



Keegan & Coppin
COMPANY, INC.

FOR SUB-LEASE
OR ASSIGNMENT

2220 & 2232 NORTHPOINT PARKWAY
SANTA ROSA, CA

OFFICE FLEX SPACE AVAILABLE
FREE RENT PROMOTION

4

2220 2232

Go beyond broker.

PRESENTED BY:

MIKE FLITNER, PARTNER
LIC # 00840890 (707) 528-1400, EXT 239
MFLITNER@KEEGANCOPPIN.COM



PROPERTY DETAILS



2220 & 2232 NORTHPOINT PKWY.
SANTA ROSA, CA

OFFICE FLEX SPACE FOR SUB-LEASE OR ASSIGNMENT

FREE RENT PROMOTION

2220: FIRST 6 MONTHS FREE

2232: FIRST 3 MONTHS FREE

PROPERTY HIGHLIGHTS

2220: 2,823+/- SF Office Space - Corner suite suitable for medical use.

2232: 2,212+/- SF Office Space

Consisting of:

- 14'+/- Minimum clear height in the warehouse
- Located in the Northpoint Corporate Center in Southwest Santa Rosa
- Easy access to Highways 12 and 101

User Space: Office Flex
Business Park: Bldg 4 of Northpoint Corp. Center
Zoning: BP (Business Park)
Parking: 143 Spaces for the project
Total Bldg 4 SF: 18,500+/- sf

Lease Rate: 2220: \$1.71 psf Gross
2232: \$1.58 psf Gross
Lease Terms: Sub-lease or Assignment
2220: Term expires February 2029
2232: Term expires June 2026

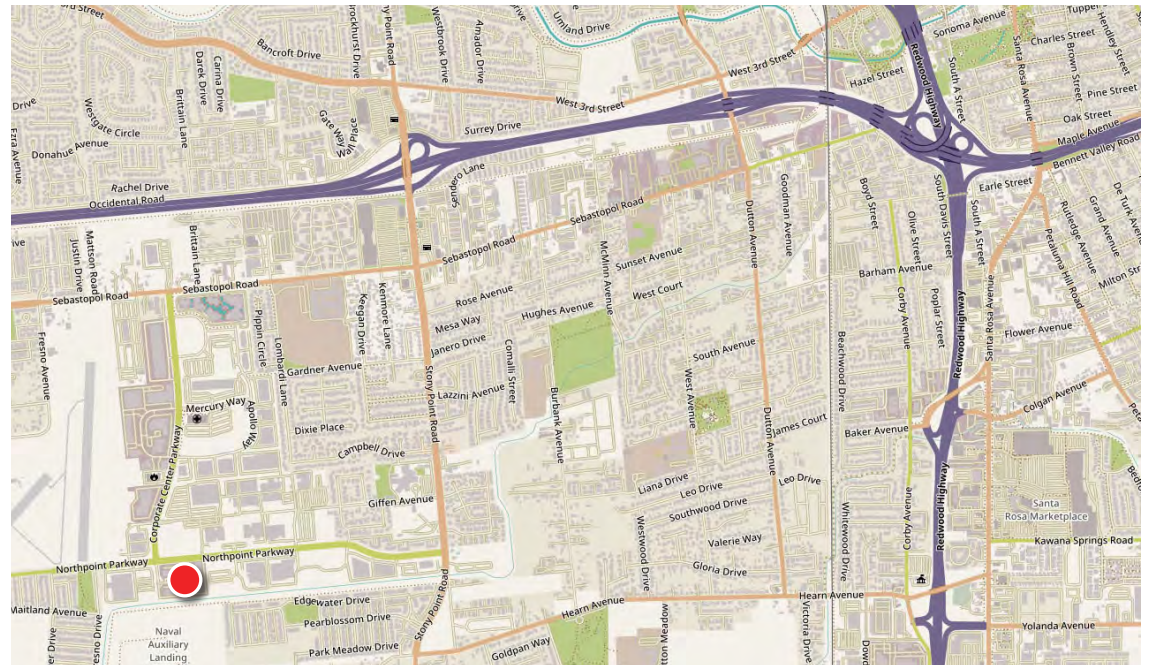
DESCRIPTION OF PREMISES

2220 Northpoint Parkway, was a former medical clinic space for Amy's Kitchen LLC

2232 Northpoint Parkway, is an office flex space with warehouse.

DESCRIPTION OF AREA

Campus setting with excellent location and easily accessible from Highway 12 and Highway 101. Just minutes from downtown Santa Rosa. Close proximity to public transportation, residential housing, retail stores, public schools, and various other amenities. Northpoint Corporate Center is home to many prominent firms such as Viavi Solutions, Amy's Kitchen, Sonic.net, Kaiser Permanente (MOB) and many more private and public firms.



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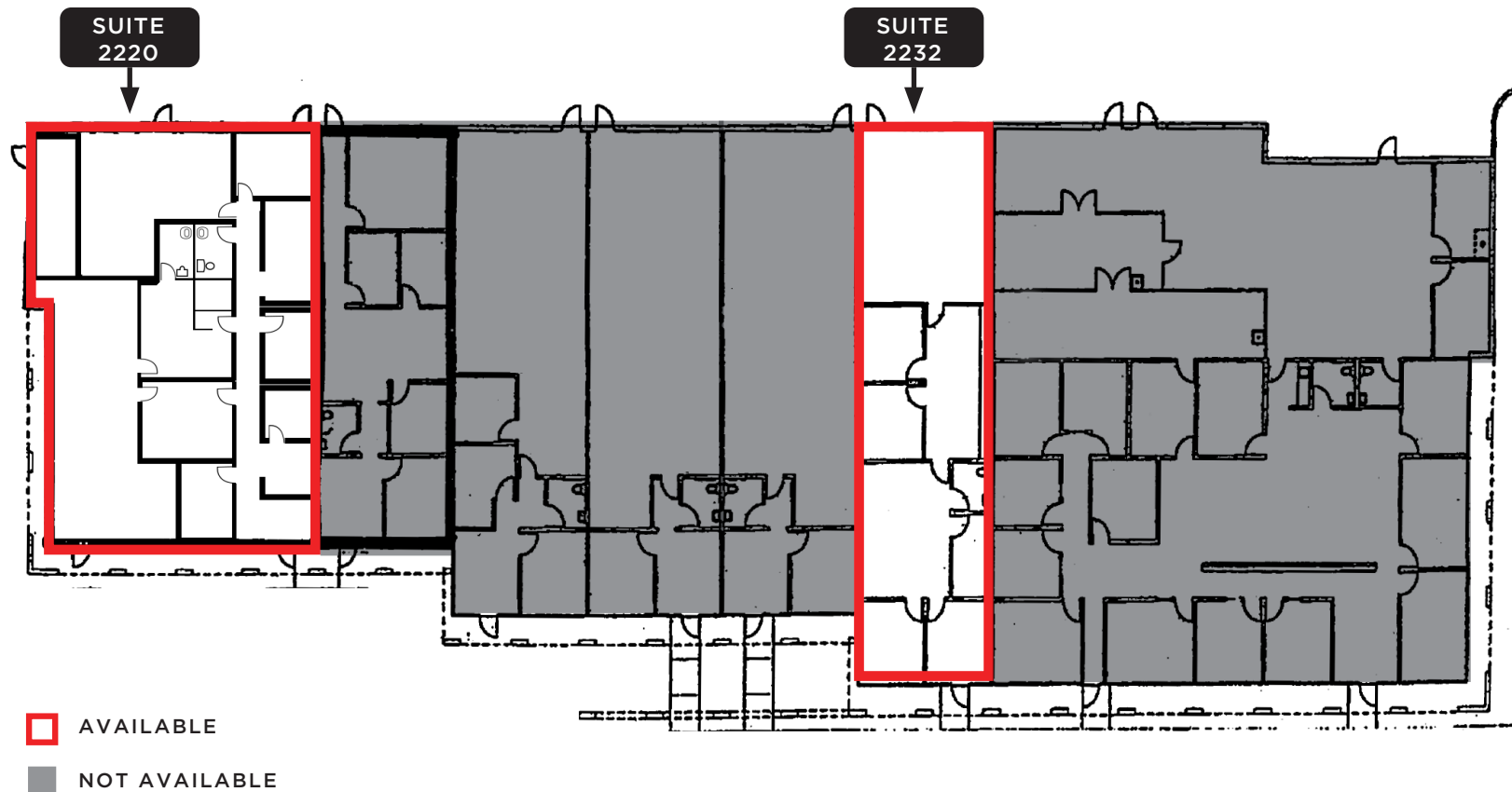


FLOOR PLAN



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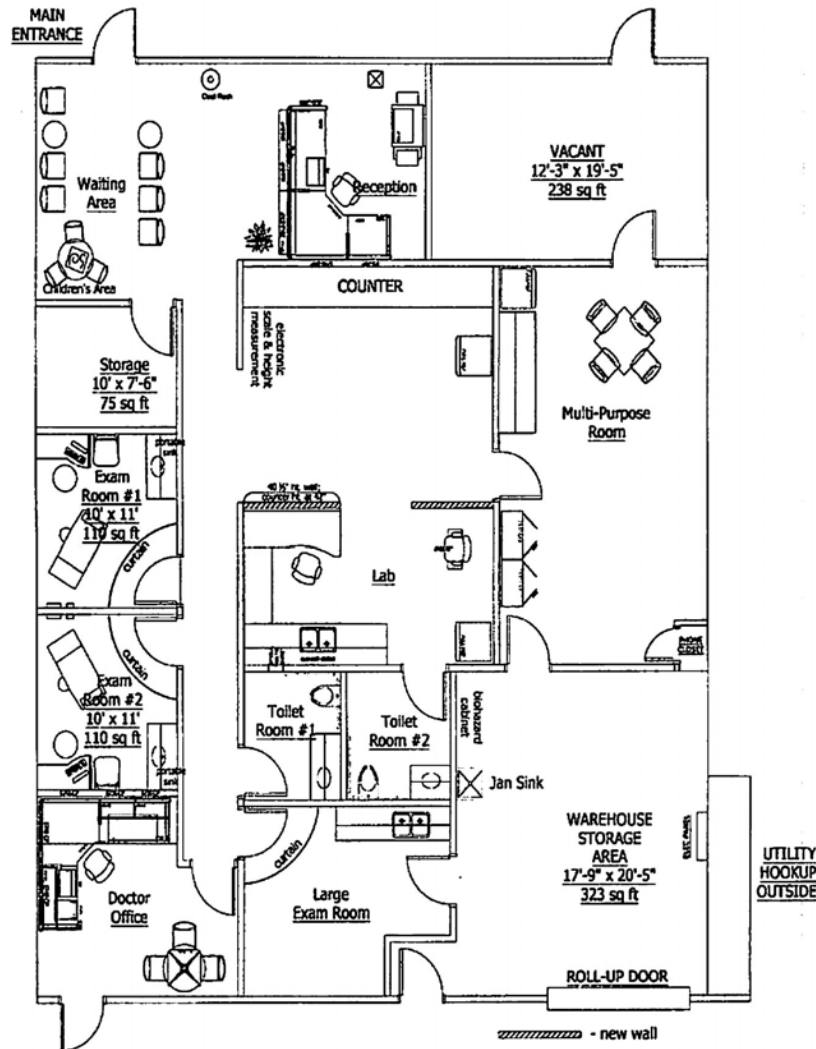
FLOOR PLAN

SUITE 2220



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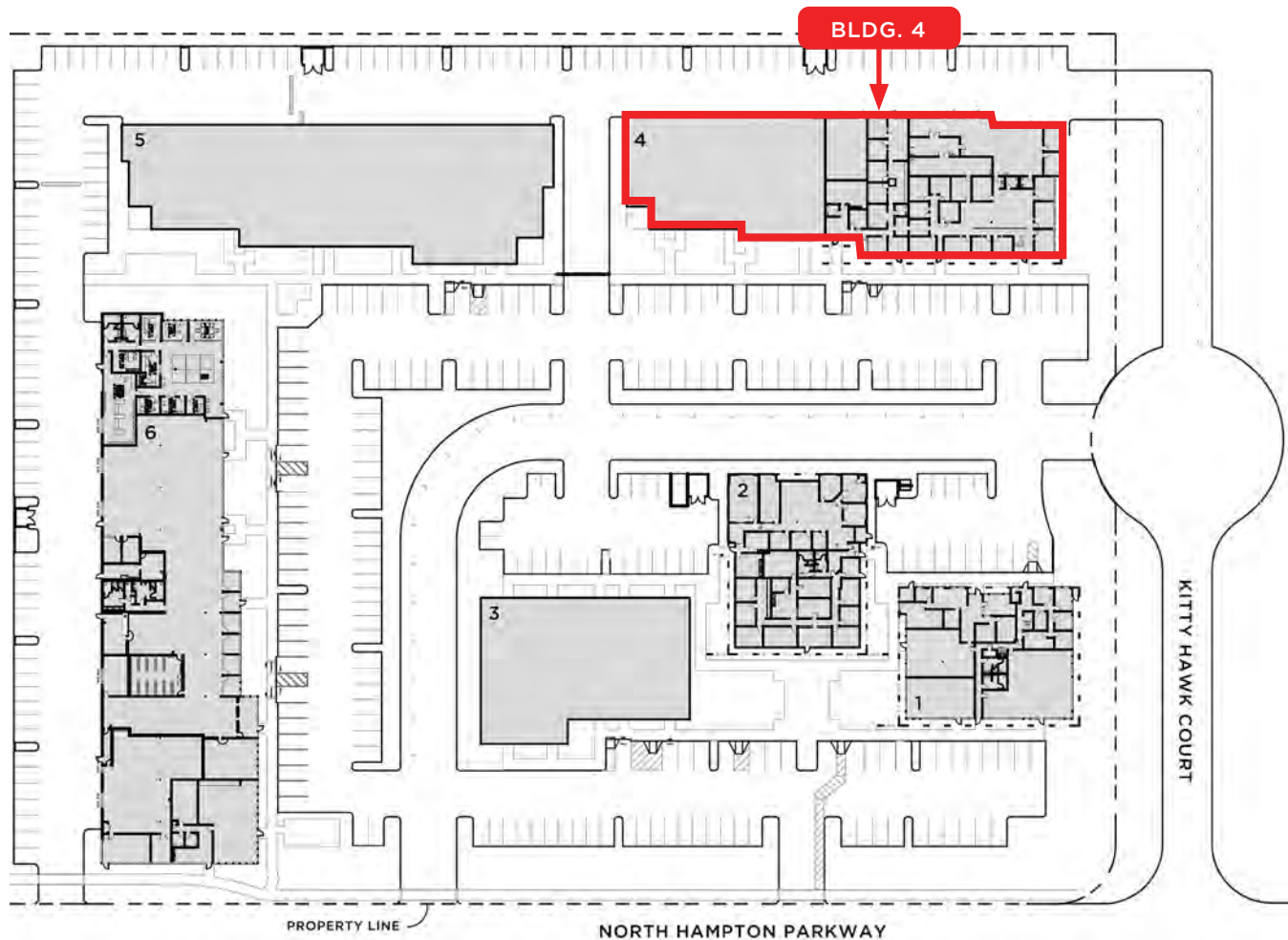


SITE PLAN



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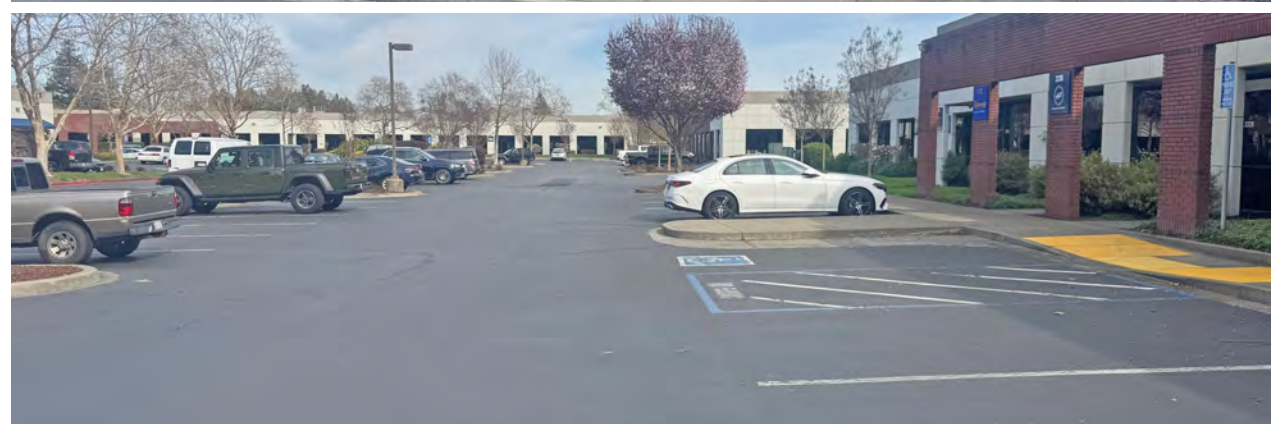


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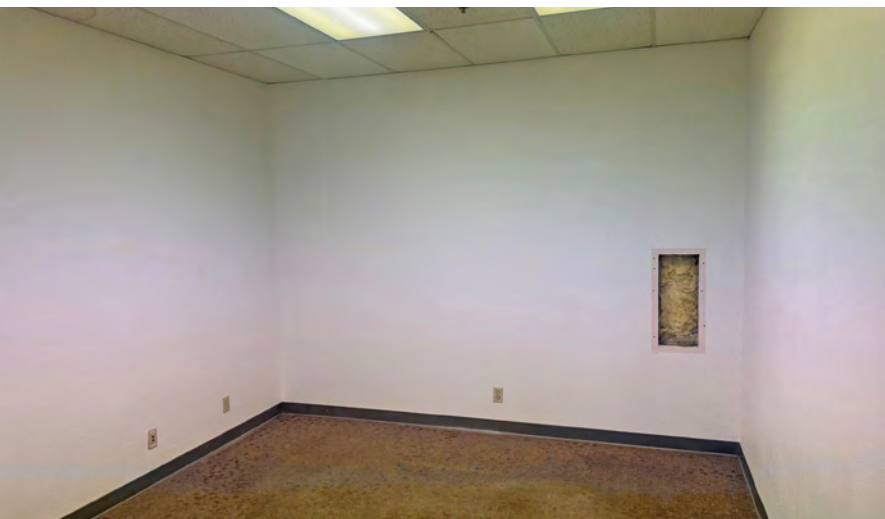


PROPERTY PHOTOS



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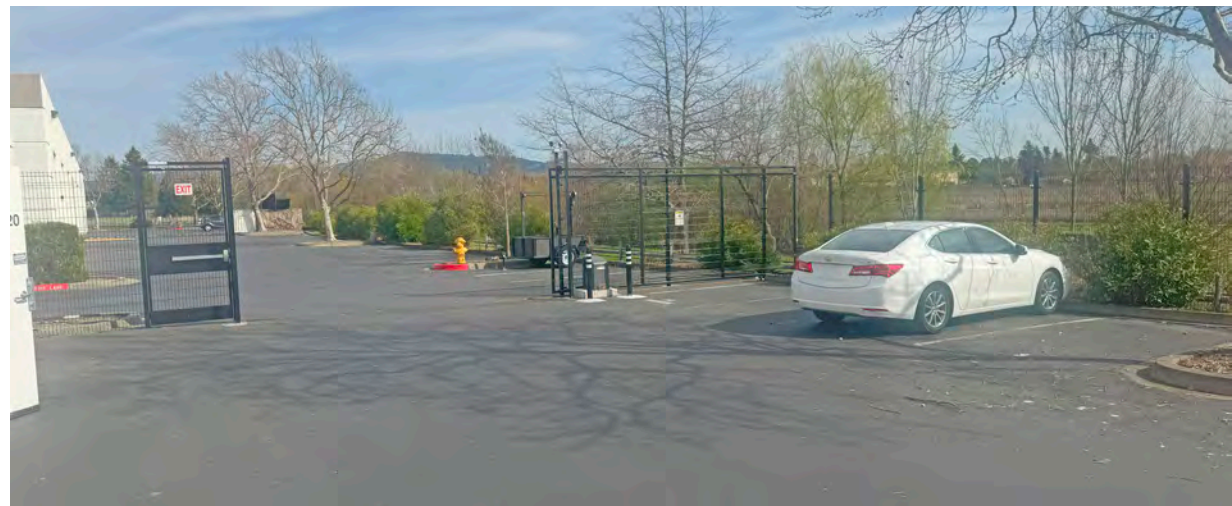
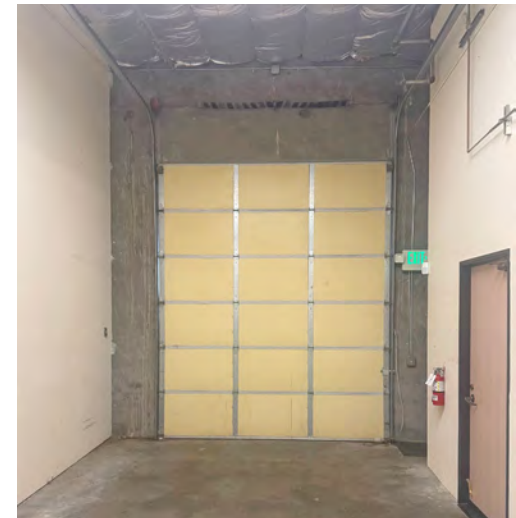


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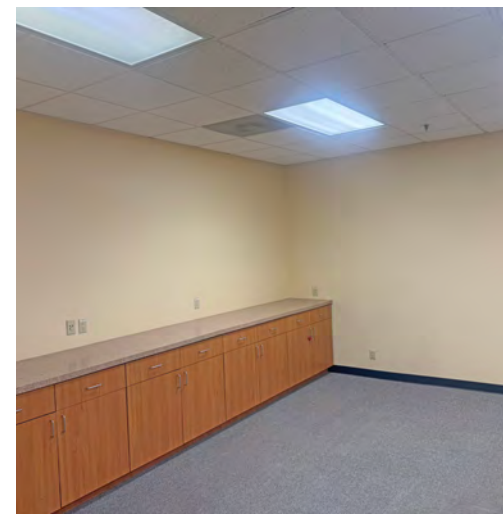
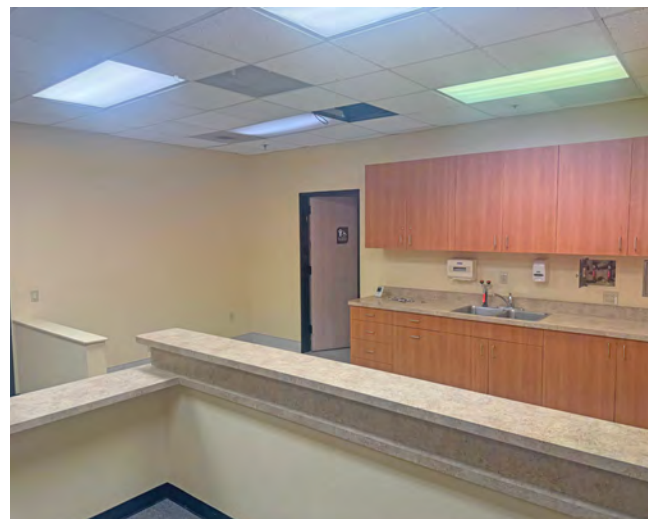


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AERIAL SITE MAP



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VICINITY MAP



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