



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**3485 AIRWAY DRIVE  
UNITS A/B/F/G  
SANTA ROSA, CA**

**SHOWROOM/WAREHOUSE  
AVAILABLE**



Go beyond broker.

REPRESENTED BY:

**BRIAN KEEGAN, PARTNER**  
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## PROPERTY DETAILS

### PROPERTY HIGHLIGHTS

- Suite A/B Approx. 2,400 sf showroom/warehouse
- Suite F Approx. 1,092 sf warehouse\*
- Suite G Approx. 1,092 sf warehouse

\*Suite F will be available 12/1/25. Can be combined with Suite G.

### LEASE RATE

\$1.30 per sq ft Industrial Gross

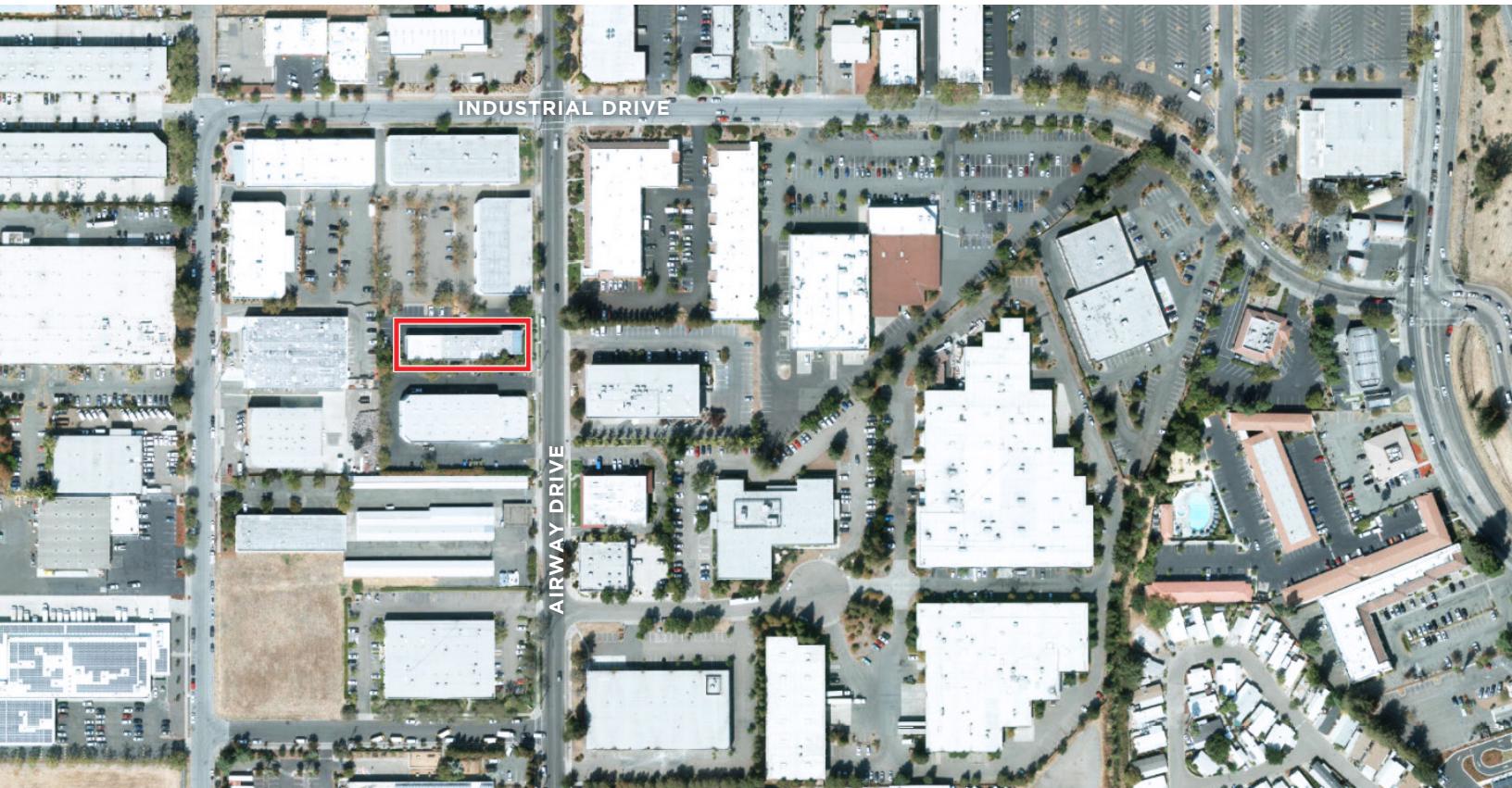
### LEASE TERM

No CAMs or pass though

### DESCRIPTION

Open showroom with large glass windows. The retail space has great lighting and street visibility. Private restroom and multiple rooms or storage closets.

Suite B is connected to Suite A but features a separate glass entry door. The warehouse space has a rollup door. Private carpeted office space with door leading upstairs to additional storage space. Suite G is 1,092+/- sf warehouse with a restroom and can be combined with Suite F which is also 1,092+/- sf.



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## PROPERTY PHOTOS



UNIT A/B



UNIT A/B



UNIT G



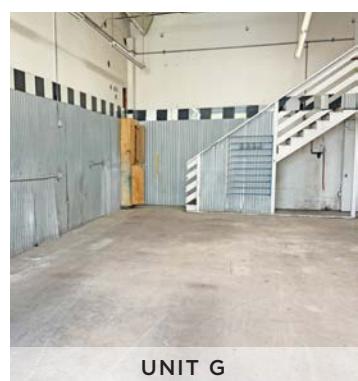
UNIT G



UNIT G



UNIT G



UNIT G

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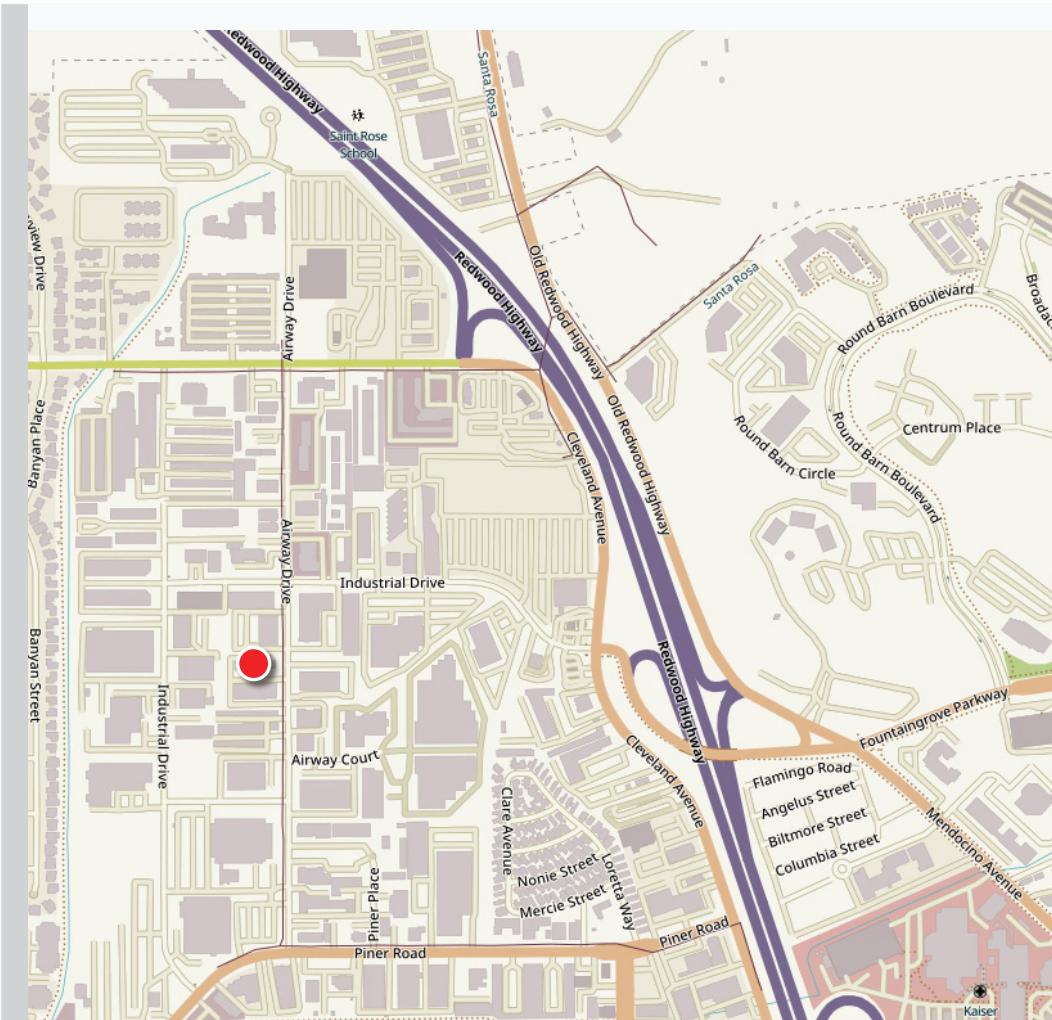
**SHOWROOM/  
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## AREA DESCRIPTION

### DESCRIPTION OF AREA

Easy access to Highway 101 off southbound Hopper Avenue exit or from south on Airway Drive.

Surrounding businesses include: Kohl's Department Store, Taco Bell, Applebee's, Starbucks, and several hotels.



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