

FOR LEASE - SEBASTOPOL OFFICE SUITES

OFFICE BUILDING
FOR LEASE

7064 Corline Court
Sebastopol, CA 95472

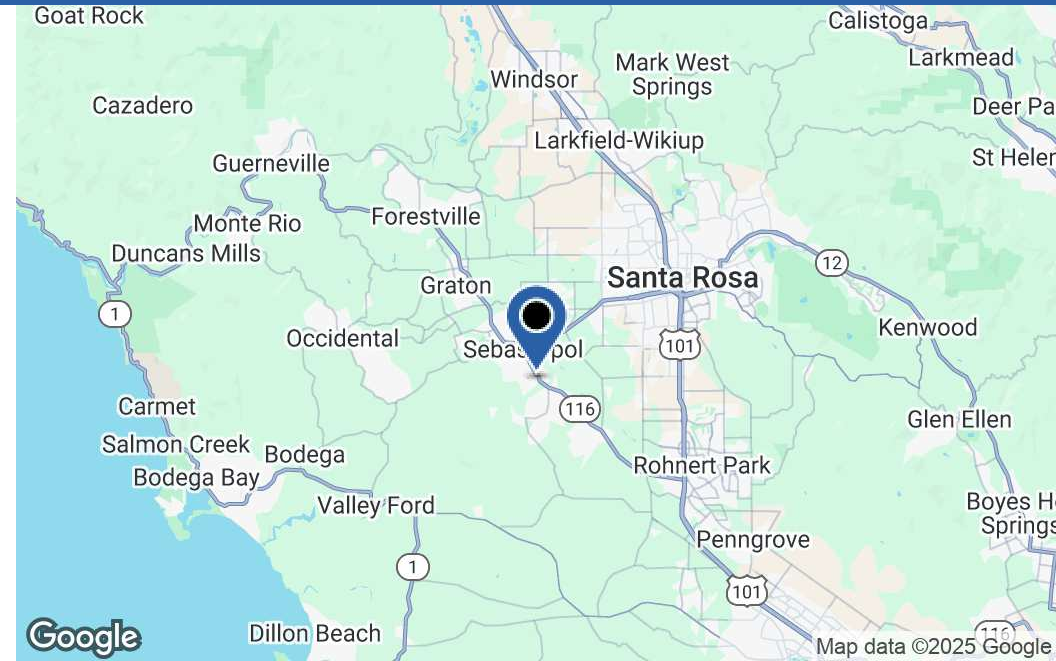


JD
Management Group Inc.

1301 S 46th Street
Richmond, CA 94804
+15108348030 x6
jdmginc.com

JONATHAN DAVIS
President
510.834.8030 x6
jonathan.davis@jdmginc.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

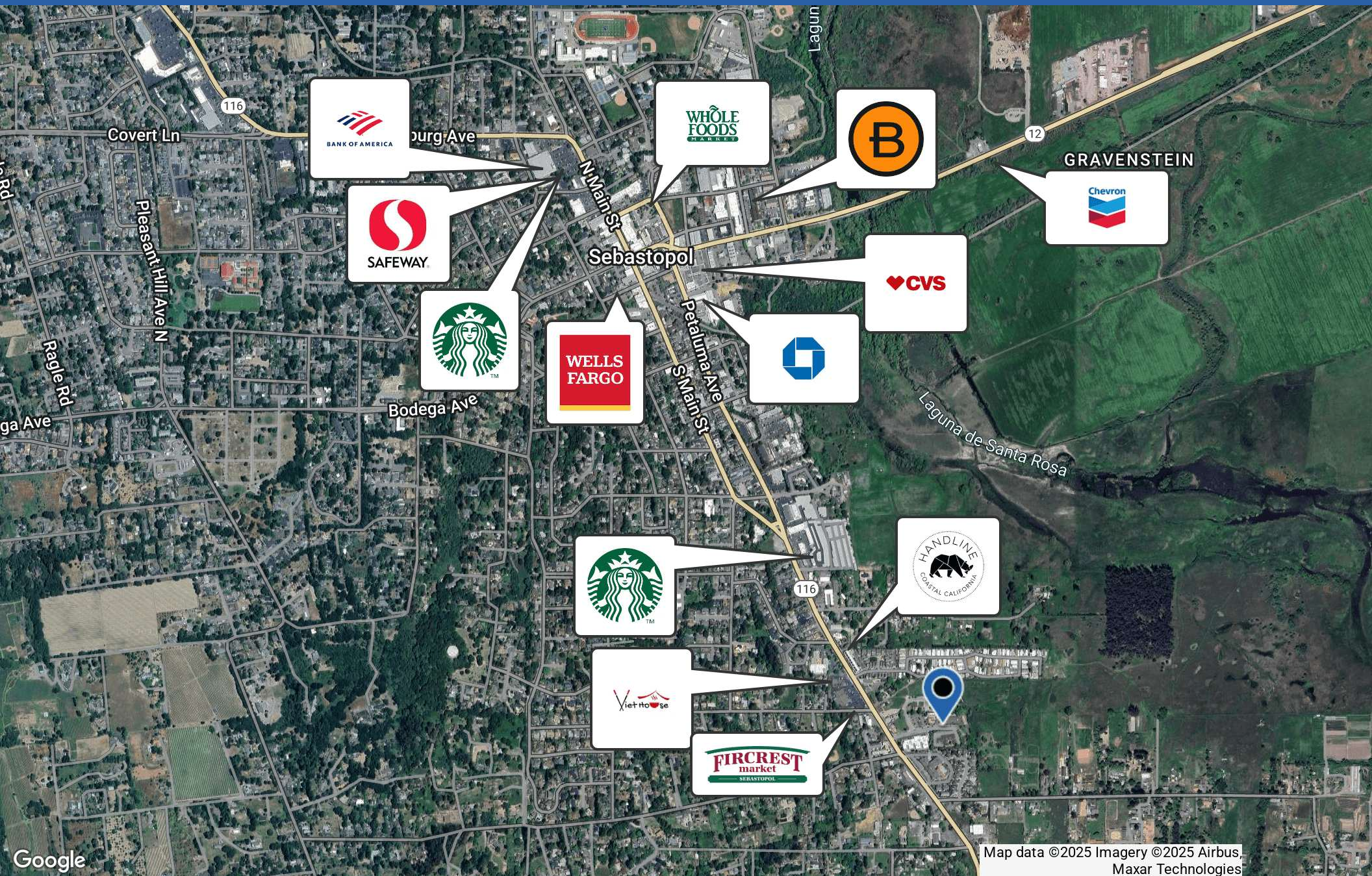
Situated on a quiet street, these professional offices provide ample parking and are adjacent to open space. Located near downtown Sebastopol and within close proximity to Sonoma West Medical Center.

PROPERTY HIGHLIGHTS

- Price: negotiable based on terms
- Scenic views of Laguna De Santa Rosa
- Medical use with fully plumbed exam rooms
- Well-designed lobby with large waiting room
- 3 bathrooms and kitchenette
- Large windows for natural light
- Ample parking for convenience



REGIONAL MAP



ADDITIONAL PHOTOS



LEASE SPACES

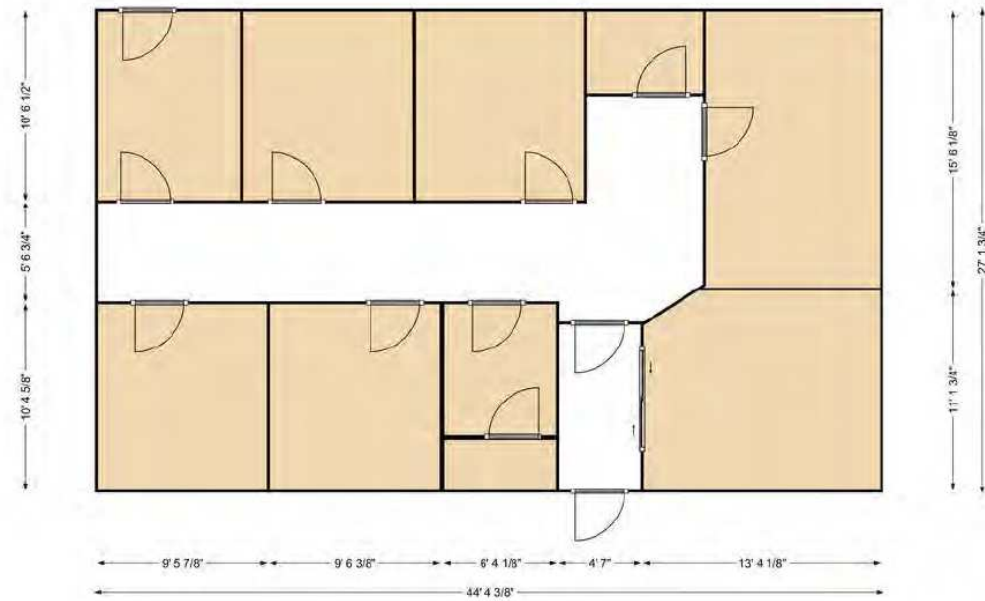
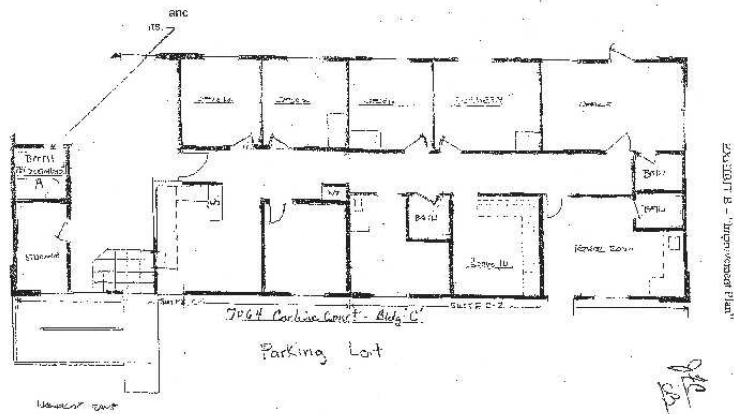
LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	793 - 2,448 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite C1-C2	Available	2,448 SF	Modified Gross	Negotiable	This multi-tenant office complex offers a comprehensive layout with a total of eight exam rooms and eight offices. The facility also includes three bathrooms, a welcoming lobby, and a convenient kitchenette, all encompassing around ±2,448 square feet
Suite D	Available	793 SF	Modified Gross	Negotiable	This space includes an open layout with a kitchenette and bathroom.

SITE PLANS

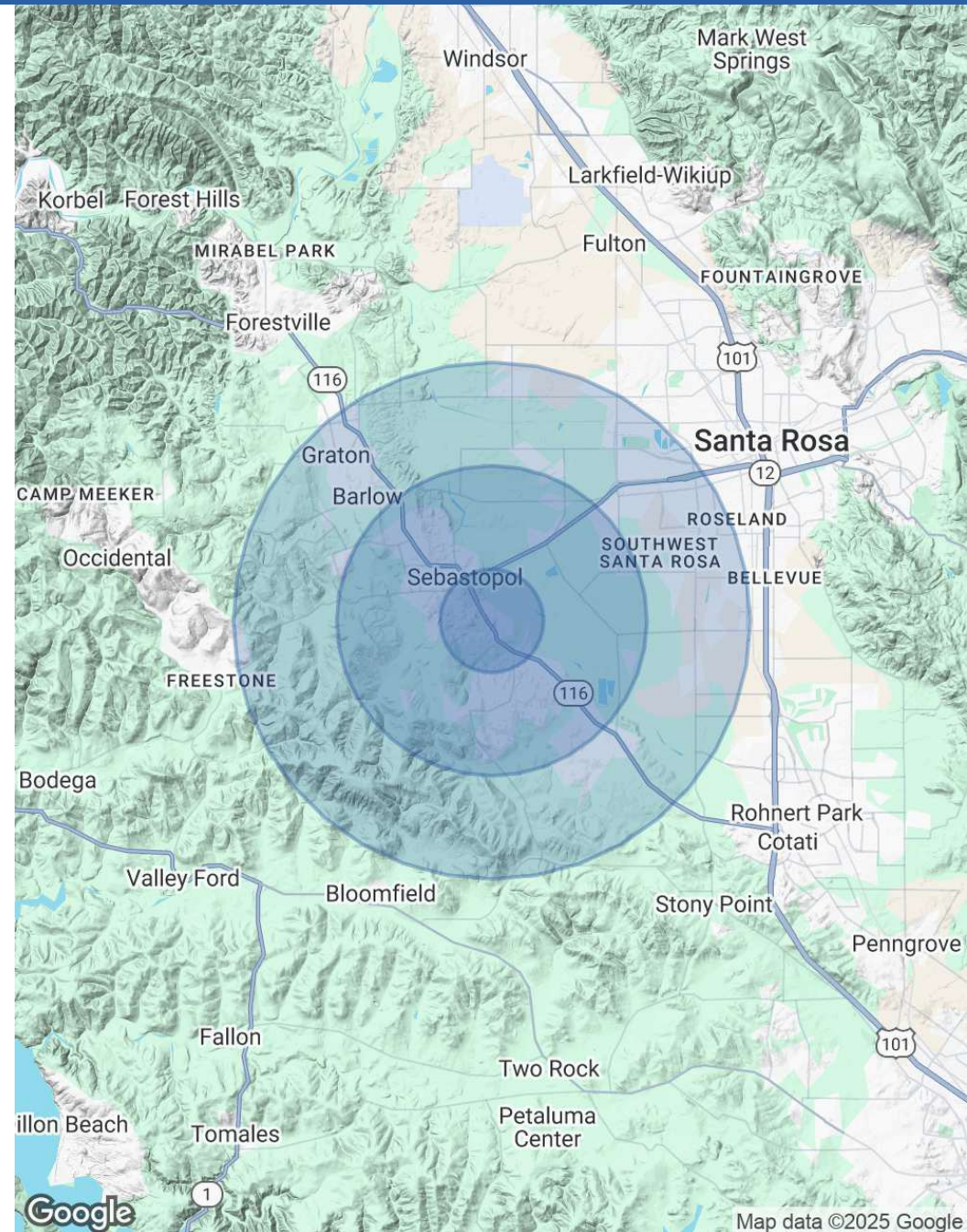


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,554	23,771	49,012
Average Age	45.6	43.4	42.3
Average Age (Male)	42.1	40.5	40.4
Average Age (Female)	48.1	45.4	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,477	9,447	18,682
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$89,545	\$86,641	\$86,264
Average House Value	\$631,412	\$602,185	\$574,827

2020 American Community Survey (ACS)



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EXCLUSIVELY MARKETING BY:

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