



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**2500 VALLEJO STREET  
SANTA ROSA, CA**

Office Space For Lease



Go beyond broker.

REPRESENTED BY:

**SARA WANN, PARTNER**  
LIC # 01437146 (707) 664-1400, EXT 308  
SWANN@KEEGANCOPPIN.COM



# EXECUTIVE SUMMARY



2500 VALLEJO STREET  
SANTA ROSA, CA

OFFICE SPACE FOR  
LEASE

## PROPERTY INFORMATION

Multi-Tenant Mediterranean style building with a garden style features in which all suites have exterior entrances. Building has great identity with monument signage at the street. Fantastic location for convenience. Signalized light at Farmers Lane with the on-ramp to Hwy 12 a block away and Montgomery Village just down the street.

### OFFICE SPACE

**SUITE 200:** 1,850+/- SF

### DESCRIPTION

Nice open suite with 5 private perimeter offices, reception area, private restroom, kitchenette/breakroom and bonus storage room. An abundance of operable windows throughout let in natural light and fresh air. Convenient location with easy access to Hwy 12 and Farmers Lane. Onsite parking lot as well as additional street parking.

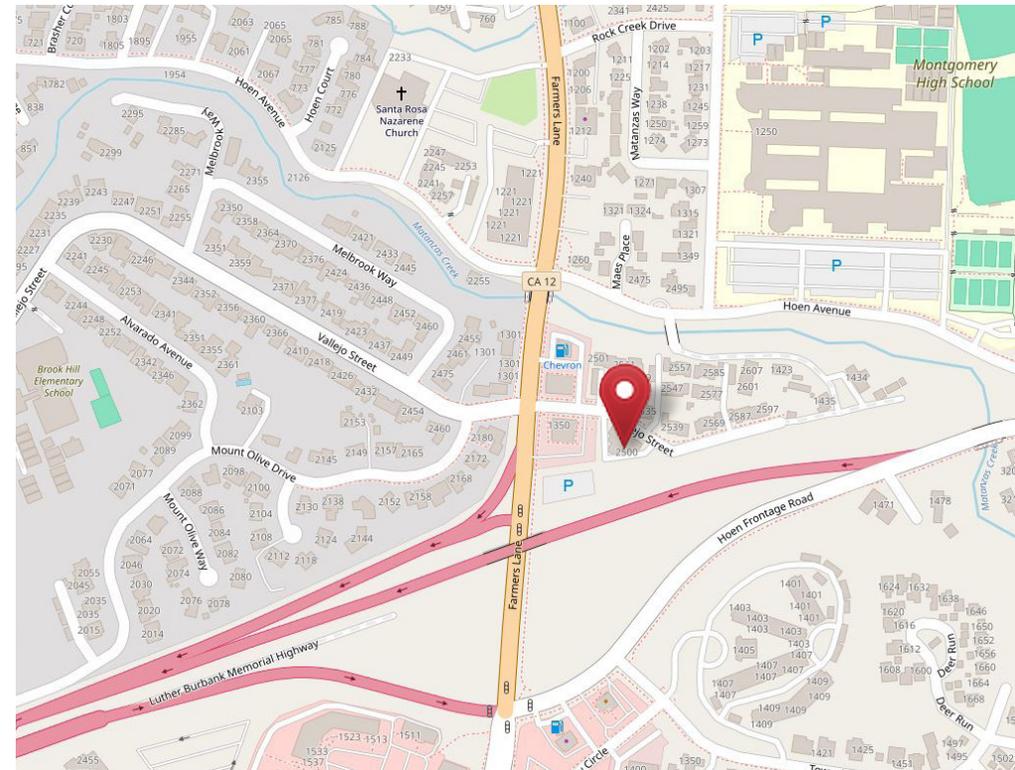
Base Year Utilities Included

### LEASE RATE

\$1.80 PSF

### LEASE TERMS

Modified Gross



Keegan & Coppin Co., Inc.  
1201 N McDowell Boulevard  
Petaluma, CA 94954  
www.keegancoppin.com  
(707) 664-1400

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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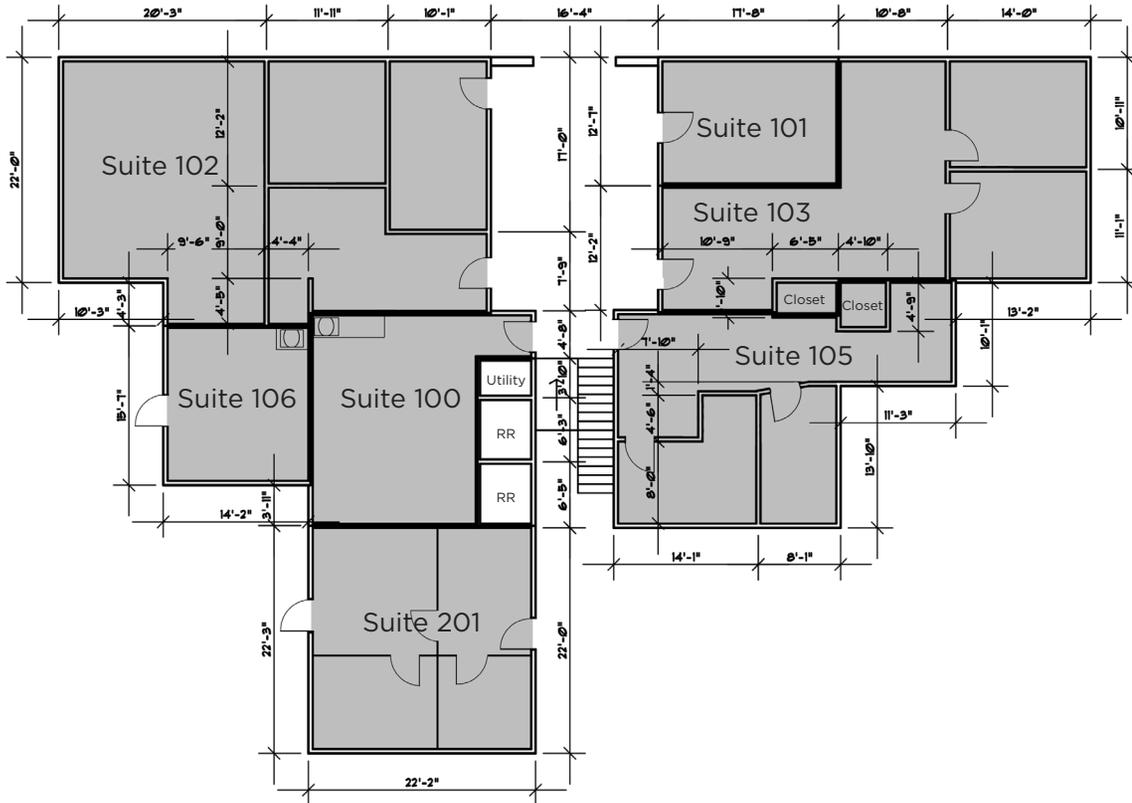
# FLOOR PLANS



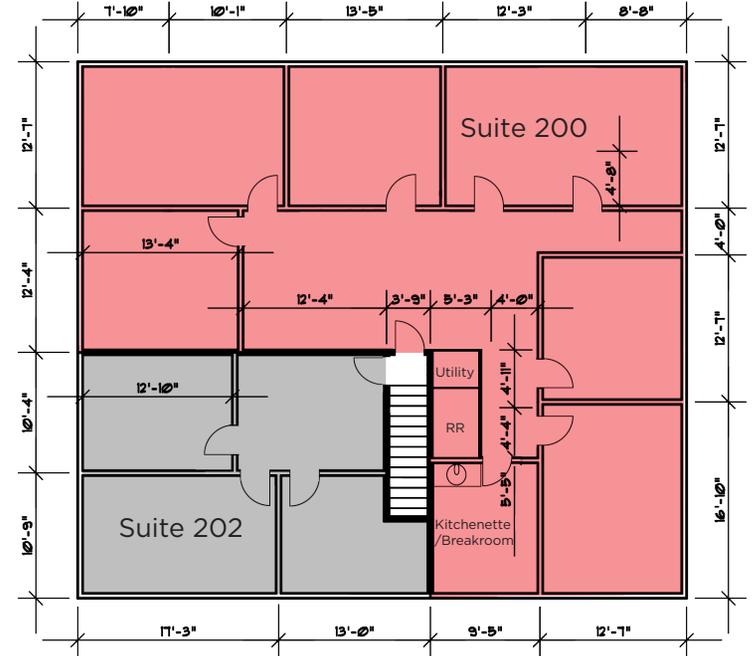
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## FIRST FLOOR



## SECOND FLOOR



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# PHOTOS - SUITE 200



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# VICINITY MAP



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