



Keegan & Coppin
COMPANY, INC.

FOR SUB-LEASE

2800 CLEVELAND AVENUE
SANTA ROSA, CA

STATE-OF-THE-ART
MEDICAL/OFFICE SUITE
AVAILABLE NOW!



A Morpheus Medical Aesthetics
A2 Vesle Outdoor Advertising
B BC Engineering Group, Inc.
C Be the Change in Mental Health
D McDonald Leavitt Insurance Agency, Inc.
D2 VanDenburg Capital Management

2800

REPRESENTED BY:

ANNETTE COOPER
SENIOR REAL ESTATE ADVISOR
LIC # 00826250 (707) 528-1400, EXT. 257
ACOOOPER@KEEGANCOPPIN.COM

NATHAN FLYNN
AGENT
LIC # 02242483 (707) 528-1400, EXT. 773
NFLYNN@KEEGANCOPPIN.COM

Go beyond broker.



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PROPERTY DETAILS

PROPERTY HIGHLIGHTS

Beautifully Remodeled 3,600+/- SF Premier Medical/Office Suite - Available Now!

Step into a fully built-out, turn-key medical or professional office suite featuring modern finishes, updated systems, and an efficient layout. This space includes 2 entrances (Main Entrance & Staff Entrance), private treatment rooms, conference room, executive offices, reception, waiting area, and a fully equipped breakroom.

LVP flooring has been recently installed in key areas including restrooms, breakroom, and utility zones for durability and aesthetics.

- **Prime Location | Recently Renovated**
- Recently remodeled
- Full-service lease (utilities and janitorial included)
- Ideal for medical, wellness, or administrative uses
- Flexible layout with ample private offices and treatment rooms
- Available immediately

LEASE INFORMATION

Lease Rate

\$7,500/Month Full Service

Sublease through 2029 - Direct deal with landlord possible

Lease Term

Contact Annette or Nathan to schedule a tour or discuss terms!

AREA DESCRIPTION

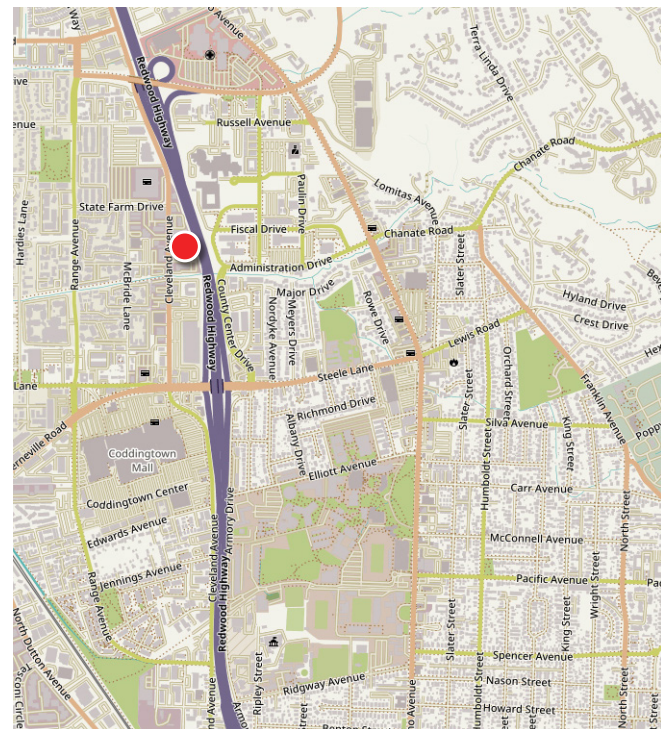
The area around 2800 Cleveland Avenue offers a vibrant commercial real estate landscape, with strong potential for retail, office, and mixed-use projects. Within close proximity to major shopping centers, and upcoming infrastructure enhancements make it an attractive choice for businesses looking for high visibility and convenient access in Santa Rosa.

NEARBY AMENITIES

- Santa Rosa Center
- Coddington Mall
- Cleveland Avenue Shopping Center

TRANSPORTATION ACCESS

- Easy access to Highway 101



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FLOOR PLAN



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PROPERTY PHOTOS



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VICINITY MAP



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