



**Keegan & Coppin**  
COMPANY, INC.

2925 CLEVELAND AVENUE  
SUITE G  
X STATE FARM DRIVE  
SANTA ROSA, CA

FOR LEASE

**PROFESSIONAL  
OFFICE SPACE**



Go beyond broker.

REPRESENTED BY:

**RHONDA DERINGER, PARTNER**  
LIC # 01206401 (707) 528-1400  
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2925 CLEVELAND AVENUE, SUITE G  
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SANTA ROSA, CA

## PROFESSIONAL OFFICE SPACE

# PROPERTY INFORMATION

- 1,000+/- Square Foot Office Space
- Four Private Offices, Waiting Room, Reception & File Storage Area, Two Restrooms and Two Storage/Utility Rooms
- 4:1,000 sf On-Site Parking
- Great Central Location off Highway 101

### DESCRIPTION OF PREMISES - FEATURE

The 1,000+/- s.f. consists of four private offices, waiting room, reception & file storage area, two restrooms and two storage rooms. Other tenants in the buildings are Pivot Charter School, Prestige Real Estate & Property Management, and Dr. Norman Chau, DDS.

### DESCRIPTION OF LOCATION - AREA

Great Central location at the corner of Cleveland Avenue and State Farm Drive. Redwood Credit Union, Sonoma County Court Offices, Empire College, several banks and restaurants are close neighbors. Coddington Regional Shopping Center is just down the street. Sonoma County offices across Highway 101.

### USER SPACE

Office

### BUSINESS PARK

Coddington Area

### ZONING

CO - Office/Commercial

### TOTAL BUILDING S.F.

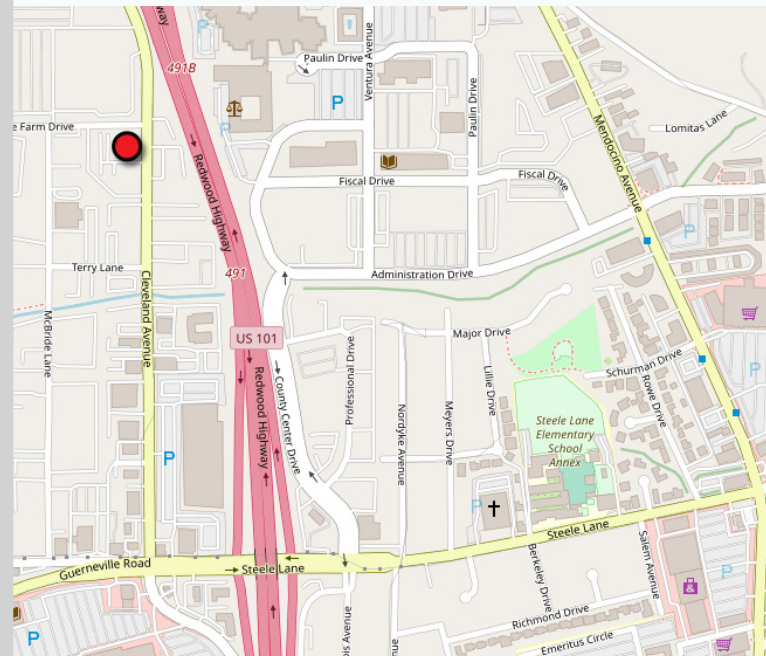
17,398+/- sf

### PARKING

4/1,000 on-site

### LEASE TERMS

\$1.45 psf, plus NNN (NNN's estimated at \$.70 psf). Tenant Improvements negotiable. 3 year minimum lease term.



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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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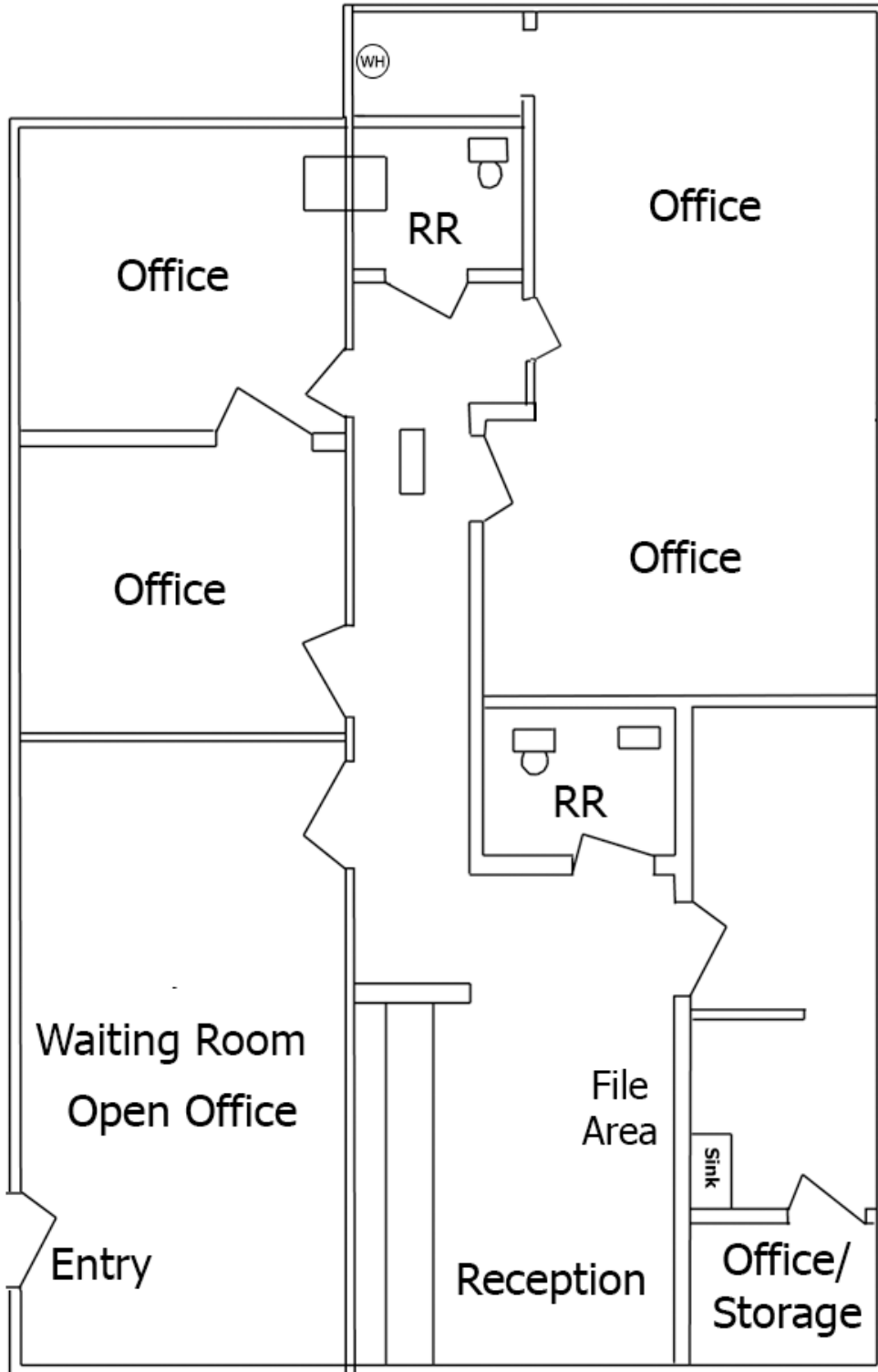


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**FLOOR PLAN**

Not to scale



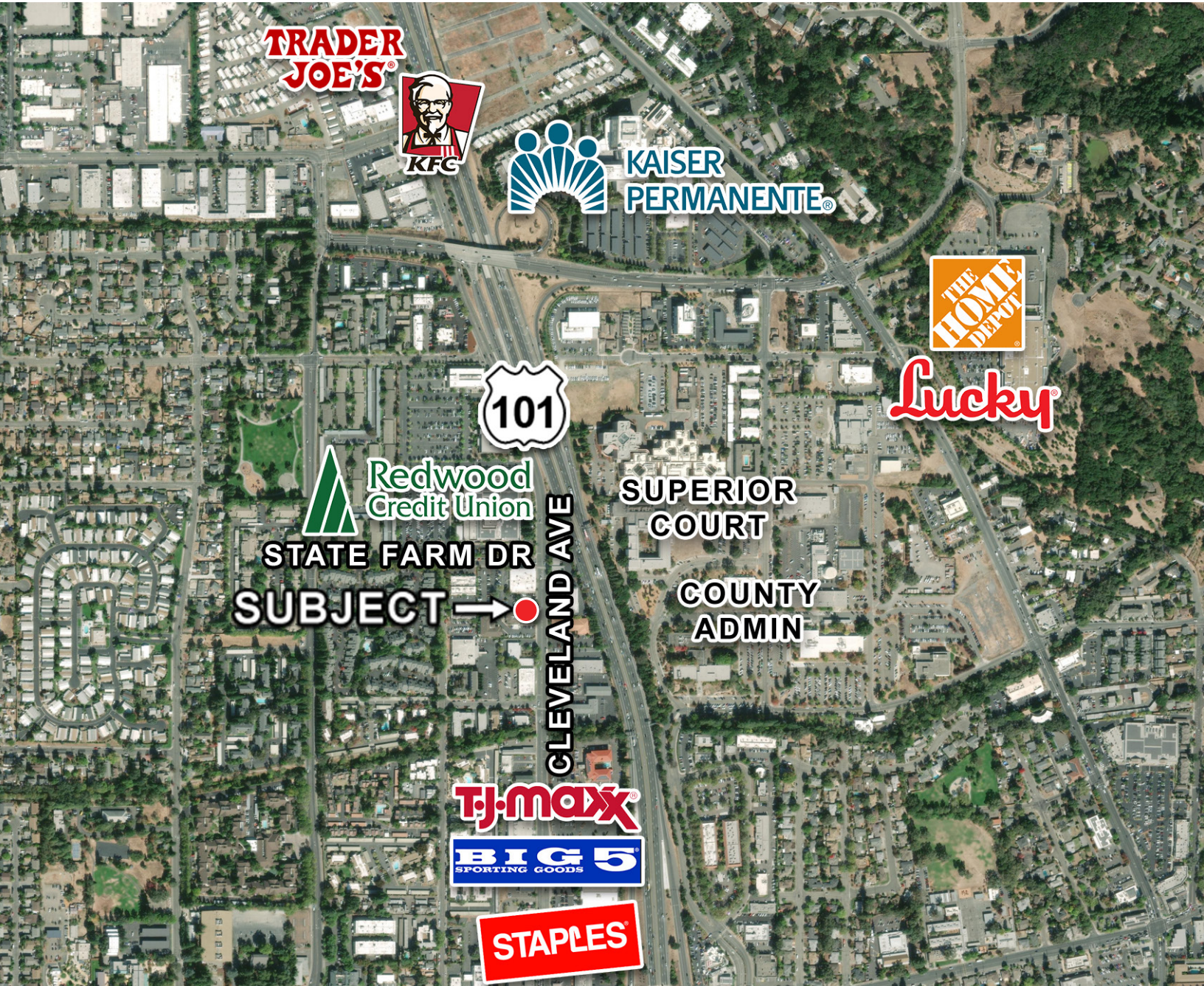
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**AERIAL MAP**



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