

# FOR SALE | 525 E. COTATI AVE

±5,720 SF BOUTIQUE OFFICE BUILDING | PREMIUM SPACE IN SONOMA COUNTY

COTATI, CA



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 **CUSHMAN &  
WAKEFIELD**



# BUILDING OVERVIEW

525 East Cotati Avenue provides an excellent opportunity for an Owner-User to acquire a high-identity office building at a price below current market rents. Updated in 2016, the current building layout is private office intensive, with conference rooms, kitchen, break room areas, abundant natural light, high ceilings, an attractive façade and fire sprinklers throughout. Additionally, the property benefits from reduced occupancy costs with solar panels and skylights. High-visibility and easy access on E Cotati Avenue, the property provides a very desirable location for employees and visitors located across the street from Oliver's Market, Starbucks, Cotati Chamber of Commerce, Post Office and ample food and service options. Walkable to the Cotati Hub and minutes from Highway 101.

Call for additional details and to schedule tours.

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Asking Price	\$1,250,000 (\$218 Price PSF)
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Building Size	± 5,720 SF
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Lot Size	± .53 Acres
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Stories	2 stories
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Year Built	1994
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Upgraded	2015/2016
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Parking	25 on-site spaces
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Parking Ratio	4.37/1,000 SF
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Zoning	CE - Commercial
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Skylights



Sprinkler System  
Throughout



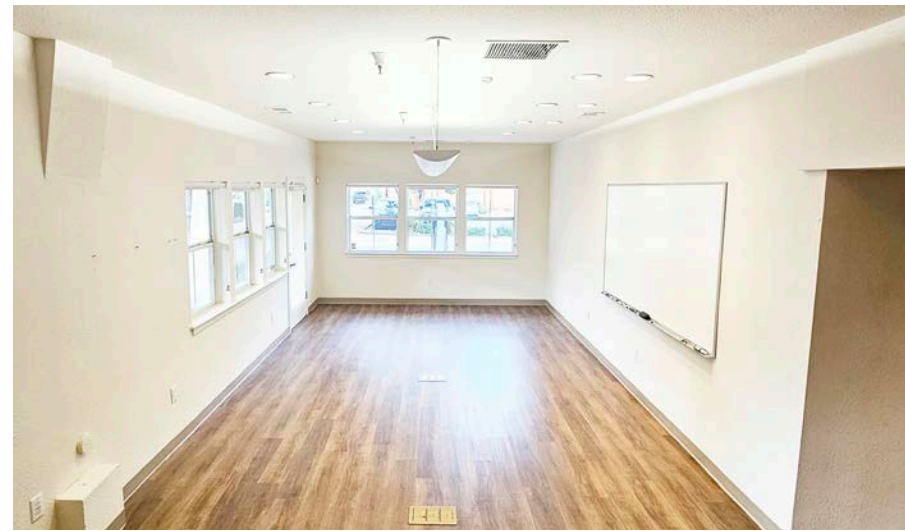
Breakroom/Kitchen Space



4 HVAC Units



Delivered Vacant





# HIGHLIGHTS



- Solar System



- EV Charging Station



- Skylights



- High Ceilings



- 26 Private Offices



- 4 HVAC Units with 8 Thermostats



- Utilities: 4 Electric Meters & 2 Gas Meters



- Walk Score 78 + Bike Score 65



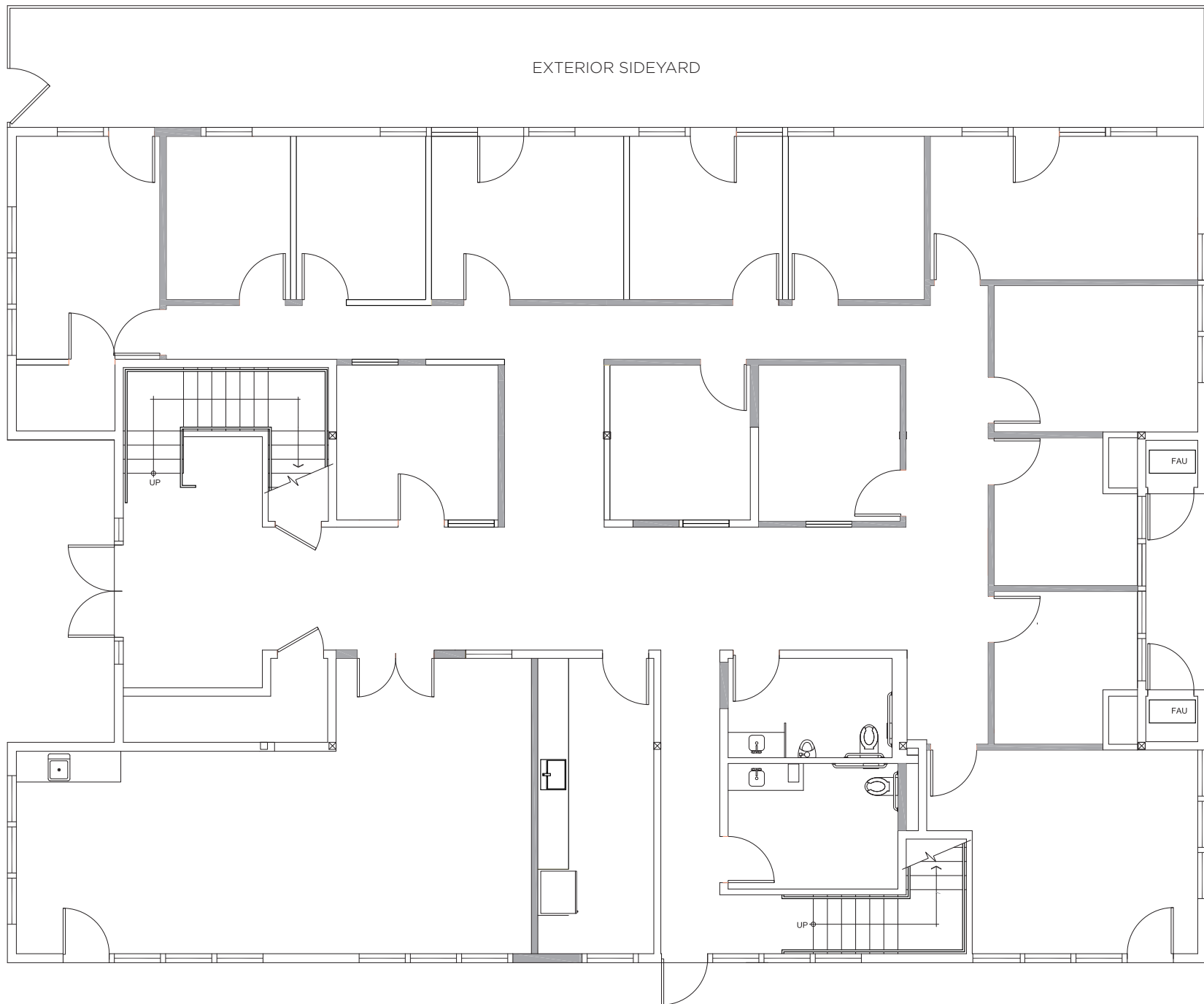


## PROPERTY PHOTOS





# FLOOR PLAN (1st FLOOR)



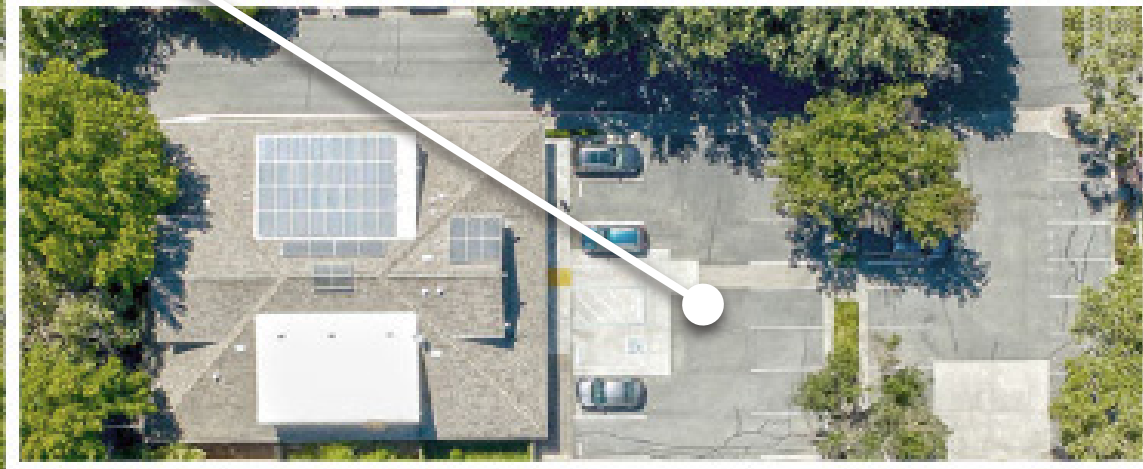
# FLOOR PLAN (2nd FLOOR)



# AERIAL PARCEL VIEW | APN 144-720-040



**AMPLE ON-SITE PARKING**



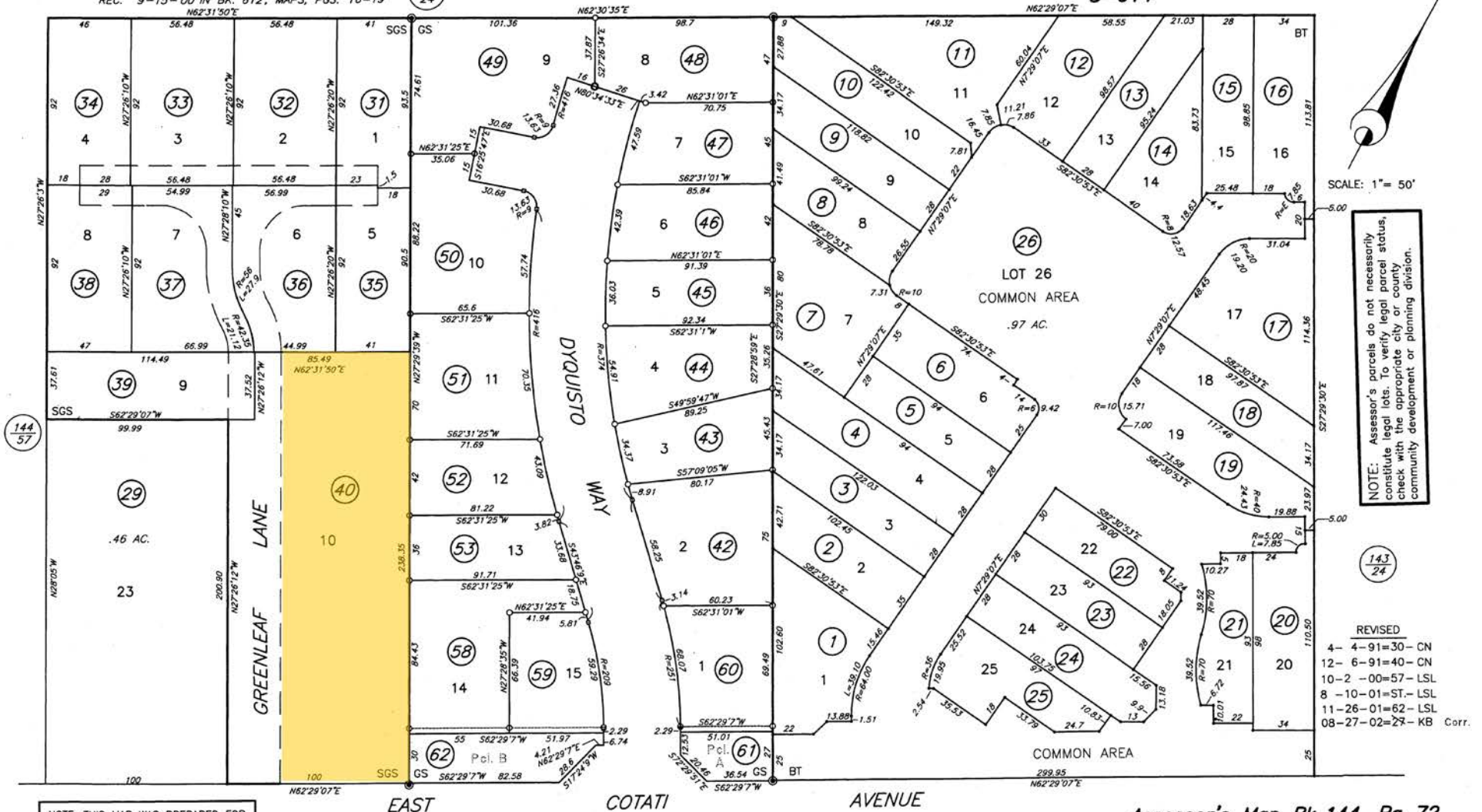
## GARDENGATE SUBDIVISION

REC. 9-15-00 IN BK. 612, MAPS, PGS. 16-19

## COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
8-014

144-72



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

**SYCAMORE GROVE SUBDIVISION**  
REC. 8-15-91 IN BK. 481, MAPS, PGS. 5-7

**BAYTREE TOWNHOMES P.U.D.**  
REC. 9-18-90 IN BK. 464, MAPS, PGS. 33-36

**Assessor's Map Bk. 144, Pg. 72**  
**Sonoma County, Calif.**  
DIG/KEY 1-3-91 LSL

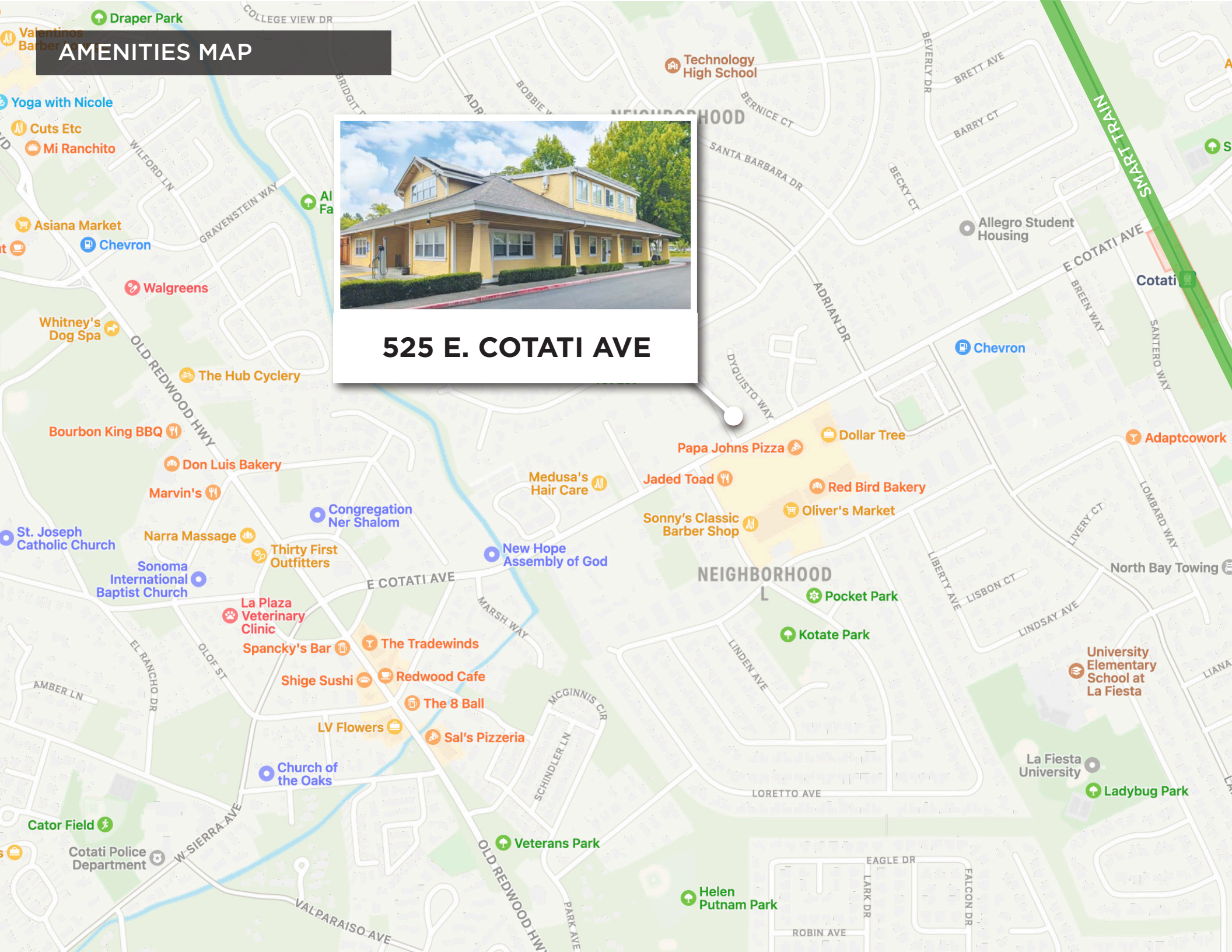
REVISED  
4-4-91=30-CN  
12-6-91=40-CN  
10-2-00=57-LSL  
8-10-01=ST-LSL  
11-26-01=62-LSL  
08-27-02=24-KB Corr.



# AMENITIES MAP



**525 E. COTATI AVE**







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