



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**WIKIUP BUSINESS PARK  
160 WIKIUP DRIVE  
SANTA ROSA, CA**

**OFFICE SUITES AVAILABLE**



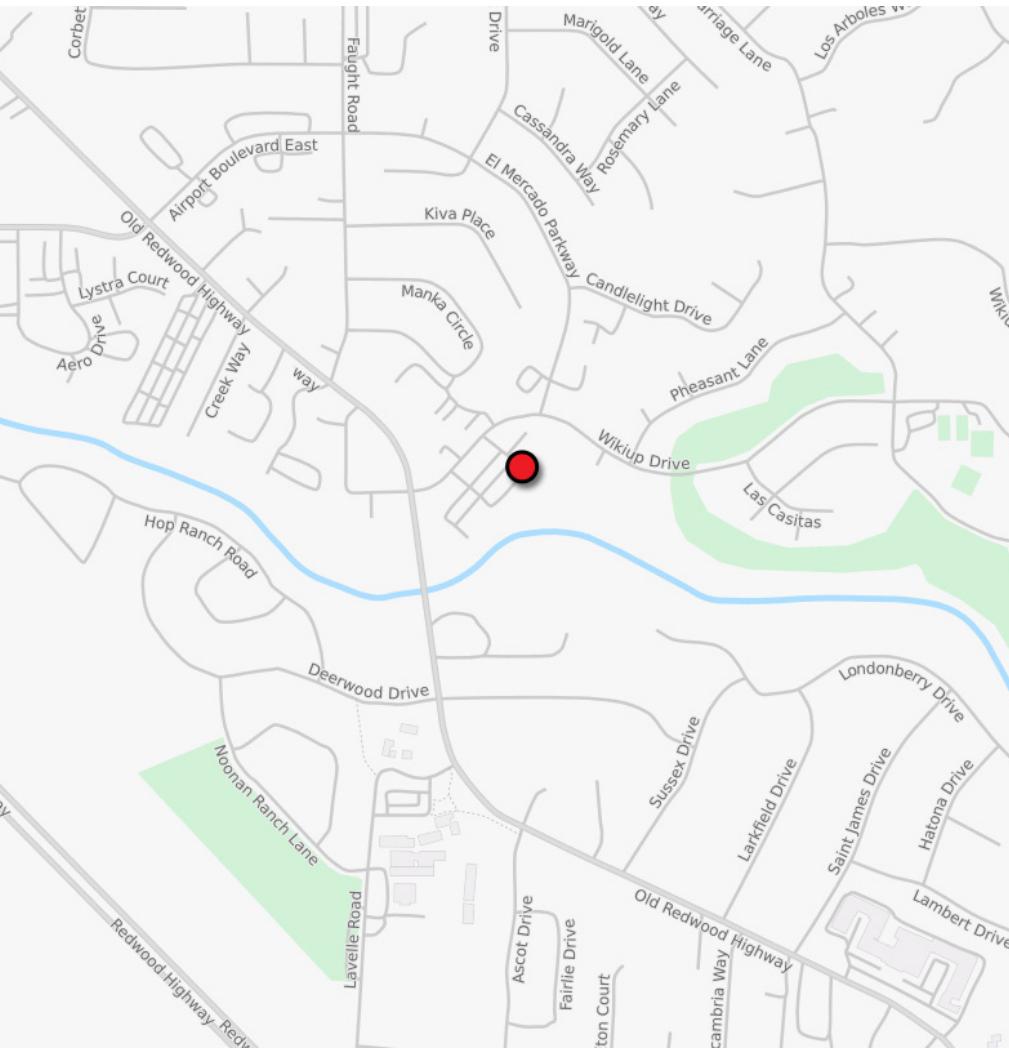
Go beyond broker.

PRESENTED BY:

**KEVIN DORAN, PARTNER**  
LIC # 01704987 (707) 528-1400, EXT 270  
[KDORAN@KEEGANCOPPIN.COM](mailto:KDORAN@KEEGANCOPPIN.COM)



# EXECUTIVE SUMMARY



WIKIUP BUSINESS PARK  
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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

## 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

5,100 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.



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## 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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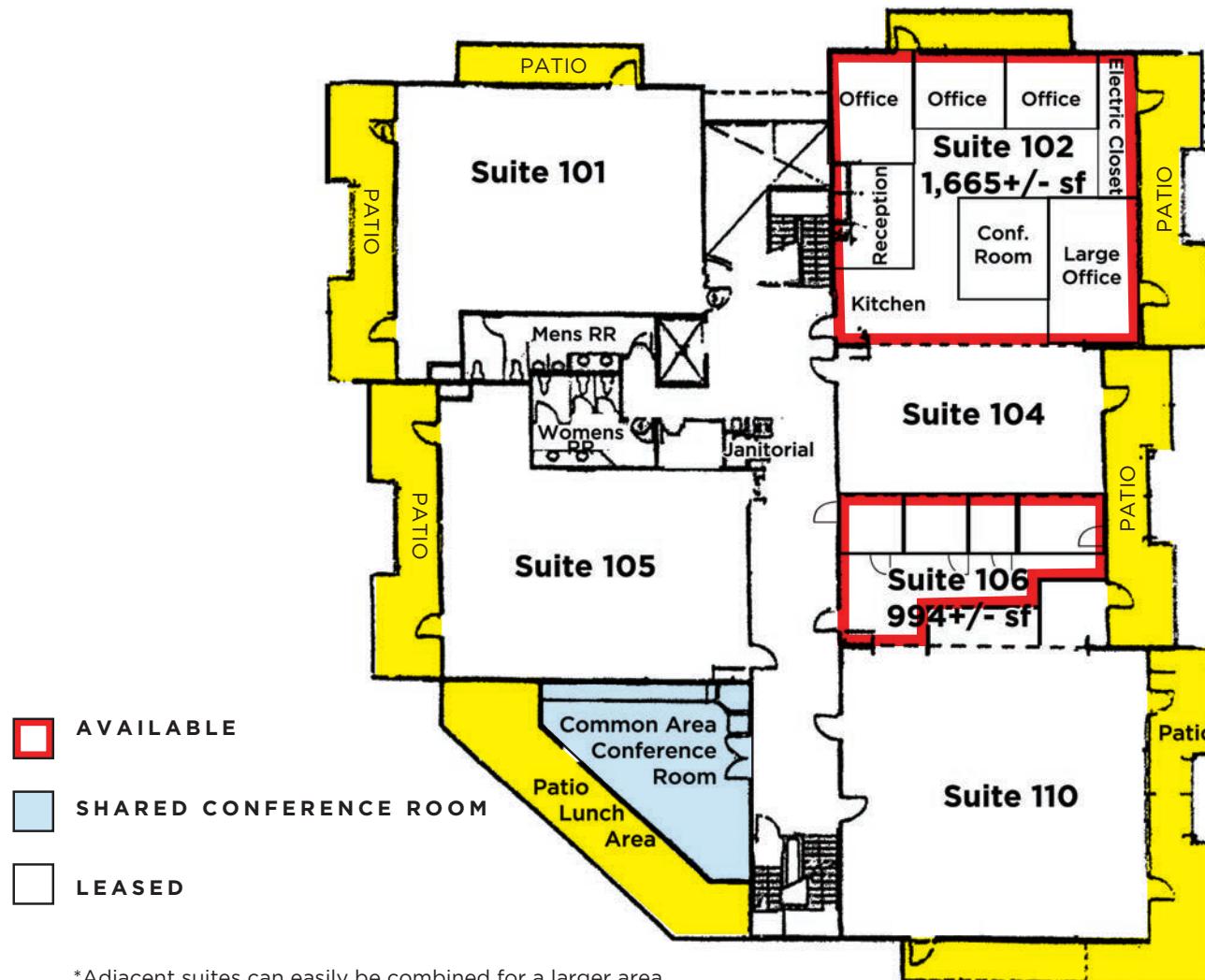


# FLOOR PLAN 1ST FLOOR



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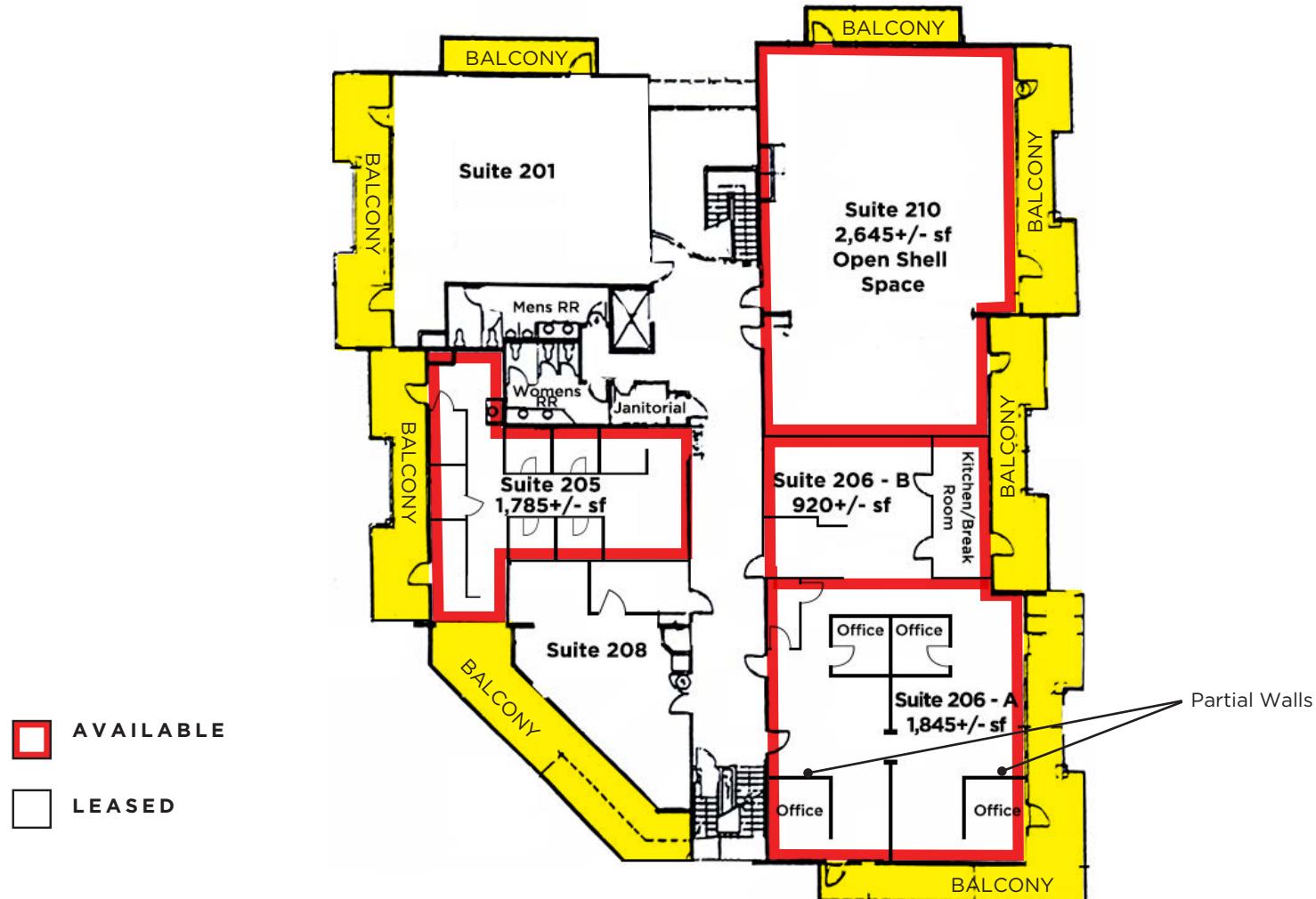


# FLOOR PLAN 2ND FLOOR



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## AERIALS & PHOTOS



WIKIUP BUSINESS PARK  
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SUITES IN NEW  
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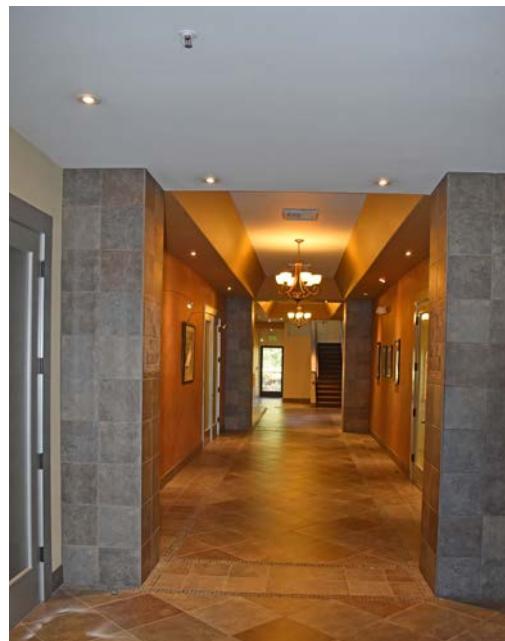


## PROPERTY PHOTOS



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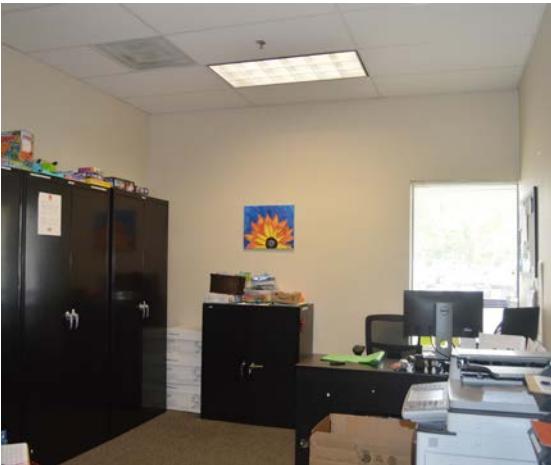
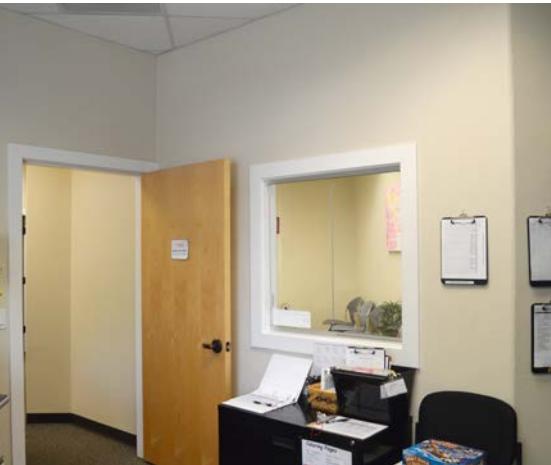


# PROPERTY PHOTOS



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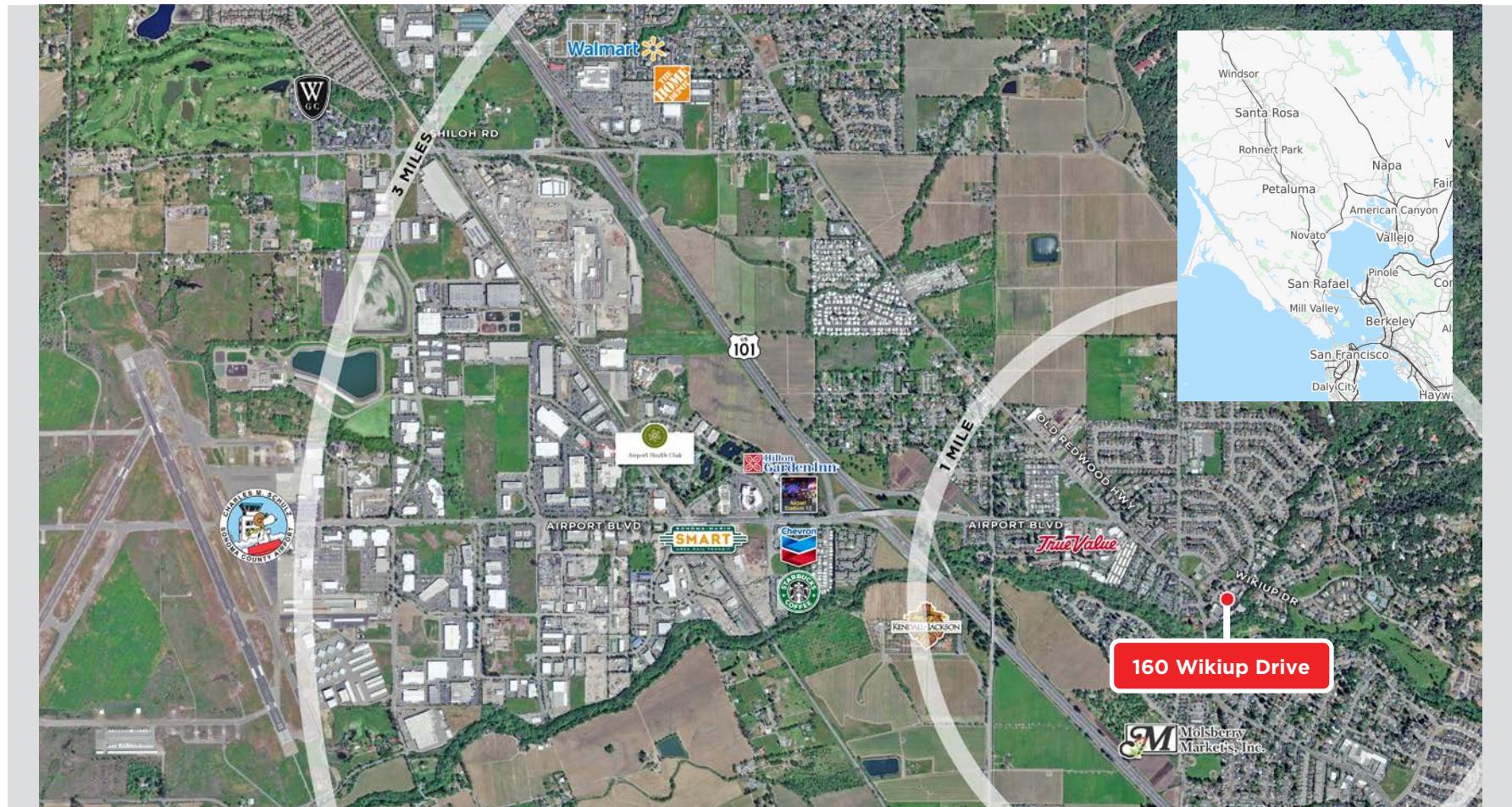


# AERIAL MAP



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