



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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NATHAN FLYNN, AGENT
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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.

DESCRIPTION

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

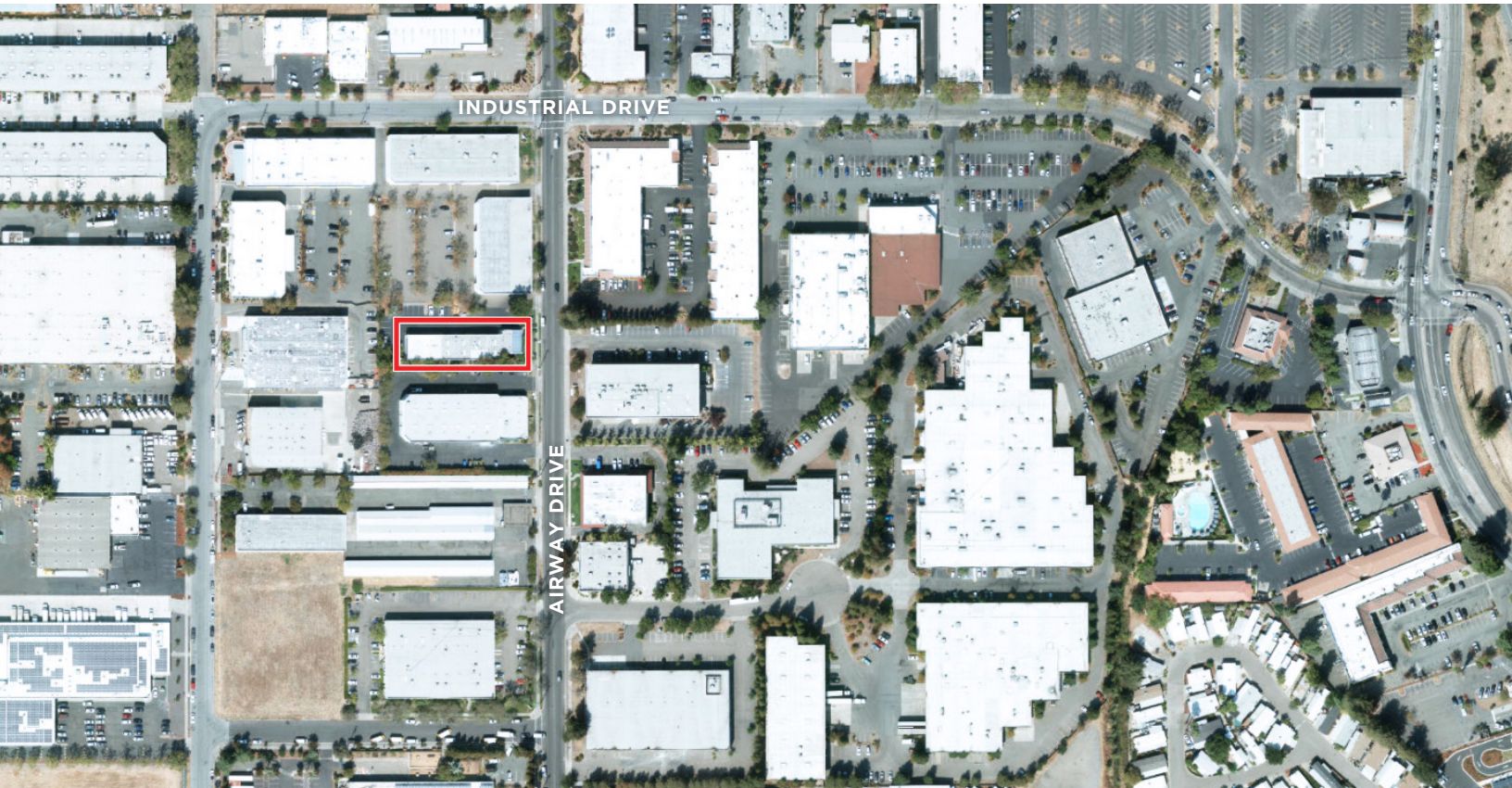
Suite B is connected to Suite A but features a separate glass entry door. The warehouse space has a rollup door. Private carpeted office space with door leading upstairs to additional storage space. Suite G is 1,092+/- sf warehouse with a restroom and can be combined with Suite F which is also 1,092+/-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

LEASE RATE

\$1.30 per sq ft Industrial Gross

LEASE TERM

No CAMs or pass through



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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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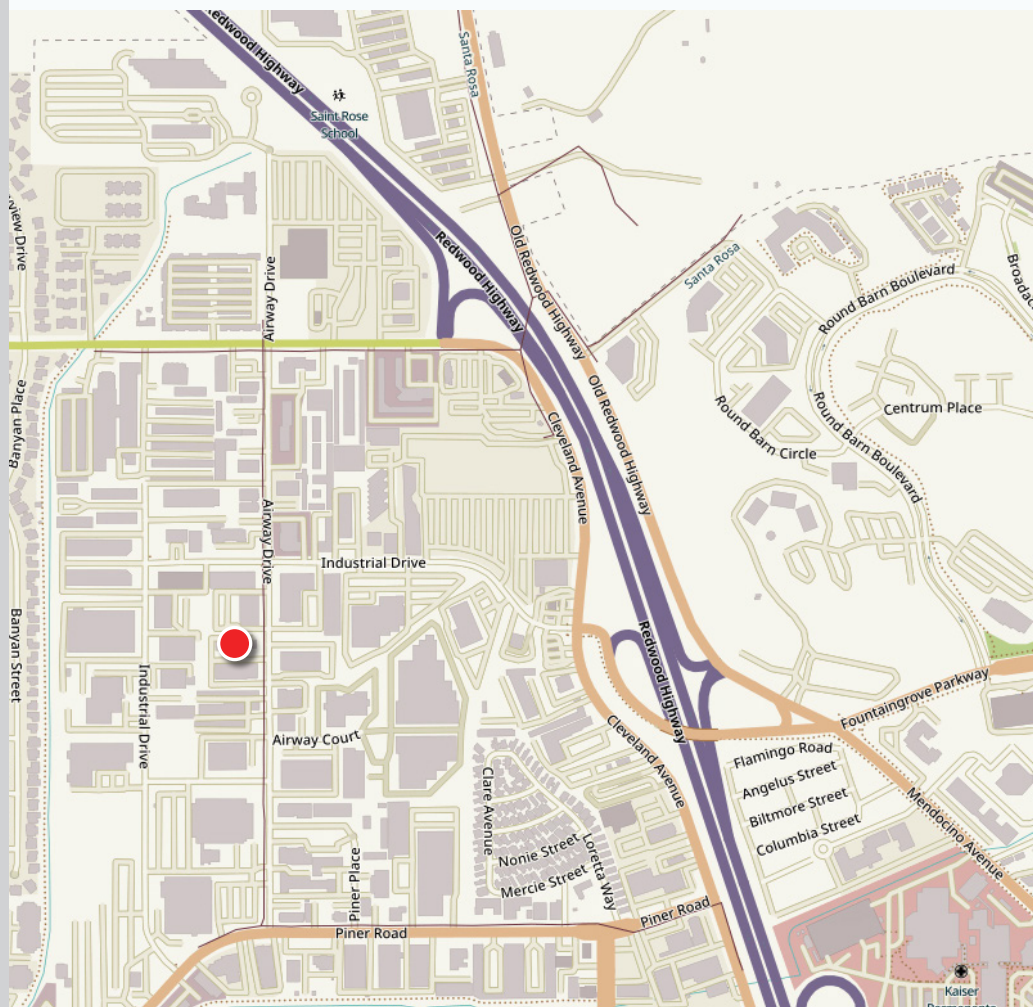
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AREA DESCRIPTION

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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