



FOR LEASE – OFFICE SPACES

85 BROOKWOOD AVE
SANTA ROSA, CA 95404

Northern California's Premier Commercial Real Estate



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



SITE SUMMARY

BUILDING/SITE

| | |
|--------------------|------------------------------------|
| Lease Term: | Flexible |
| Parking: | Private Parking Lot with 42 Spaces |
| Access / Exposure: | Signalized corner easy access |
| Zoning: | NMU - Neighborhood Mixed Use |
| Water & Sewer: | City of Santa Rosa |
| Gas & Electric: | PG&E |



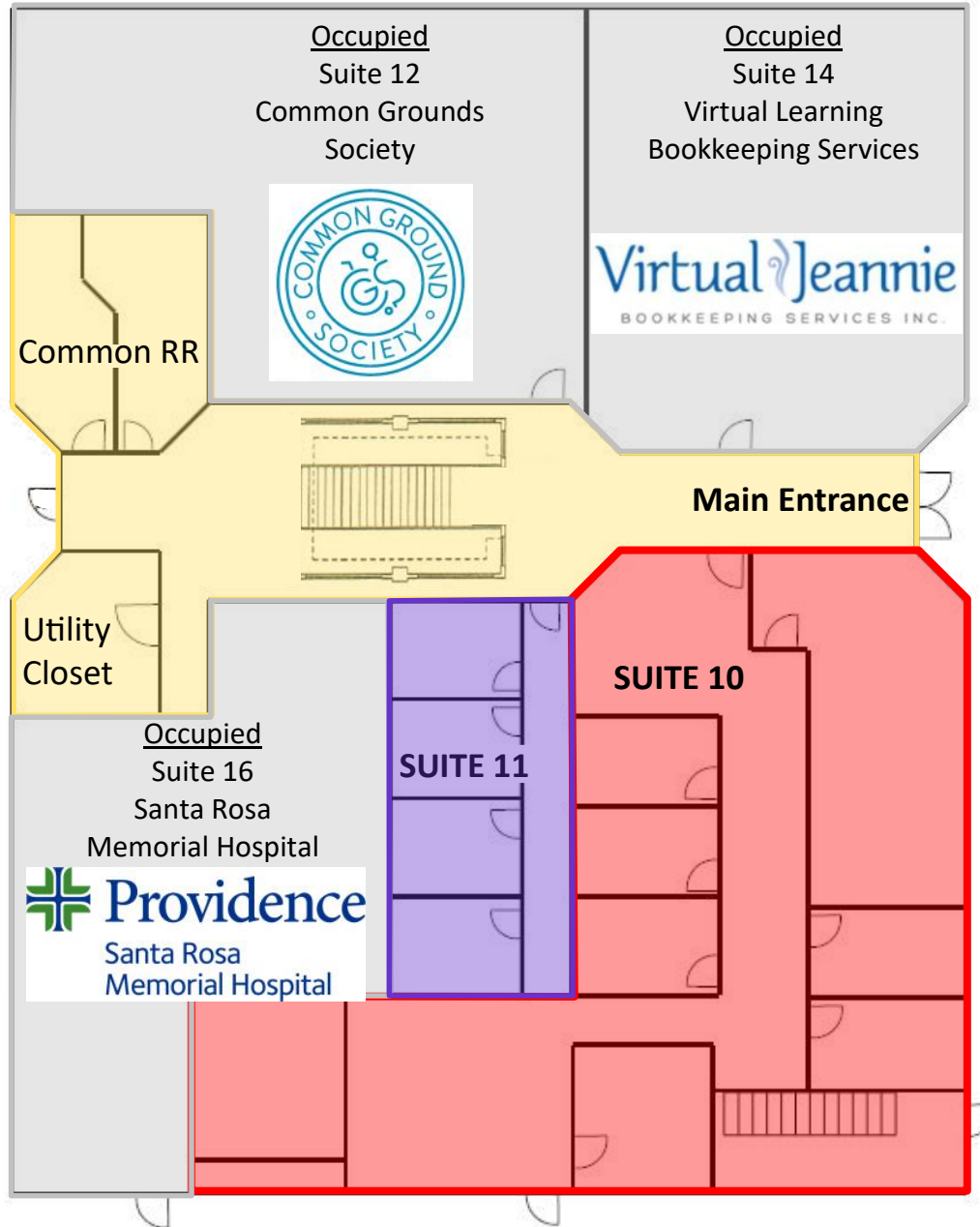
| SUITE AVAILABLE | PRIVATE OFFICES | RENTABLE SQ. FT. | RENT PER SQ. FT. | LEASE | TOTAL MO. |
|-----------------------|--------------------|------------------|-------------------|--------------|-----------|
| Suites 10 | 6 Private Offices | 2,412+/- Sq. Ft. | \$1.40 per Sq. Ft | Full Service | \$3,377 |
| Suites 11 | 4 Private Offices | 588+/- Sq. Ft. | \$1.40 per Sq. Ft | Full Service | \$823 |
| Combined Suites 10/11 | 10 Private Offices | 3,000+/- Sq. Ft. | \$1.40 per Sq. Ft | Full Service | \$4,200 |
| Suites 22 | 2 Private Offices | 500+/- Sq. Ft. | \$1.40 per Sq. Ft | Full Service | \$700 |
| Suites 23 | 3 Private Offices | 1,645+/- Sq. Ft. | \$1.40 per Sq. Ft | Full Service | \$2,303 |
| Suites 24 | 3 Private Offices | 1,345+/- Sq. Ft. | \$1.40 per Sq. Ft | Full Service | \$1,883 |

Discover an extraordinary opportunity at 85 Brookwood Ave, a premier office building situated in the heart of Santa Rosa! With 6,500 +/- square feet of available office space, this property is a game-changer for businesses ready to thrive. On the first floor, Suites 10/11—previously home to a optometry practice—offer a versatile layout that can be leased together or separately. Step into a world of potential with a welcoming reception and waiting area, private offices, and specialized exam rooms, making it a dream location for medical professionals or visionary entrepreneurs.


On the second floor, where a collection of private office spaces awaits, each with flexible configurations designed to adapt seamlessly to your business's unique ambitions. Offering unparalleled visibility, commanding local presence, and effortless access to on-site parking. At 85 Brookwood Ave, you're not just leasing space; you're claiming a coveted spot in Santa Rosa's bustling core, perfect for establishing your brand or elevating your enterprise to dazzling new heights. Current ownership wants to compete for leases as evidence by our low full service rate.



85 BROOKWOOD GROUND FLOOR PLAN



--- Brookwood Ave ---

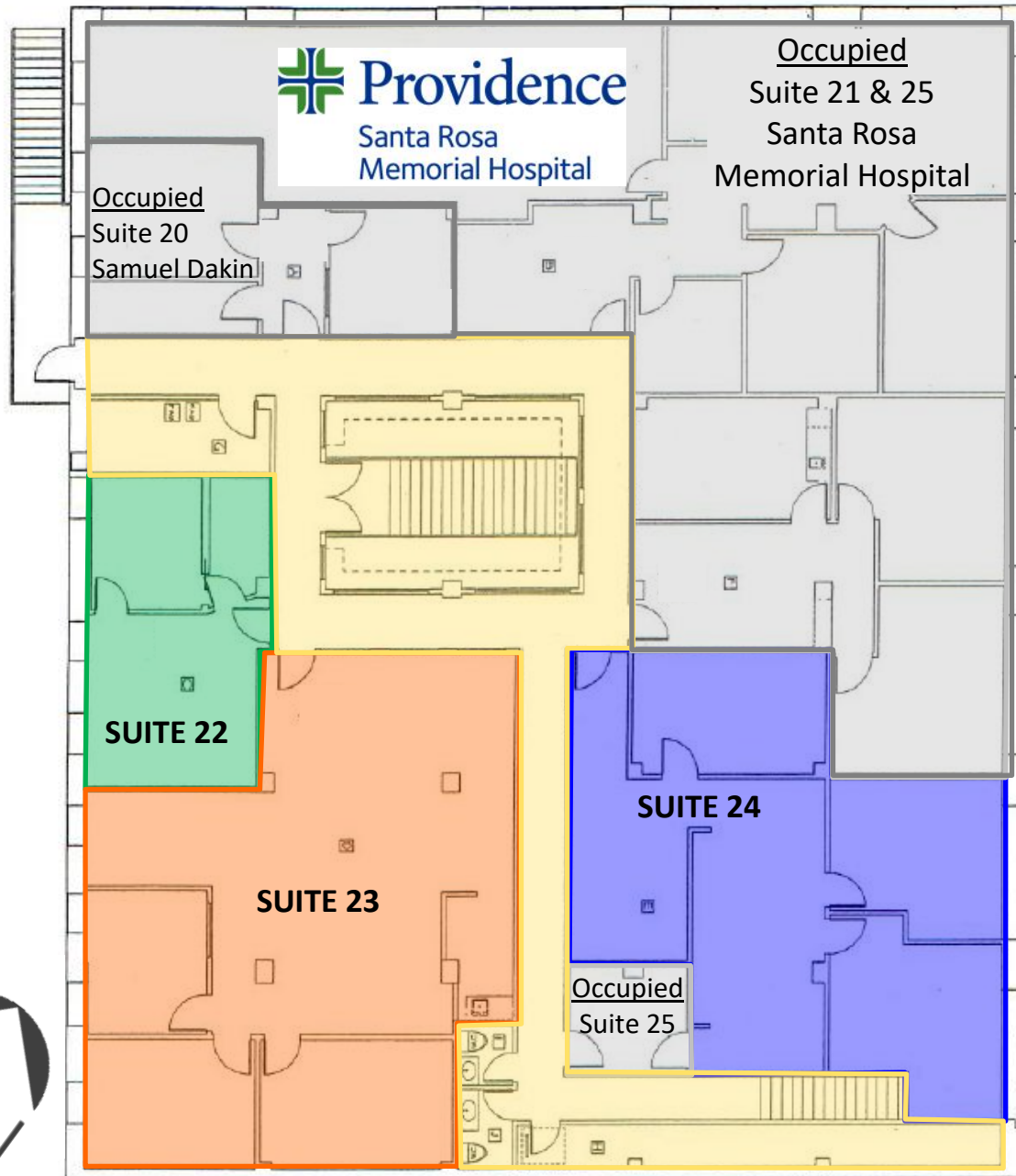
-  **Not Available**
-  **Common Area**
-  **SUITE 10 (2,412+/- Sq. Ft.)**
-  **SUITE 11 (588+/- Sq. Ft.)**

- Suites 10/11 can be combined for a total of: 3,000+/- Sq. Ft.





85 BROOKWOOD SECOND FLOOR PLAN



Brookwood Ave

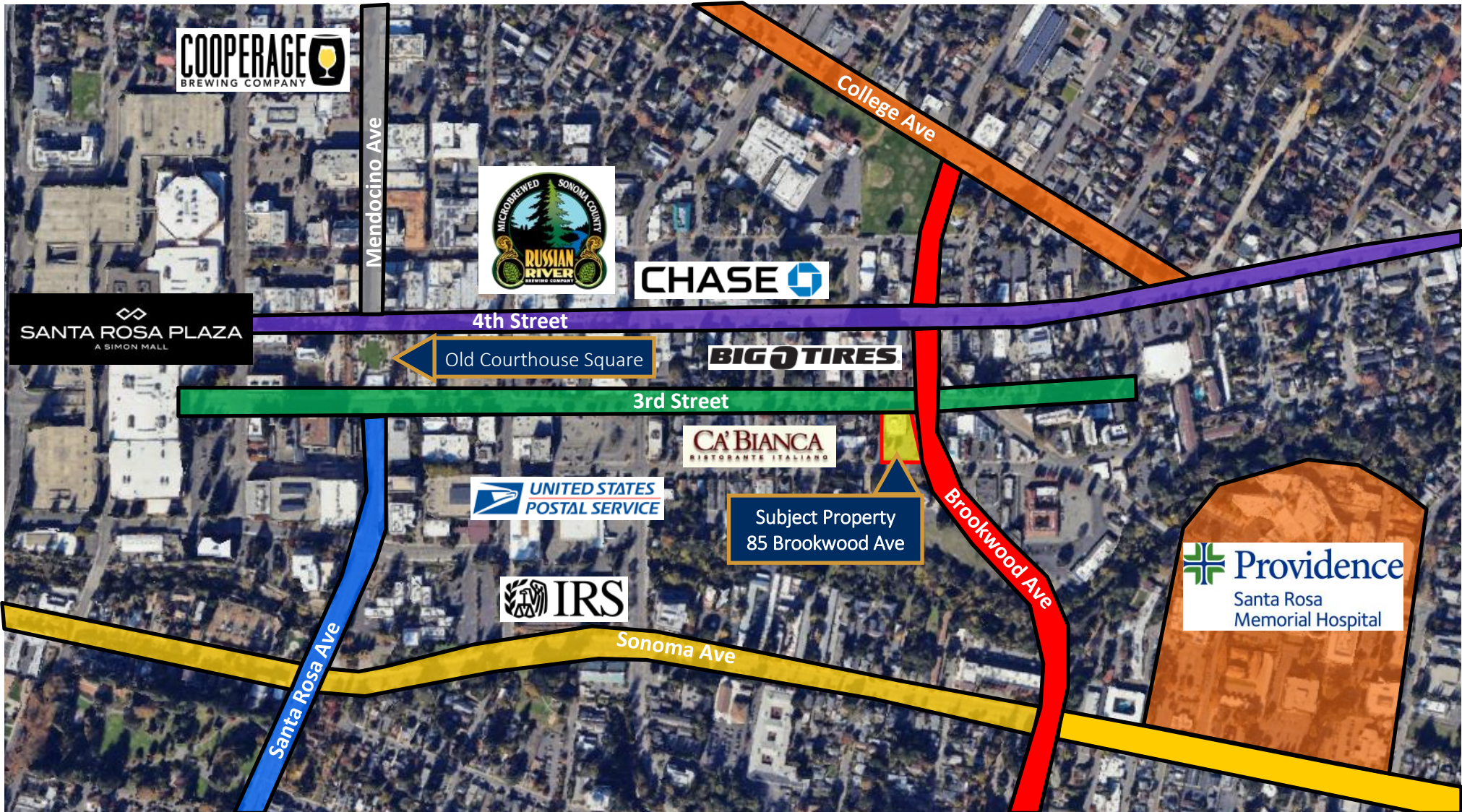
- Occupied
- Common Area
- SUITE 22 (500+/- Sq. Ft.)
- SUITE 23 (1,645+/- Sq. Ft.)
- SUITE 24 (1,345+/- Sq. Ft.)



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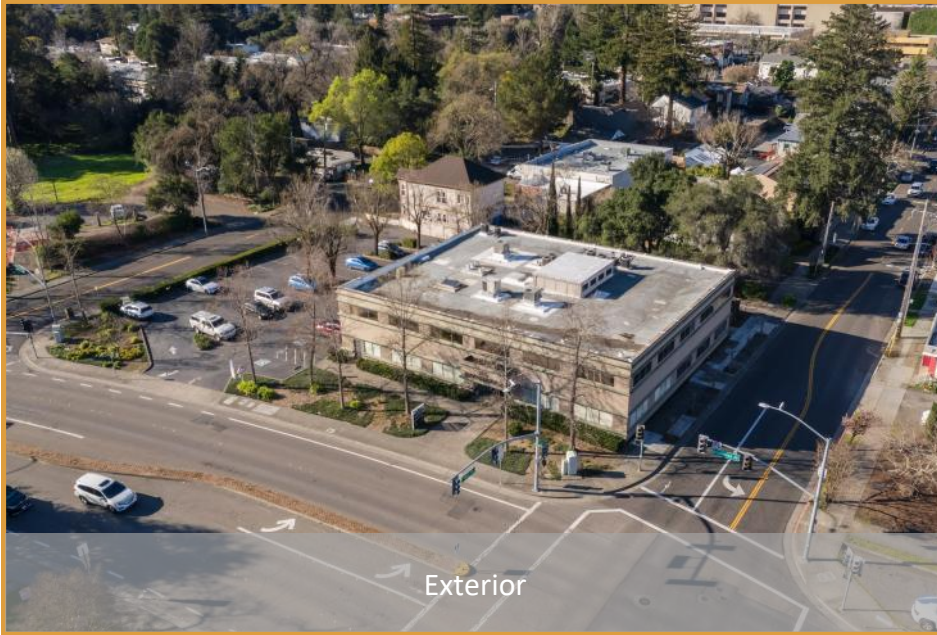
85 BROOKWOOD AVE STREET MAP



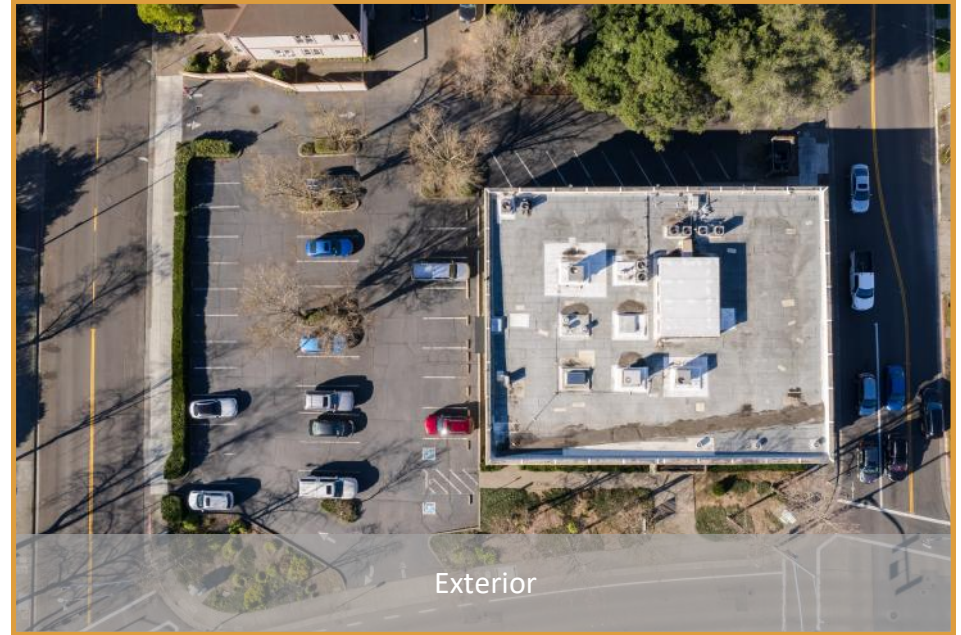
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PHOTOS



Exterior



Exterior



Entrance

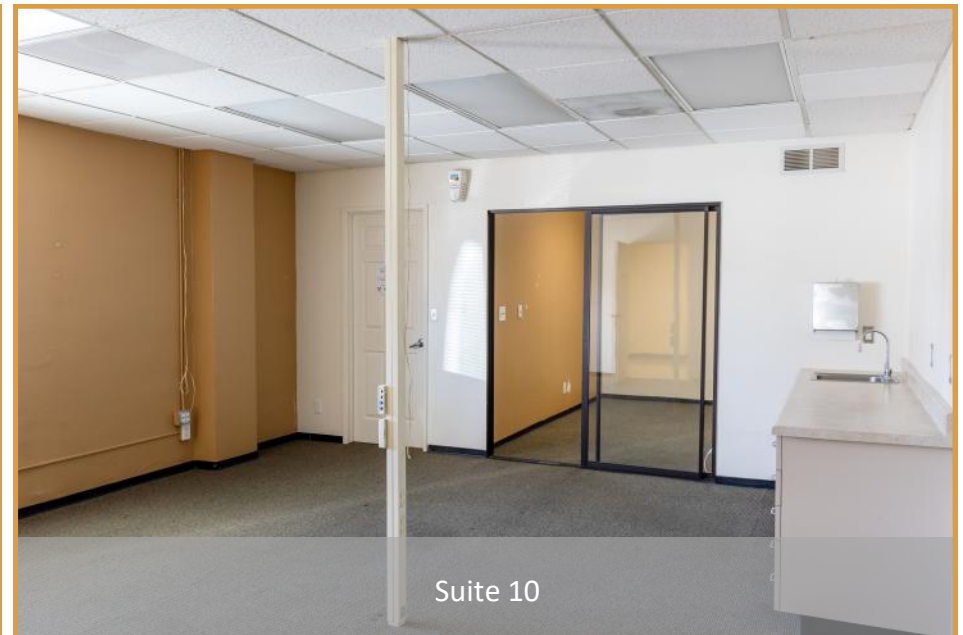


Common Area

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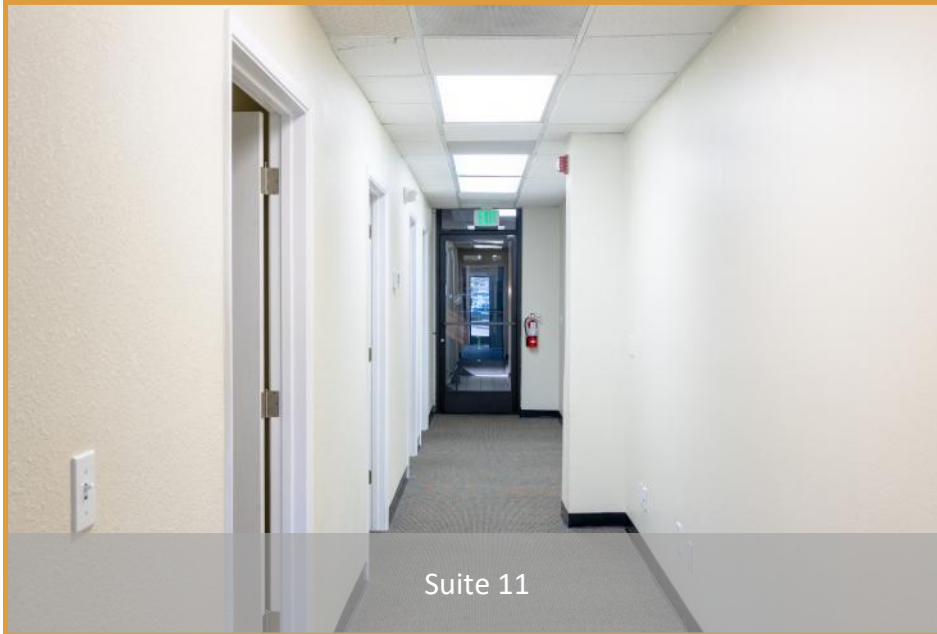
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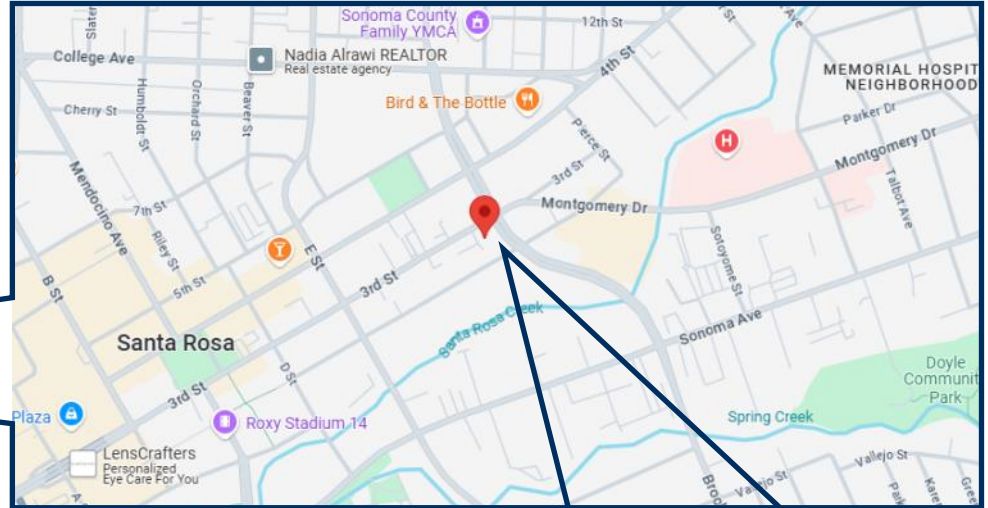
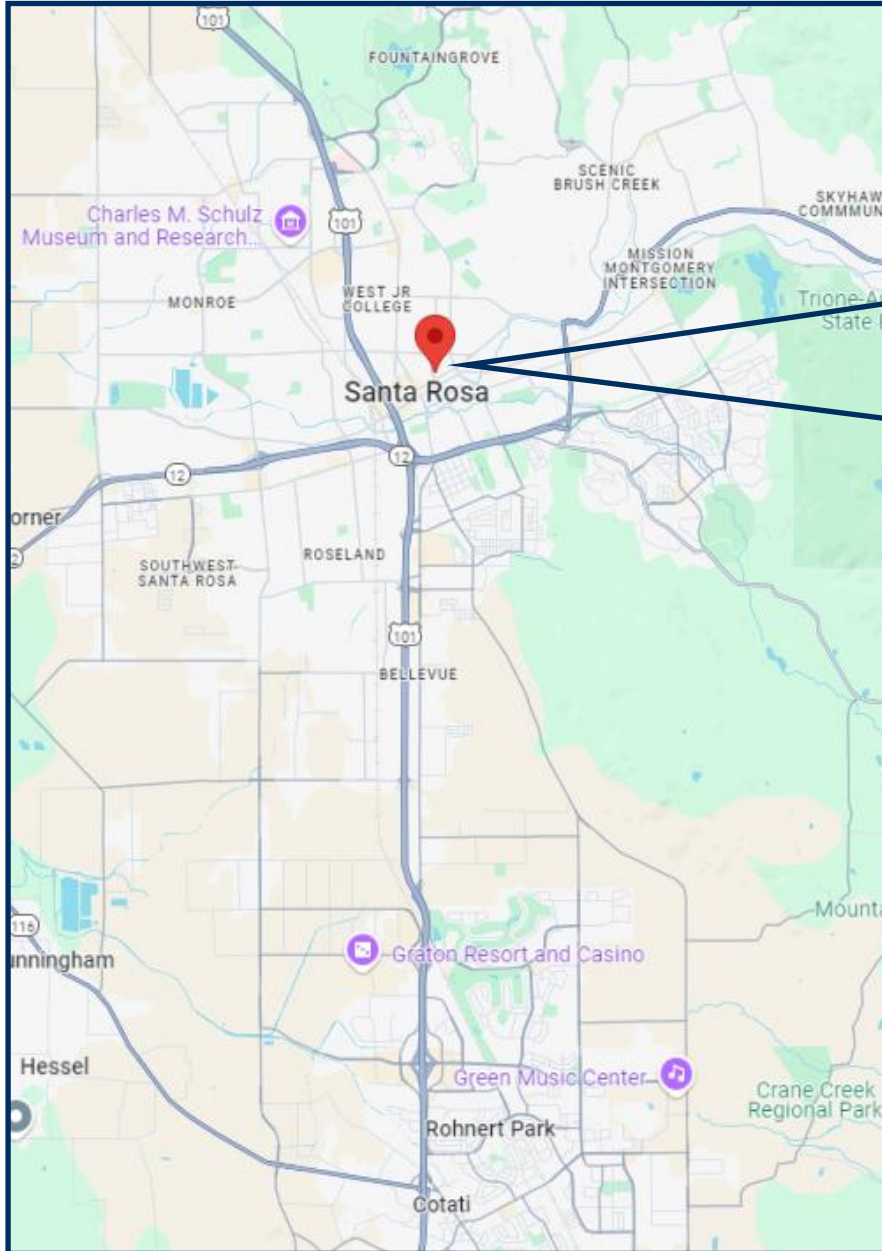
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STREET MAP



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