



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**822 COLLEGE AVENUE
SANTA ROSA, CA**

OFFICE SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

DOUG BRAIK, SENIOR REAL ESTATE AGENT
LIC # 00544642 (707) 528-1400, EXT 245
DBRAIK@KEEGANCOPPIN.COM



PROPERTY DETAILS



822 COLLEGE AVENUE
SANTA ROSA, CA

OFFICE SPACE FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- Very Clean, Neat and Bright
- Close to all amenities in downtown Santa Rosa
- Common area and kitchen, executive Suite D and adjoining suite
- On-site parking, Reserved

Space Available

- Suite D: 632+/- SF

Total Building SF

5,853+/- SF

Parking

On-site

Zoning

CO/Office

LEASE TERMS

Rate

Suite D: \$1.40 PSF Gross

DESCRIPTION OF PREMISES

Multi-tenant building with good identity, on-site parking and alley access. Open office space, work counter completely surrounding the office, excellent window line.

DESCRIPTION OF AREA

Excellent location on College Avenue with quick access to downtown and east side, 4th Street, etc.



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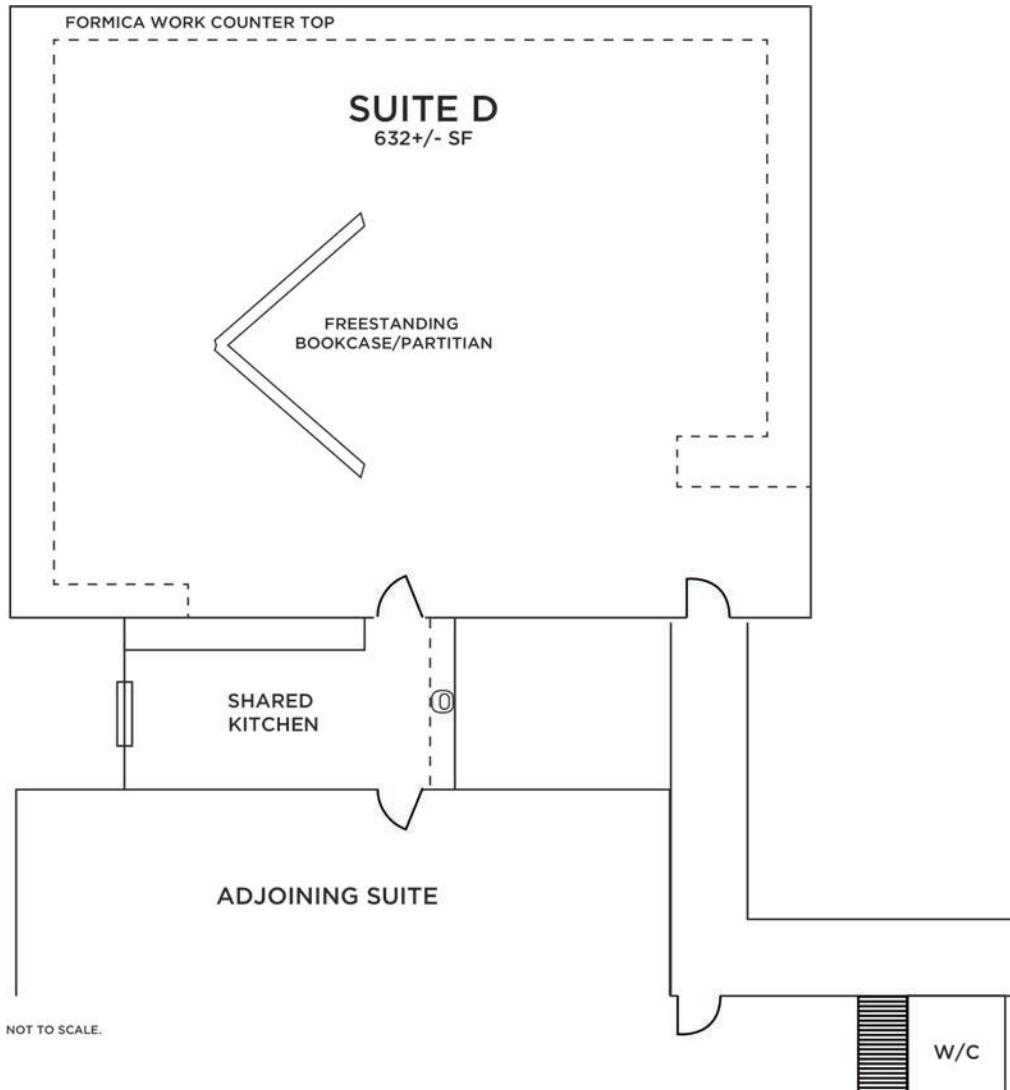


FLOOR PLAN



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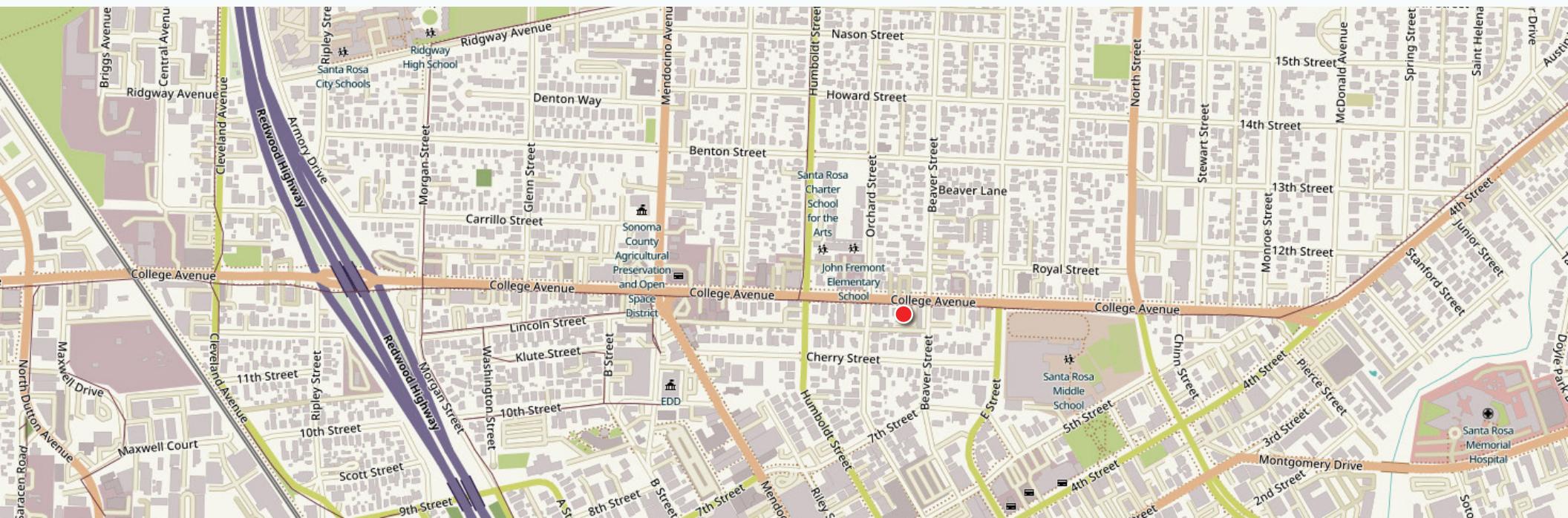


AREA DESCRIPTION



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DESCRIPTION OF AREA

Midtown Santa Rosa, situated close to the intersection of Beaver Street and College Avenue. High traffic count.

NEARBY AMENITIES

- Restaurants
- Shopping
- Close to Downtown Santa Rosa

TRANSPORTATION

ACCESS

- Easy access to Highway 101
- Public transportation

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PROPERTY PHOTOS

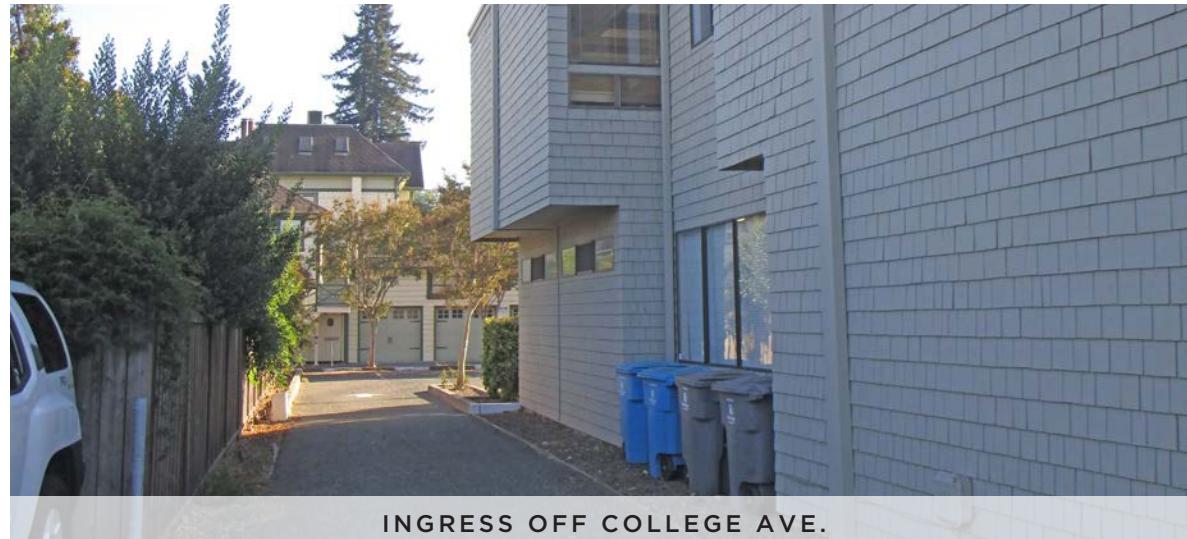


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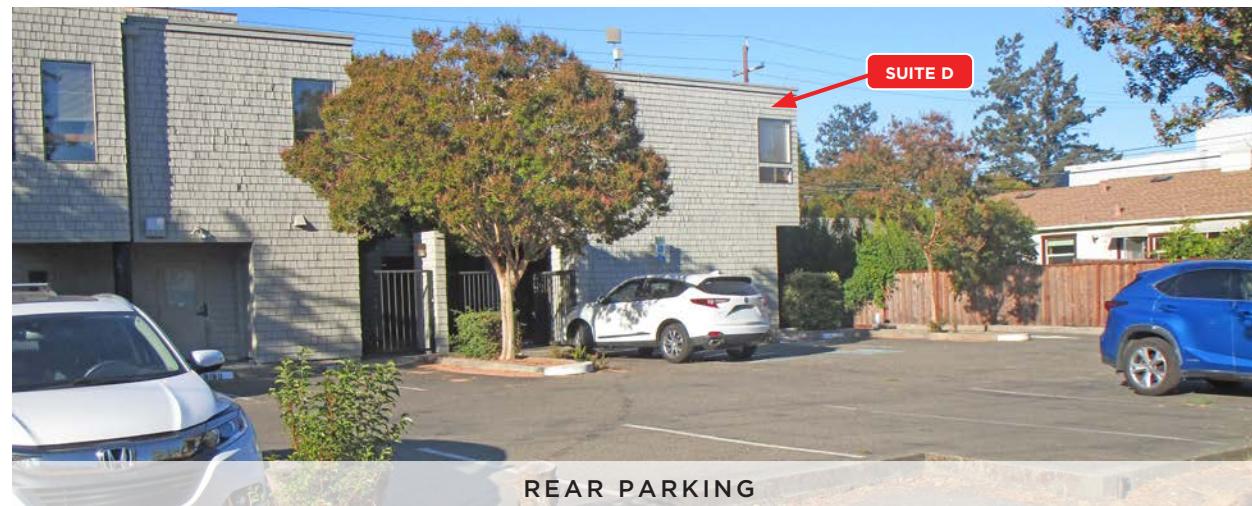
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SUITE D



INGRESS OFF COLLEGE AVE.



REAR PARKING

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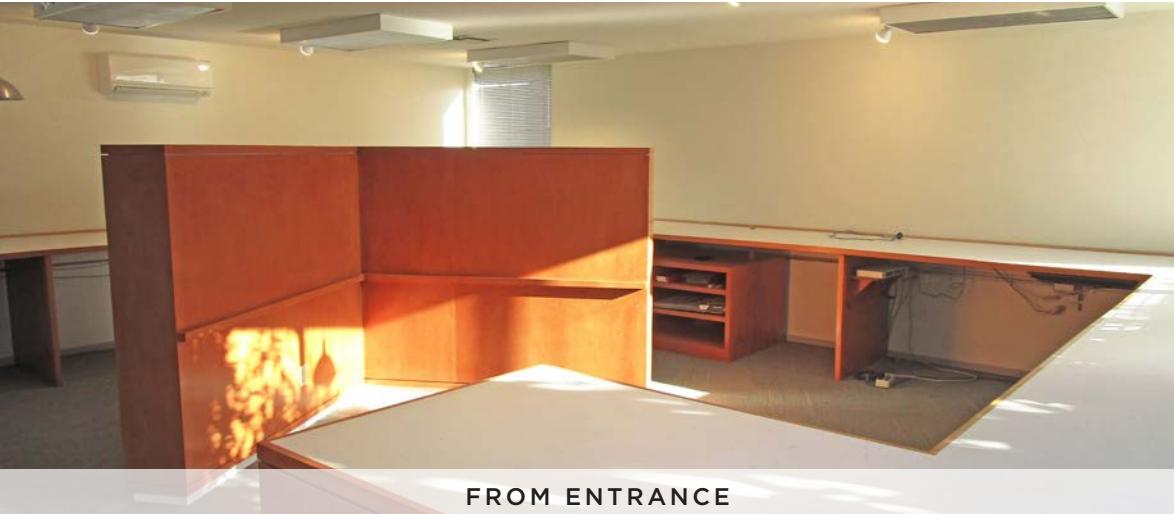


PROPERTY PHOTOS



822 COLLEGE AVENUE
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FROM ENTRANCE



ENTRANCE DOOR FROM THE HALLWAY



SHELVING AND COUNTER TOP



SHELVING DIVIDER



KITCHEN



COMMON REST ROOM

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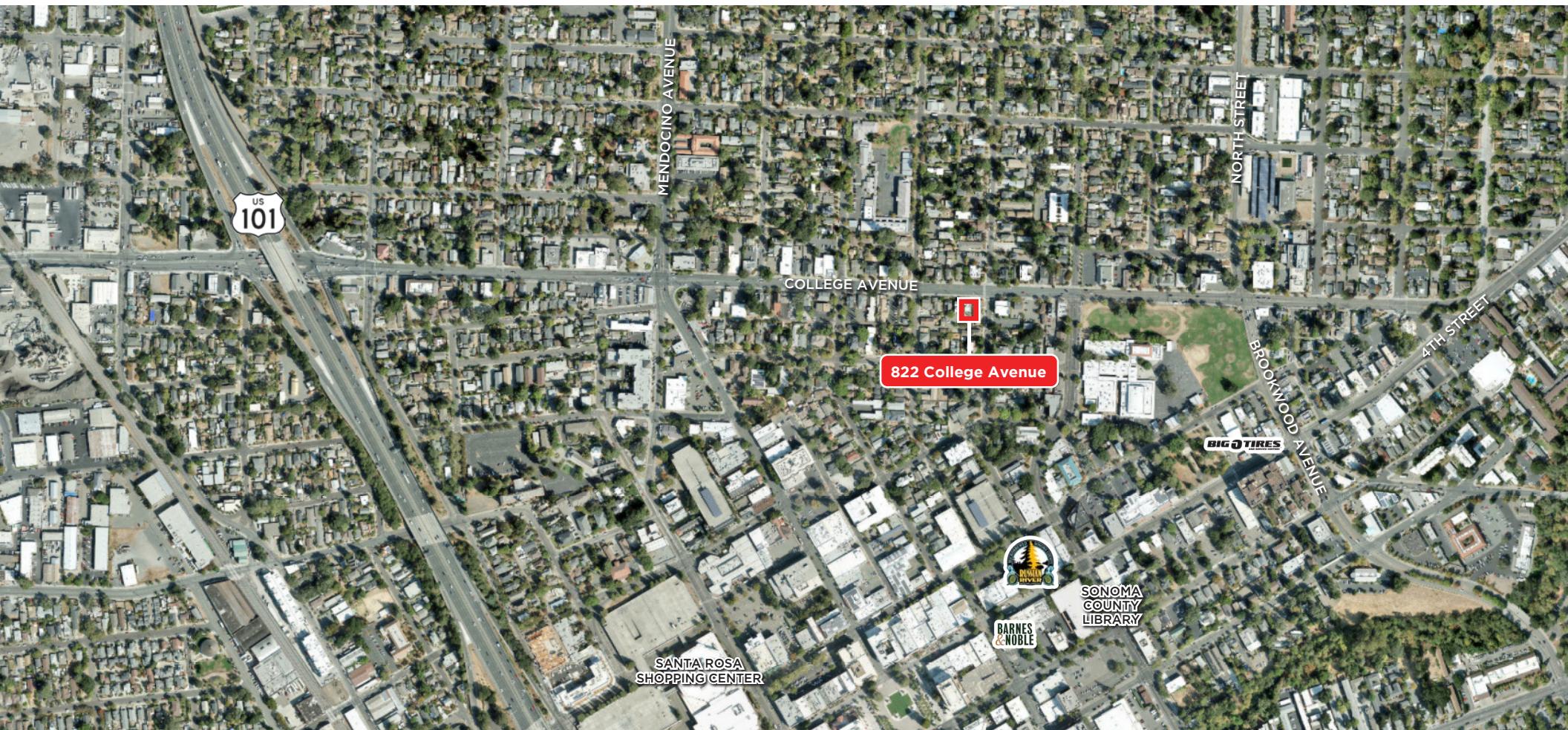


LOCATION MAP



822 COLLEGE AVENUE
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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
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