



Keegan & Coppin
COMPANY, INC.

FOR LEASE

2200 RANGE AVENUE
SANTA ROSA, CA

OFFICE SPACE AVAILABLE



RANGE AVE

W STEELE LN

Go beyond broker.

PRESENTED BY:

PETER BRICEÑO, SENIOR RE ADVISOR
LIC # 01885655 (707) 528-1400, EXT 255
PSBRICENO@KEEGANCOPPIN.COM



2200 RANGE AVENUE
SANTA ROSA, CA

OFFICE
SPACE FOR
LEASE

PROPERTY SUMMARY

FEATURES

- One Suite Available:
 - **SUITE 100:** 1,514+/- sf
 - **SUITE 104:** 860+/- sf
- Excellent Location at the Corner of Range Avenue and West Steele Lane
- Professionally Managed
- Elevator Served
- Abundant On-Site Parking
- Walking Distance to Coddington Mall's Restaurants and Shops
- Convenient Access to Public Transportation
- Can be combined for 1,955 SF

DESCRIPTION OF PREMISES - FEATURES

This elevator served modern two-story office building provides a professional office setting at the corner of Range Avenue and West Steele Lane. The building features abundant parking, key pad entry security, common area restrooms, and 24/7 access. Within close proximity to Guerneville Road Plaza and Coddington Mall, tenants are within walking distance to numerous restaurants, shops and services. Internet service providers are AT&T and Comcast.

DESCRIPTION OF LOCATION - AREA

Excellent location at the corner of Range Avenue and West Steele Lane. Within walking distance to Coddington Mall and other retail sites affording access to a variety of dining shopping and business services including Wholefoods Market, Starbucks, Bank of America, Staples, Chase Bank, Chipotle Grill and BJ's Restaurant. Parking is 3.5 per 1,000 square feet.

LEASE RATE

\$2.05 PSF FULLY SERVICED

LEASE TERMS

3-5 years

USER SPACE

Office

ZONING

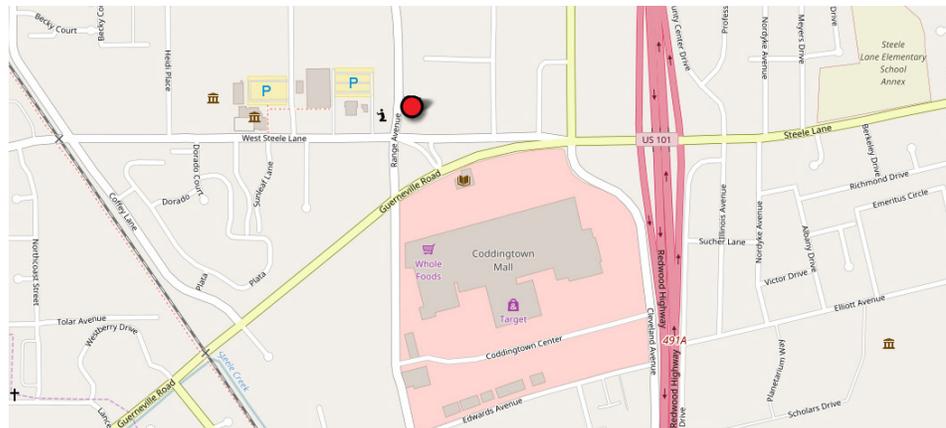
CG-SA - General Commercial Station Area

RENTABLE SPACE

1,514+/- rsf

TOTAL BUILDING SF

17,784+/- sf



PRESENTED BY:

PETER BRICEÑO, SENIOR RE ADVISOR
KEEGAN & COPPIN CO., INC.
 LIC #01885655 (707) 528-1400 EXT 255
 PBRICENO@KEEGANCOPPIN.COM

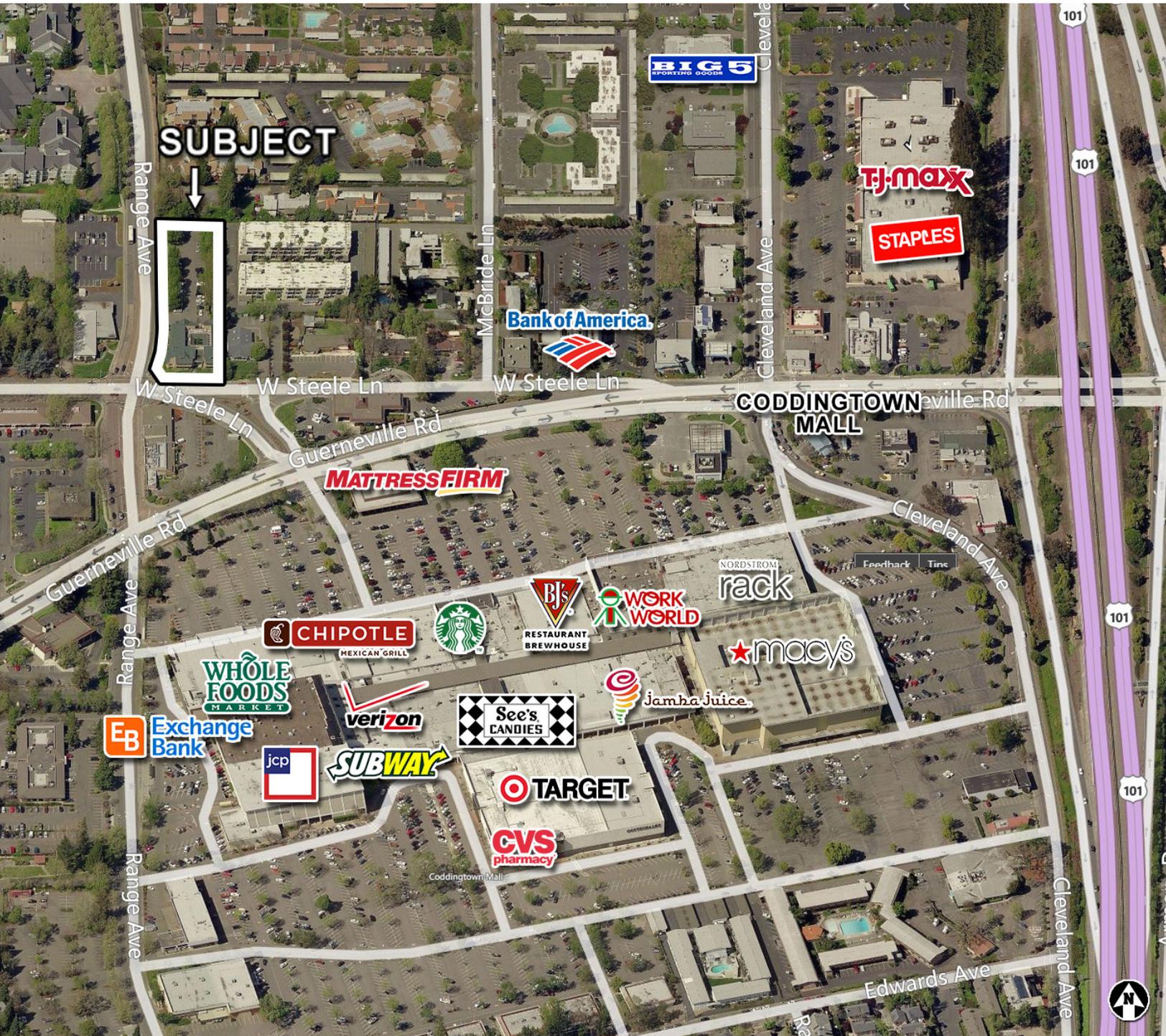
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



2200 RANGE AVENUE
SANTA ROSA, CA

OFFICE
SPACE FOR
LEASE

AERIAL MAP



PRESENTED BY: PETER BRICEÑO, SENIOR RE ADVISOR
KEEGAN & COPPIN CO., INC.
LIC #01885655 (707) 528-1400 EXT 255
PBRICENO@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



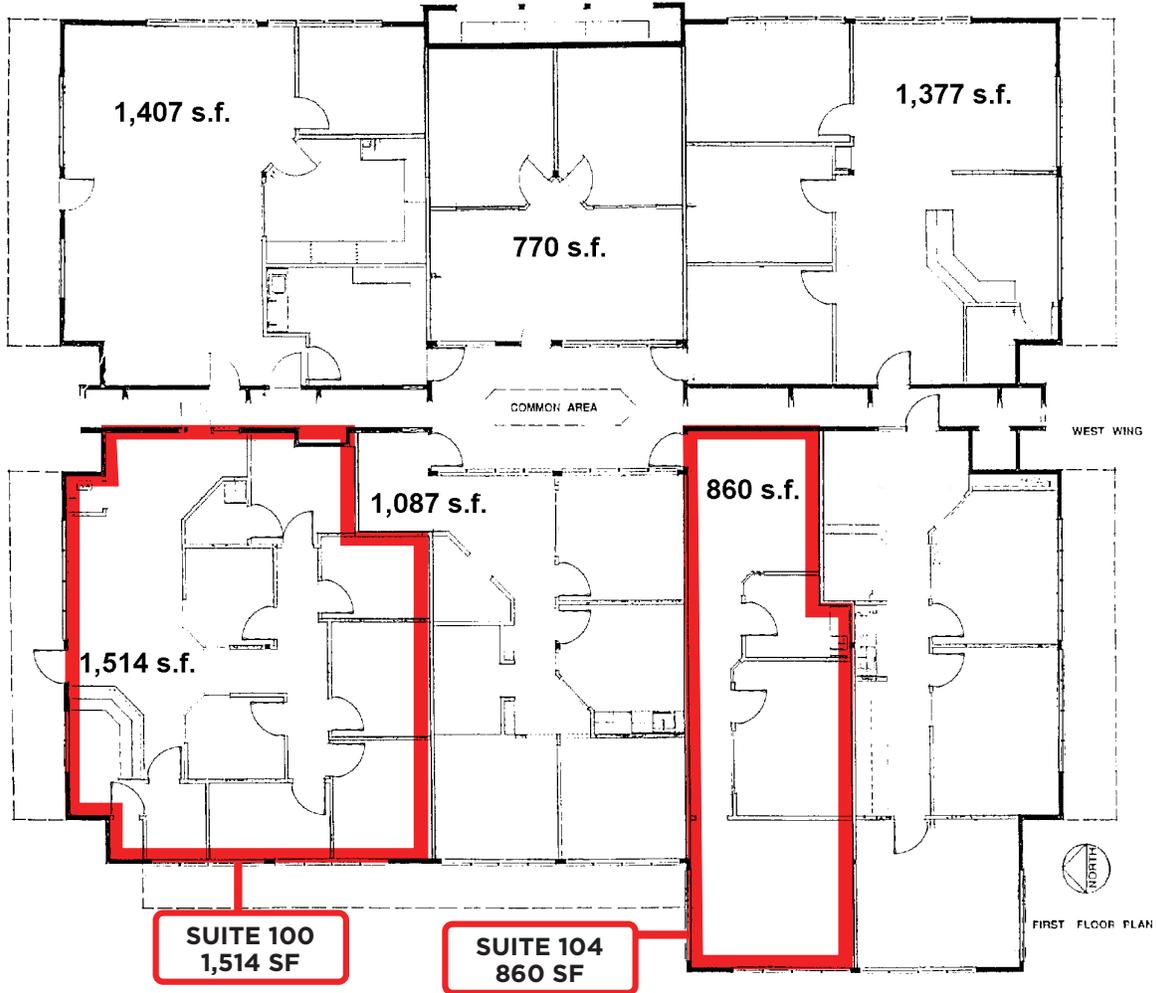
Keegan & Coppin
COMPANY, INC.



2200 RANGE AVENUE
SANTA ROSA, CA

OFFICE
SPACE FOR
LEASE

FIRST FLOOR PLAN



PRESENTED BY:

PETER BRICEÑO, SENIOR RE ADVISOR
KEEGAN & COPPIN CO., INC.
LIC #01885655 (707) 528-1400 EXT 255
PBRICENO@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



LOCATION AERIAL



2200 RANGE AVENUE
SANTA ROSA, CA

OFFICE
SPACE FOR
LEASE



Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

PRESENTED BY:

PETER BRICEÑO, SENIOR RE ADVISOR
LIC # 01885655 (707) 528-1400, EXT 255
PBRICENO@KEEGANCOPPIN.COM

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.