



Keegan & Coppin
COMPANY, INC.

FOR SALE

1405 MONTGOMERY DRIVE
SANTA ROSA, CA

**FREE STANDING MEDICAL OFFICE
BUILDING OWNER/USER OPPORTUNITY
PRICE REDUCTION**



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
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1405 MONTGOMERY DRIVE
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**FREE STANDING
OFFICE/MEDICAL
BUILDING**





EXECUTIVE SUMMARY



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**FREE STANDING
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BUILDING**

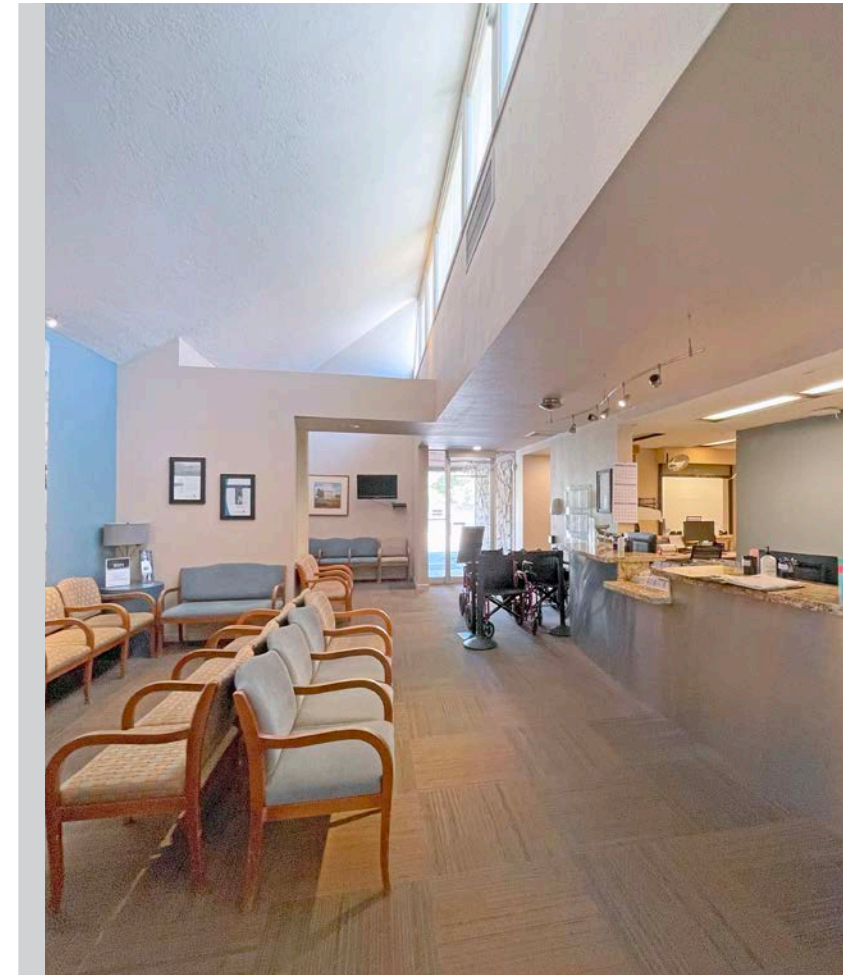
PROPERTY INFORMATION

HIGHLIGHTS

- 8,697+/- Square Foot Medical Office Building
- 26,136+/- Square Foot Lot (Corner) – At Doyle Park Drive – A Signalized Corner
- 2-story building - first floor with 12-private offices/exam rooms with sinks/cabinets, 2 X-ray rooms, 2 specialized rooms/cast rooms, lab area, medical office spaces, 4 restrooms, waiting room & reception area, and a second-floor finished attic area with open storage area, storage closets and roof access (roof deck)
- 1st Floor is approximately 6,642+/- square feet (per appraiser) & 2nd floor consists of approximately 2,055+/- square feet of storage area in the finished attic
- Owner / User Opportunity to own and occupy for its use - Delivered vacant
- Zoned CO – Commercial Office District. The neighboring properties are zoned of-fice/commercial and residential
- Prominent visibility & signage along Montgomery Drive
- Located on one of the main corridors in Santa Rosa for medical and professional businesses, including the Providence/Santa Rosa Memorial Hospital and Medical Centers & less than a mile from Highway 101 and half a mile from Highway 12

REDUCED SALE PRICE

Sale Price	\$1,500,000	\$2,200,000
Price PSF	\$172.47+/-	\$252.96



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PROPERTY DESCRIPTION



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FREE STANDING OFFICE/MEDICAL BUILDING



BUILDING SIZE

8,697+/- Square Foot Medical Office Building

1st Floor: 6,642+/- square feet (per appraiser)

2nd floor: 2,055+/- square feet of finished attic space

LOT SIZE

26,136+/- sq. ft. (Corner) / .60+/- Acres

APN

009-153-015

YEAR BUILT

Built in 1968 - Remodeled over the years

ZONING

CO - Commercial Office District

The CO Zoning District is applied to areas appropriate for administrative business, financial, medical, professional and public office uses, together with similar and related compatible uses.

STORIES

Two-Story - Stairway access

PARKING

On-Site - 42 spaces plus street parking

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PARCEL MAP



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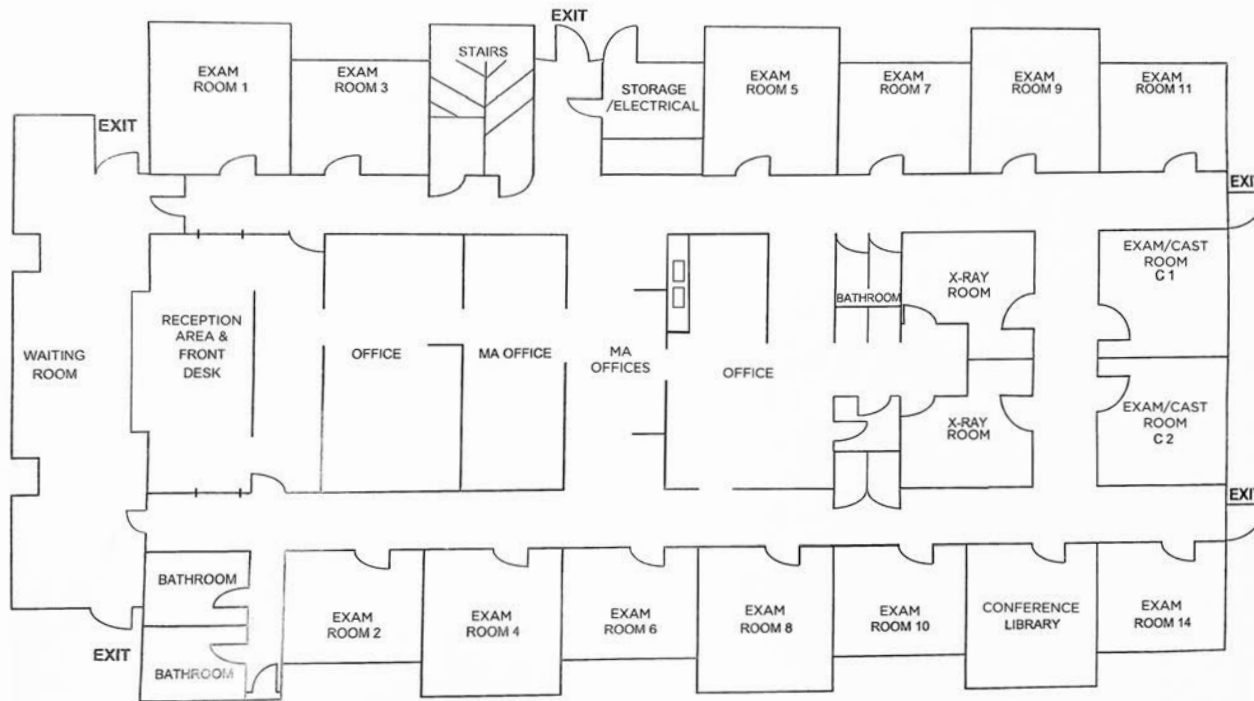


FLOOR PLANS

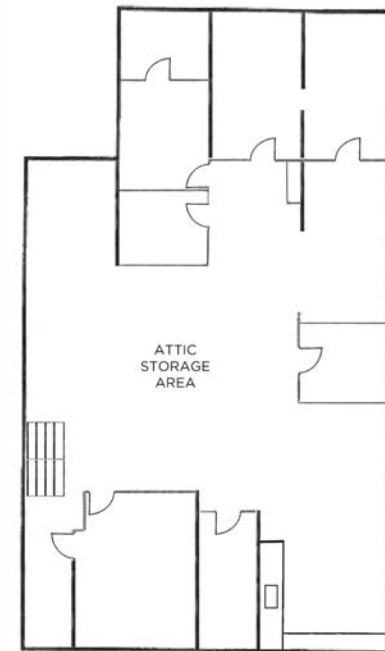


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FIRST FLOOR



FINISHED ATTIC

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PROPERTY PHOTOS



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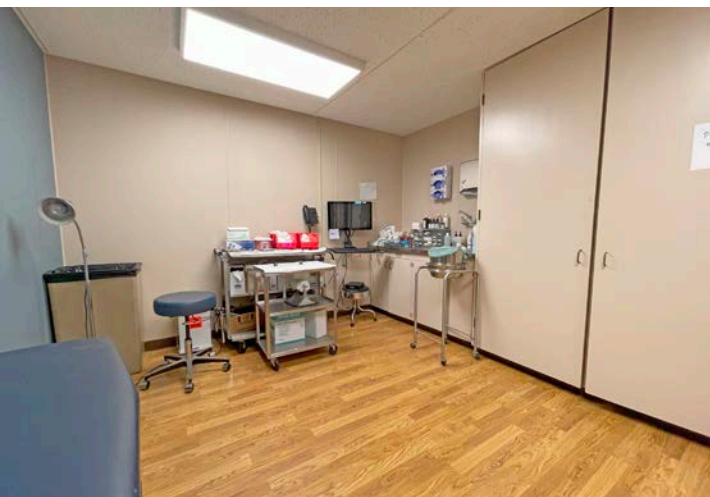
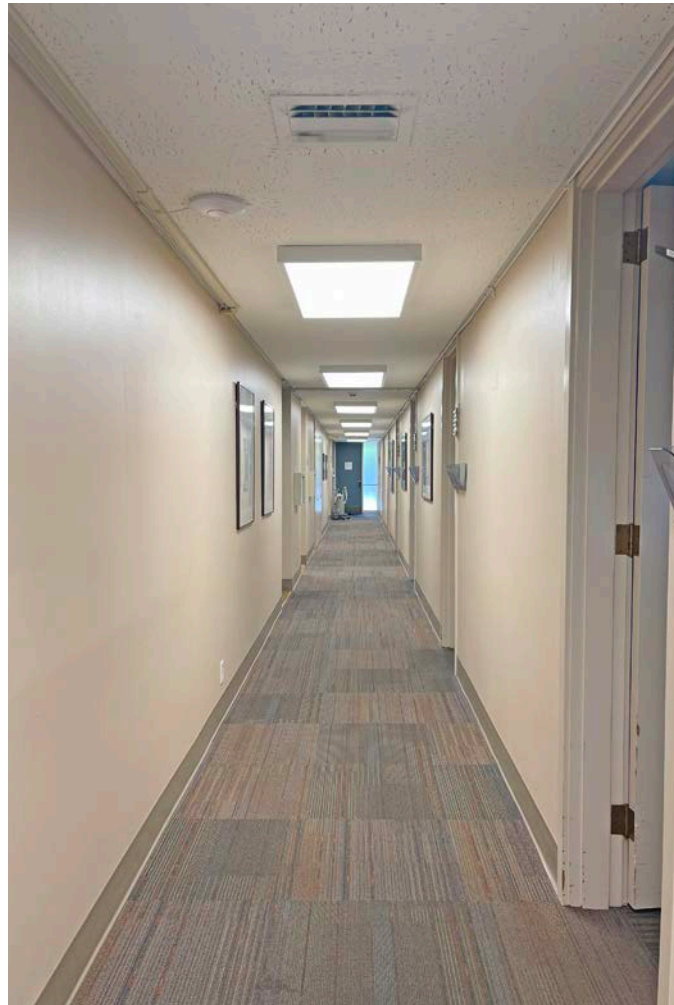


PROPERTY PHOTOS



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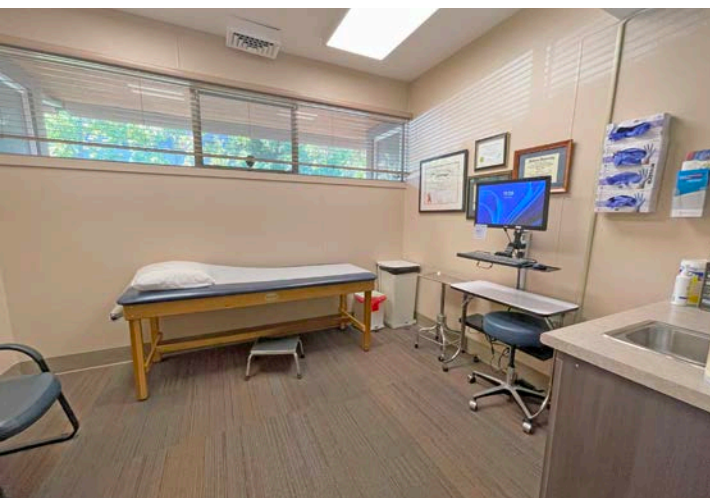
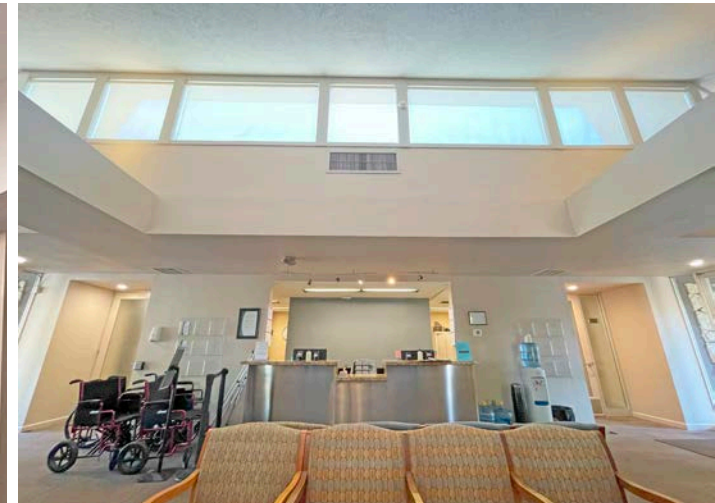
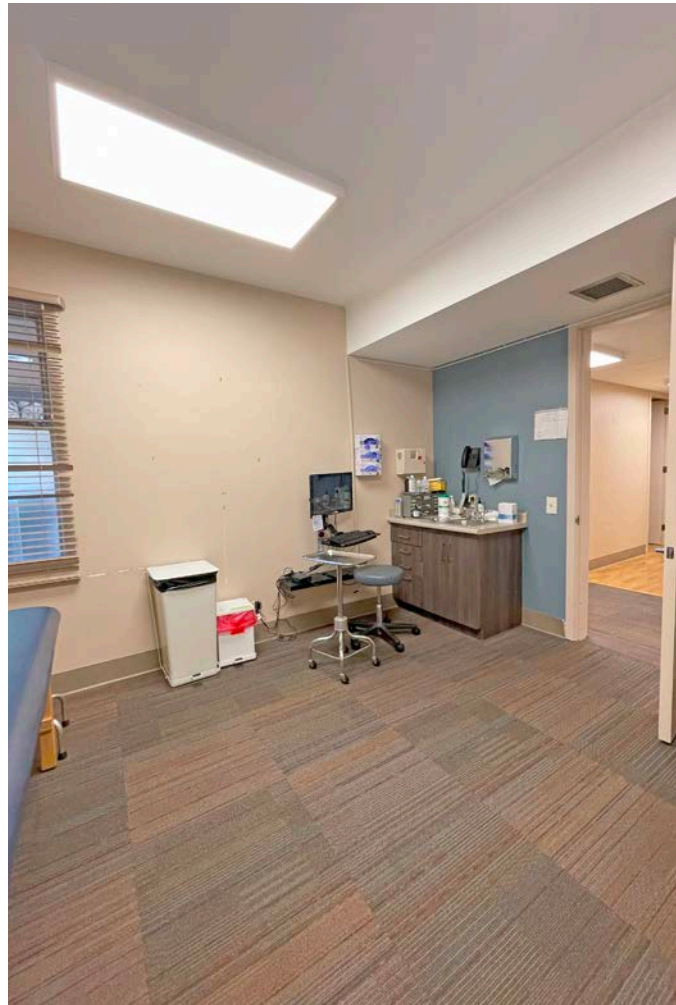
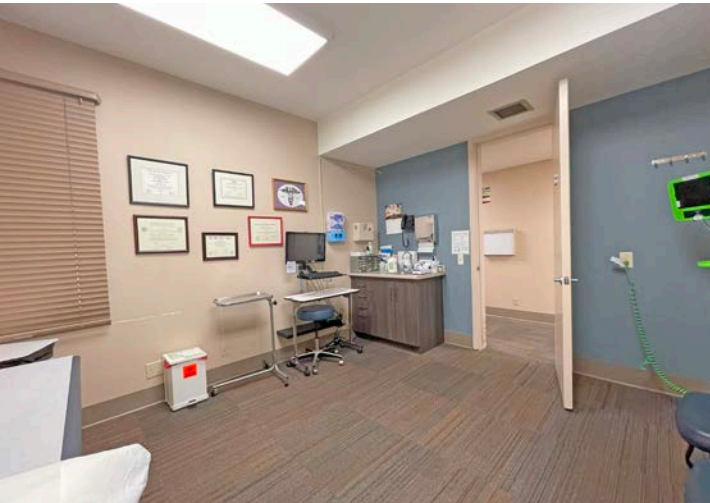


PROPERTY PHOTOS



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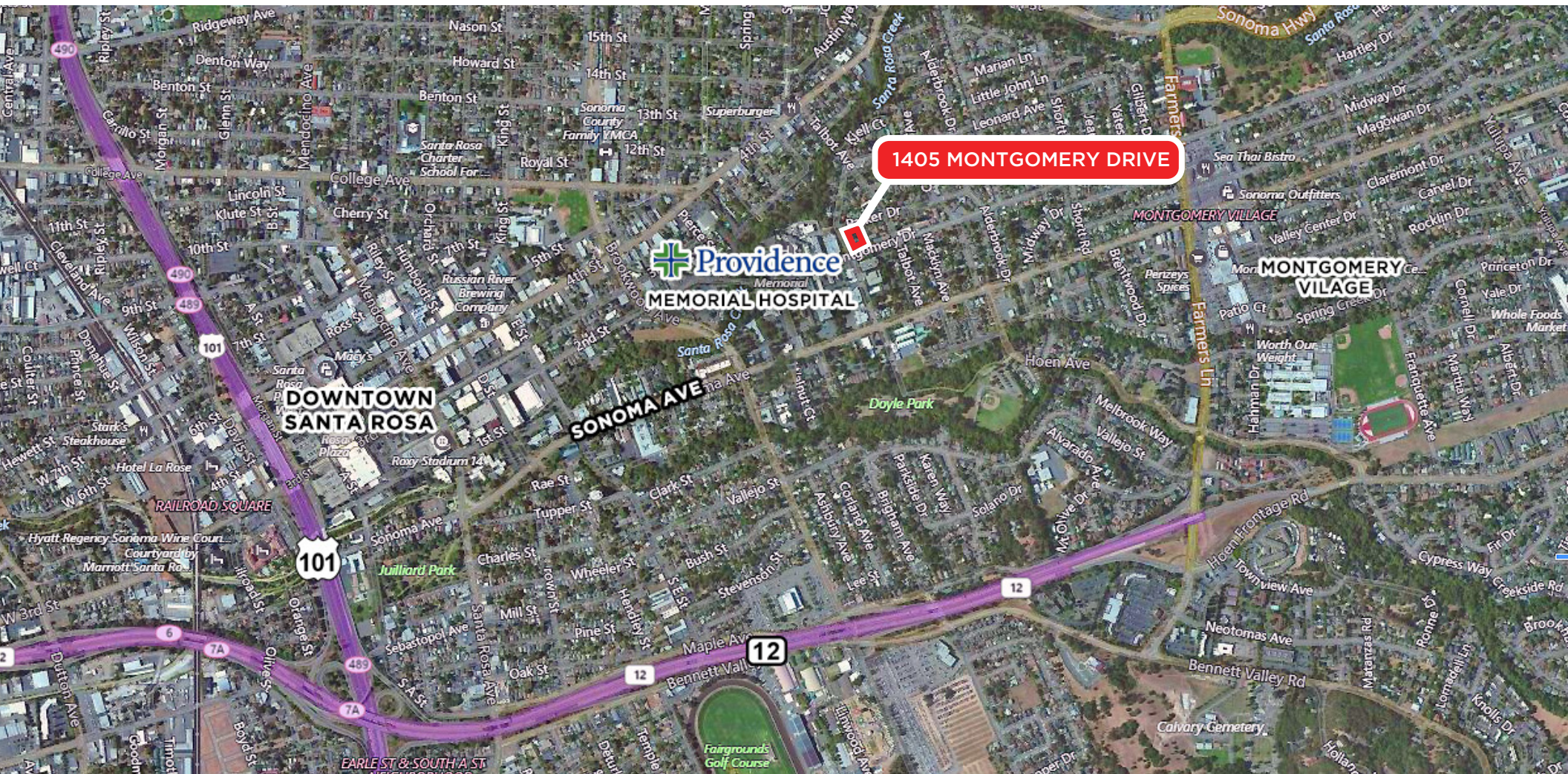


AERIAL LOCATION MAP



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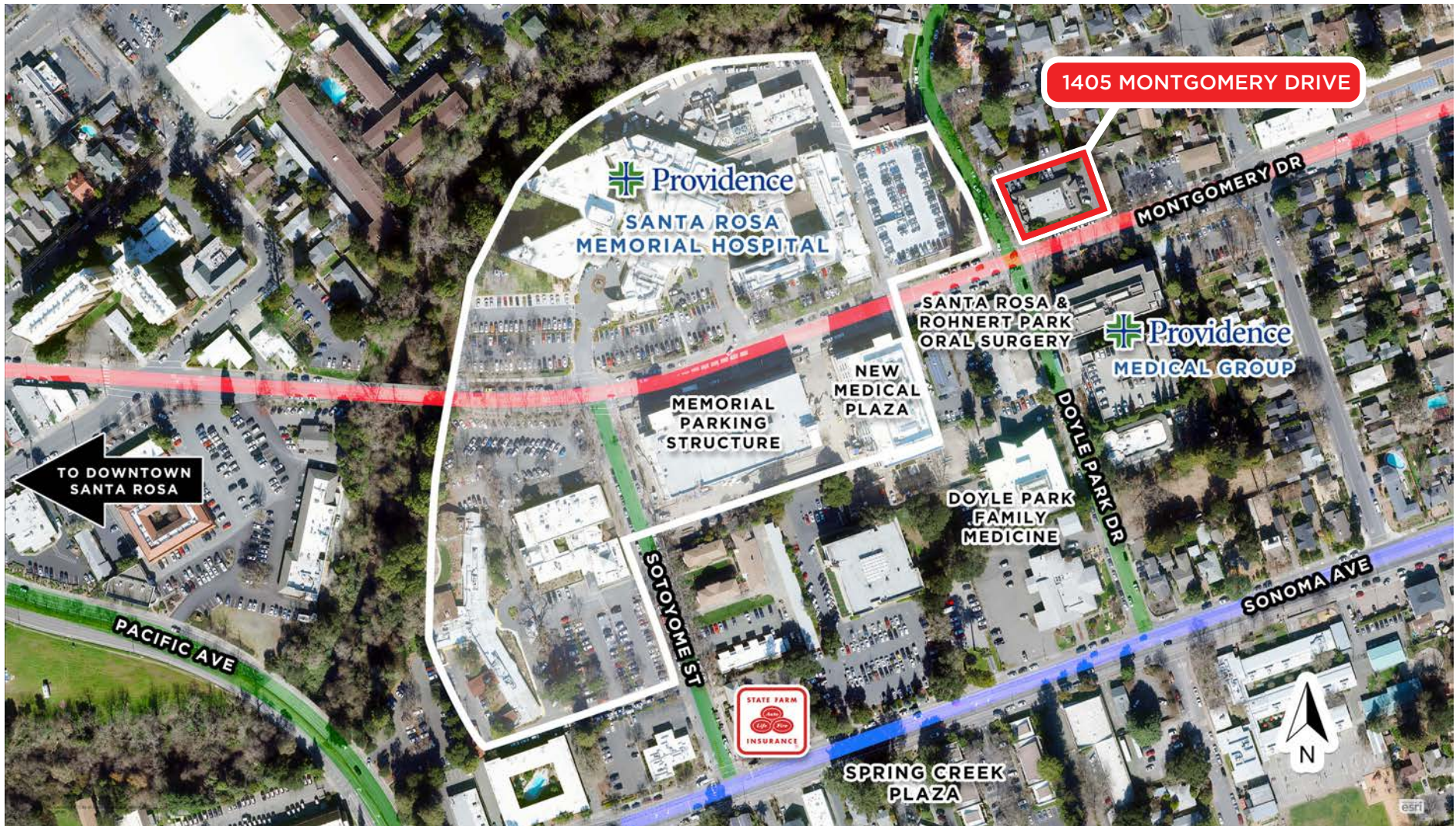


VICINITY MAP



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MARKET SUMMARY



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SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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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.



DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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