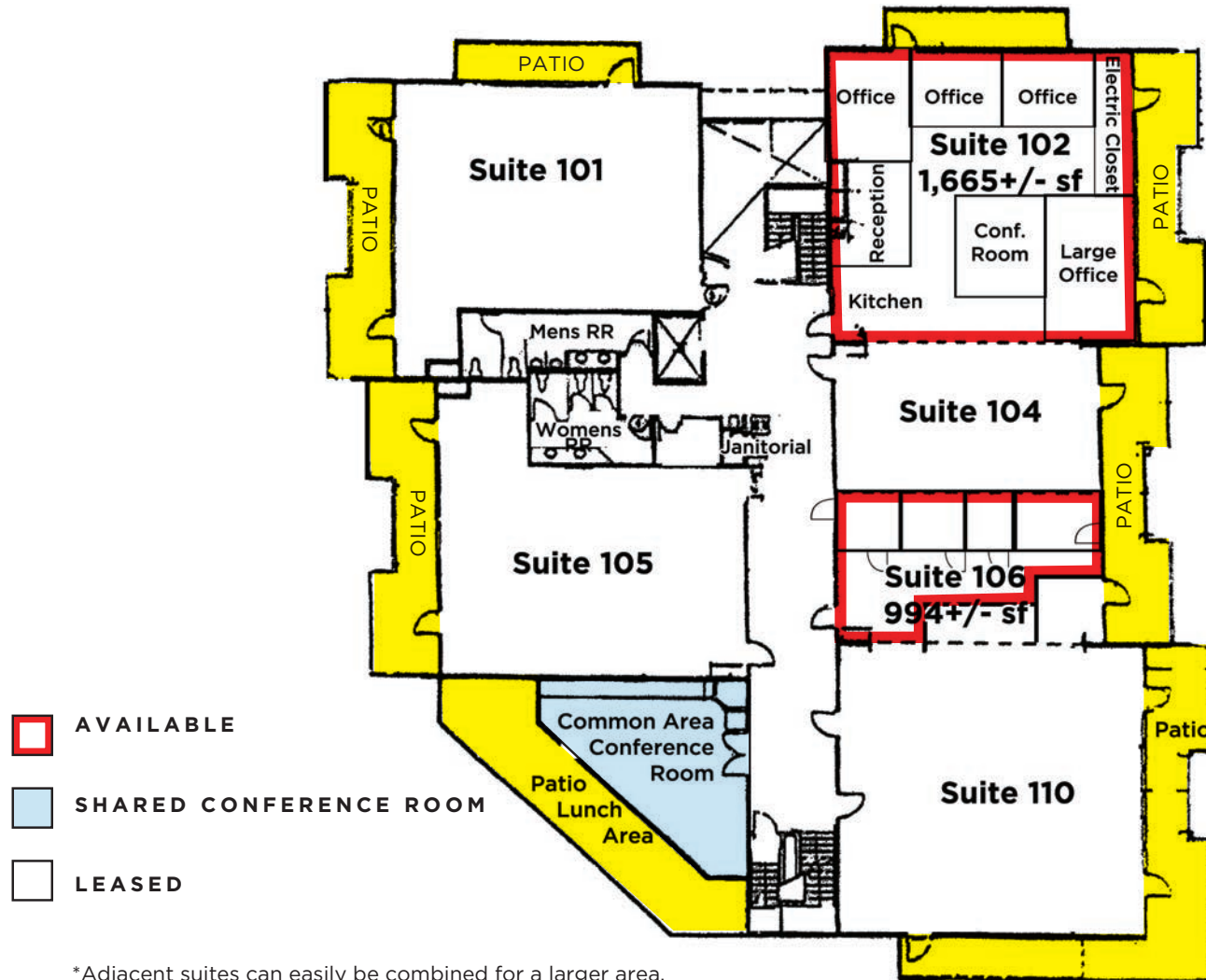


FLOOR PLAN 1ST FLOOR



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*Adjacent suites can easily be combined for a larger area.

Not to Scale

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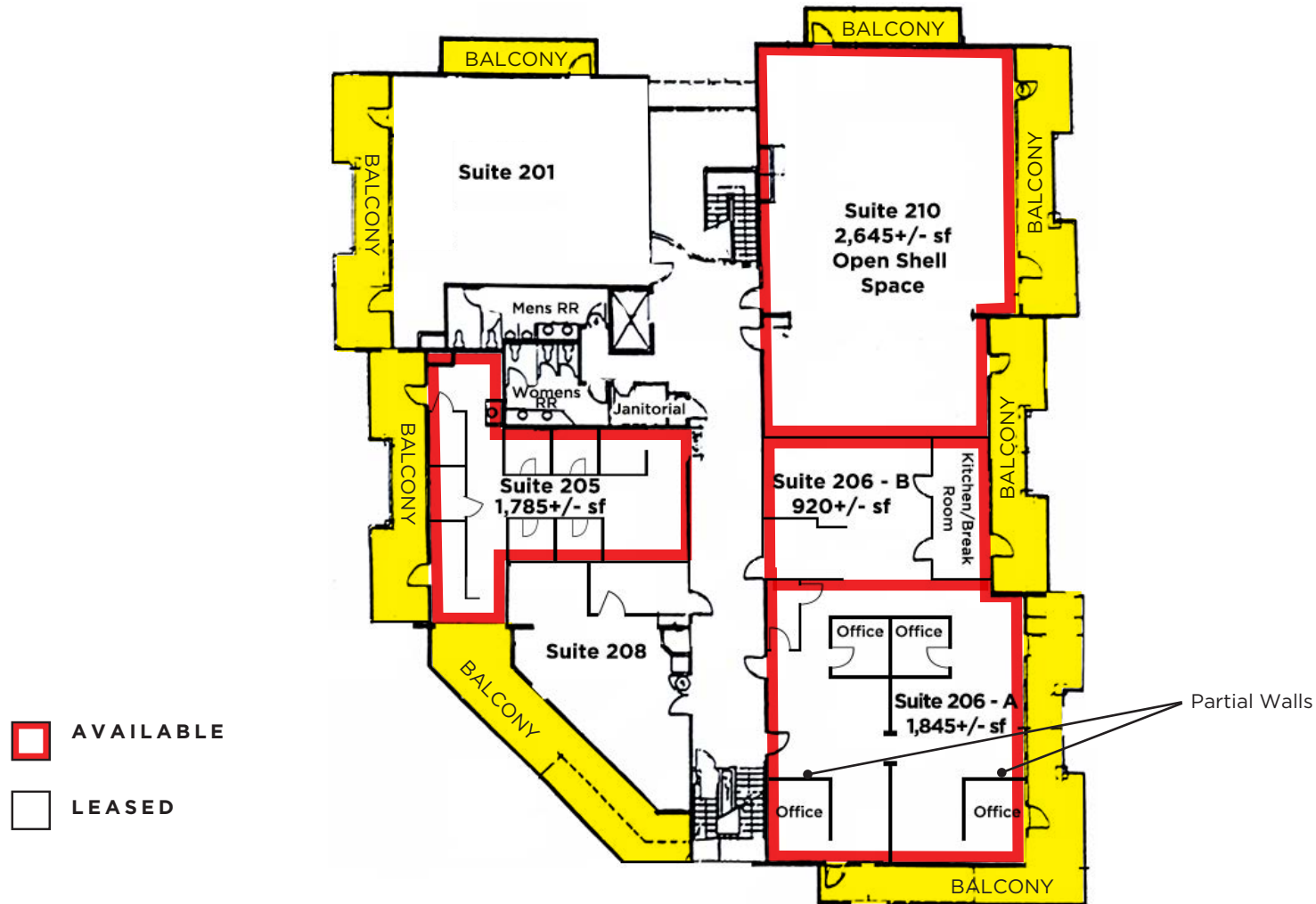


FLOOR PLAN 2ND FLOOR



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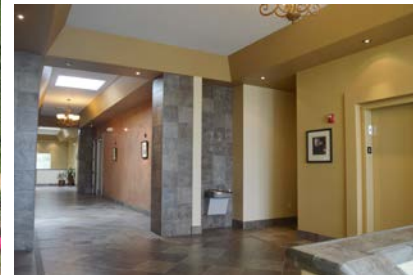


AERIALS & PHOTOS



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SUITES IN NEW
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PROPERTY PHOTOS



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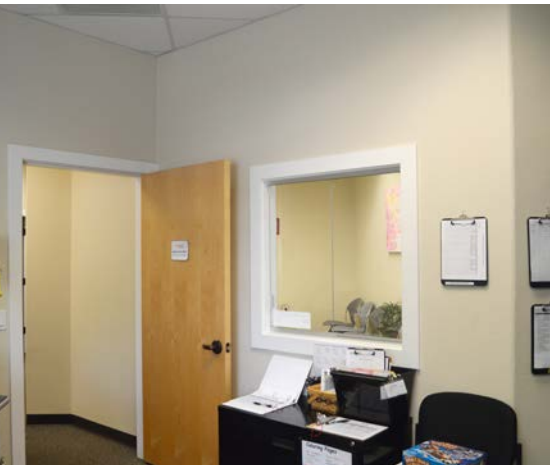


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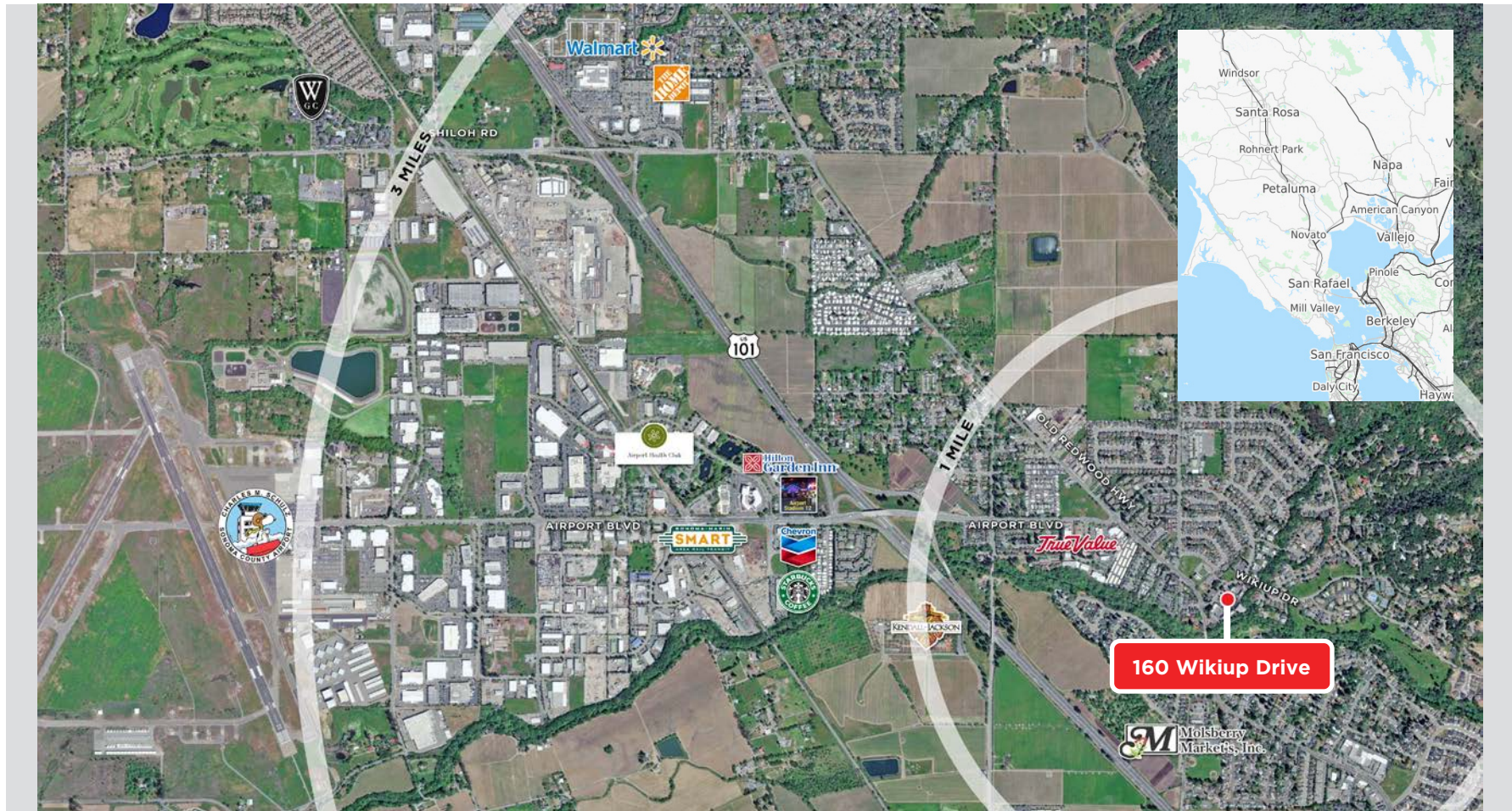


AERIAL MAP



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