

Subject Property



150 North Street
HEALDSBURG CA 95448

150 N Street -

COMPLETE HIGHLIGHTS



Location Information

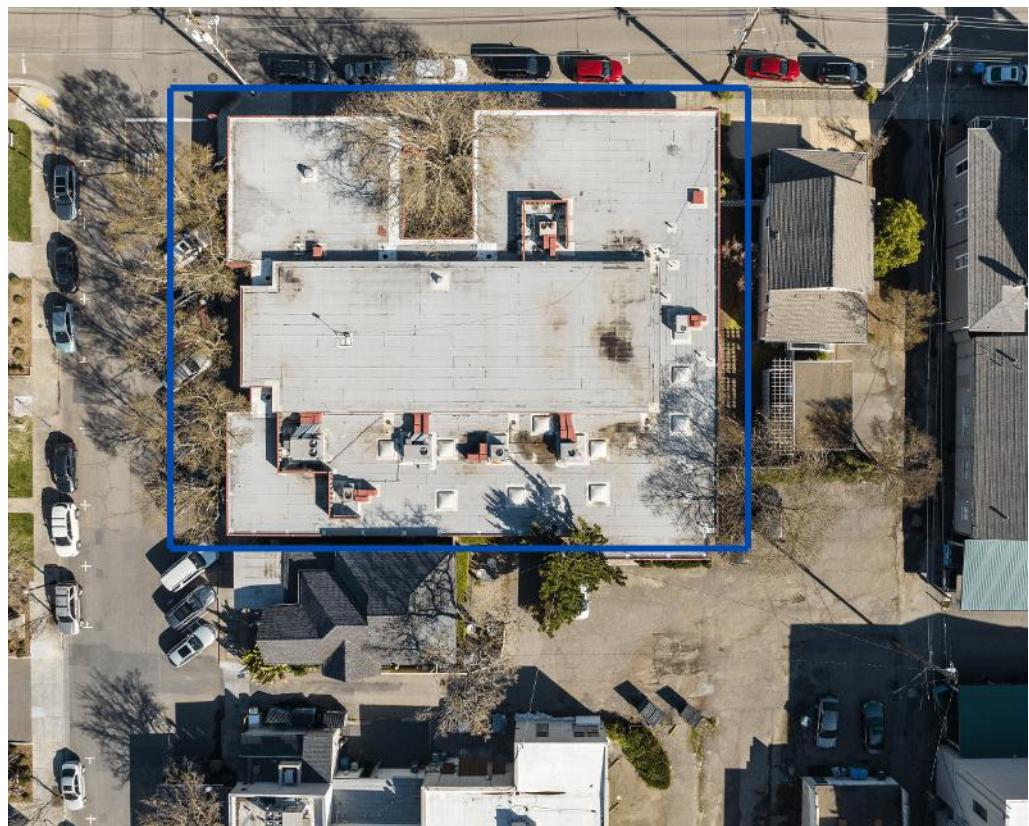
Street Address:	150 N Street
City, State, Zip:	Healdsburg, CA 95448
County:	Sonoma
Distance From Plaza:	0.2 Miles

Property Highlights

- 13,850 SF Building
- Zoned CD
- Ideal for office use
- 14 Private Offices
- 4 large open bull-pins
- Reception Area
- Conference Room
- Computer Room
- Mail Room
- Exercise Room
- Men's & Women's Locker rooms including showers
- Lunch Room
- Courtyard
- Private Parking Spaces

150 N Street

EXECUTIVE SUMMARY



Offering Summary

Lease Rate:	\$1.50 psf/mo
Building Size:	13,850 SF
Available SF:	6,925-13,850 SF
Lot Size:	20,543 SF
Year Built:	1986
Zoning:	CD

Property Overview

Located just a short stroll from the historic Healdsburg Plaza, 150 North Street offers an exceptional opportunity for businesses seeking a prime location in the heart of Healdsburg, California. This expansive 13,850-square-foot single-story building sits on a 0.48-acre lot, providing ample space for a variety of commercial ventures. The property is zoned Downtown Commercial (CD), allowing for a wide range of uses, including retail, office, and mixed-use developments. This zoning designation offers flexibility to accommodate diverse business needs.

The building's strategic location places it within walking distance of Healdsburg Plaza, a vibrant hub known for its boutique shops, renowned restaurants, and cultural attractions. This proximity ensures high foot traffic and visibility, making it an ideal spot for businesses aiming to attract both locals and visitors.

The property's generous size and favorable zoning make it a highly desirable location for businesses looking to establish or expand their presence in Healdsburg. Whether you're considering retail, office space, or a mixed-use development, 150 North Street offers the versatility and prime location to support your business's success.

150 N Street

LEASE SPACES



Lease Information

Lease Type: Gross

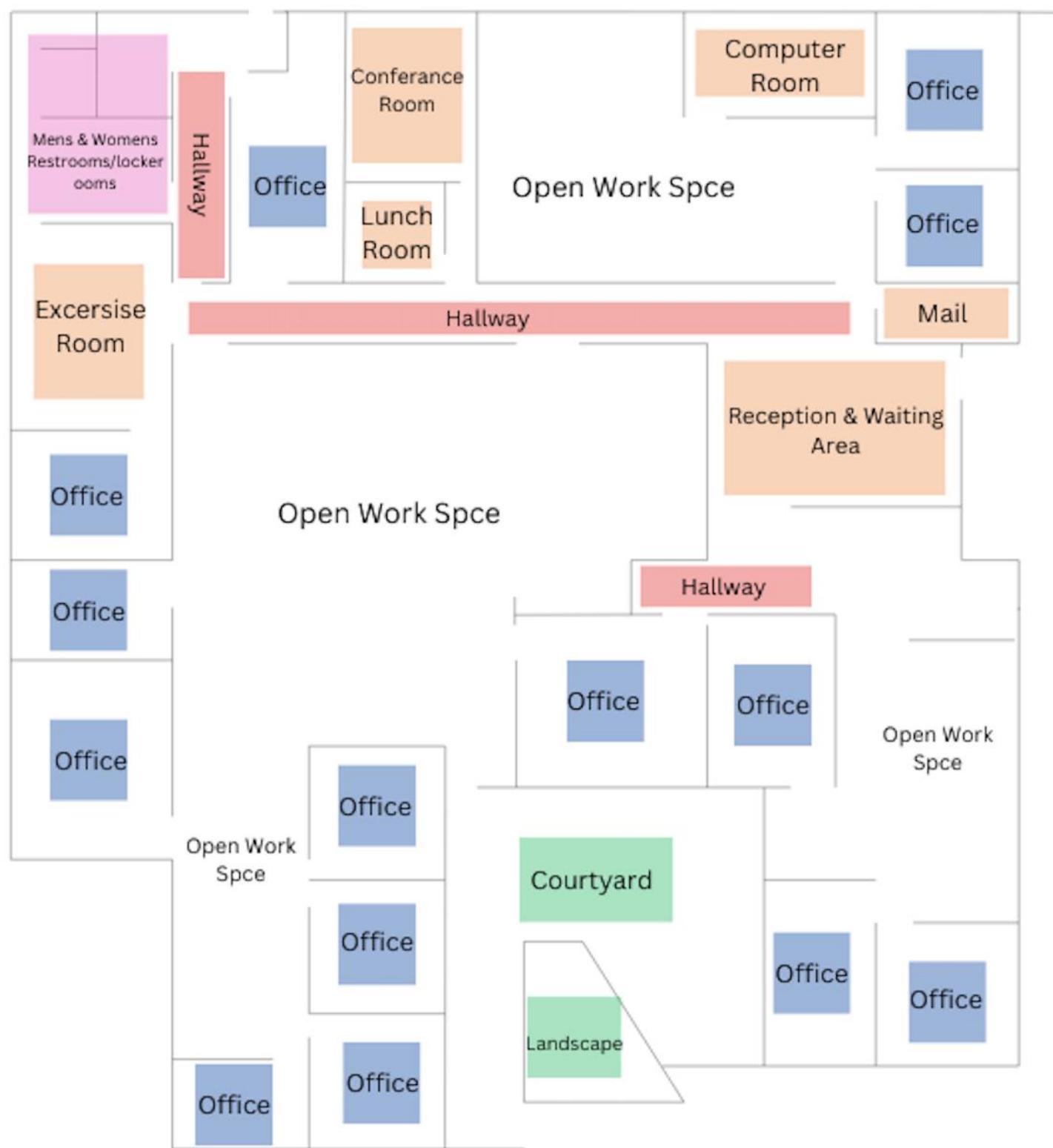
Lease Term: Negotiable

Total Space: 13,850 SF

Lease Rate: \$1.50

Available Spaces

<u>Option</u>		<u>SIZE (SF)</u>	<u>LEASE TYPE</u>	<u>LEASE Term</u>	<u>Lease Rate</u>	
1	Available	6,925 SF	Gross	Negotiable	\$1.50 / mo	The unit can be split in half
2	Available	13,850 SF	Gross	Negotiable	\$1.50 / mo	The whole unit can be rented



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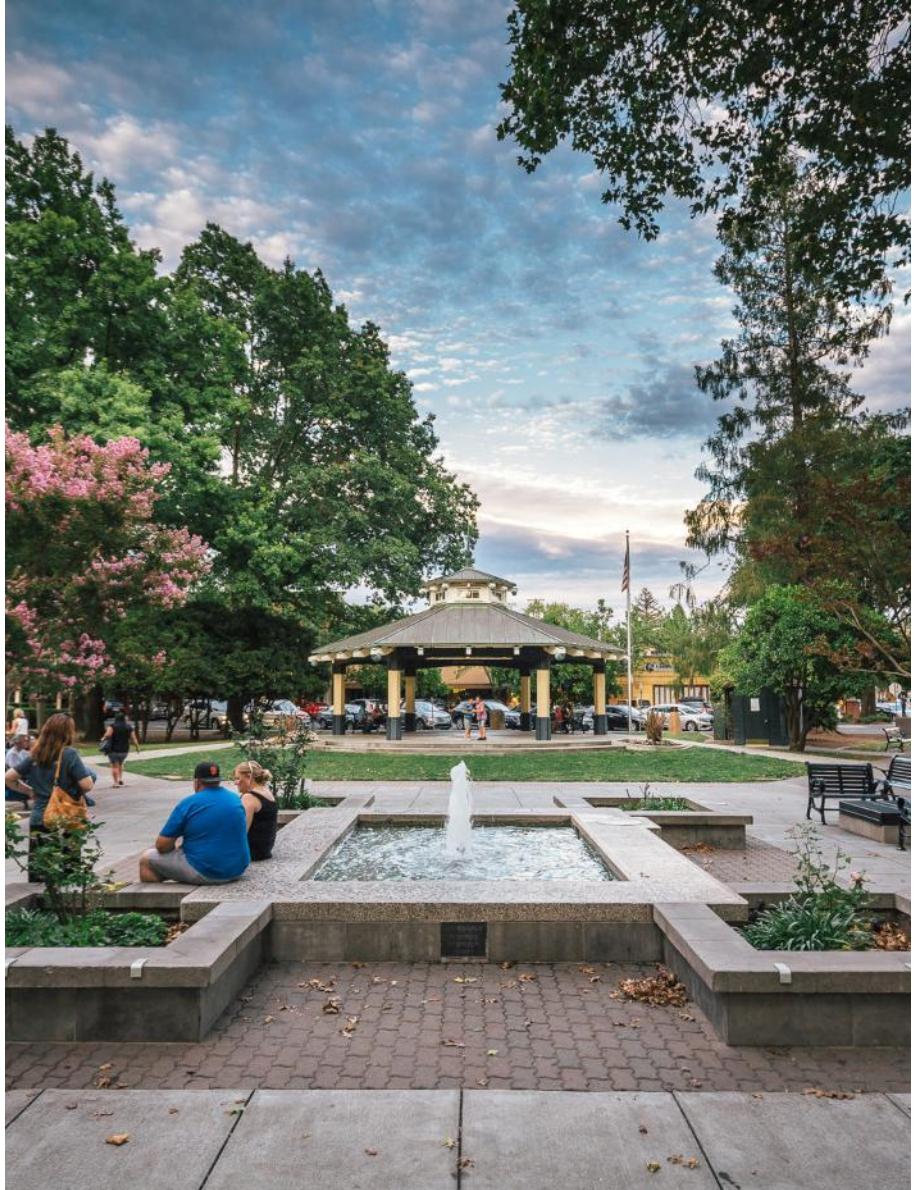
Healdsburg

Healdsburg, California, is a picturesque town that exudes a timeless charm, nestled in the heart of Sonoma County, one of the most celebrated wine regions in the world. Located in the Russian River Valley, Healdsburg offers a stunning combination of lush vineyards, scenic rolling hills, and the meandering Russian River, creating a serene and idyllic setting. The town, with a population of just under 12,000, is a haven for those seeking a blend of natural beauty, rich history, and refined culture.

At the heart of Healdsburg lies the town square, a beautifully preserved, historic area that draws visitors in with its tree-lined streets and a delightful mix of century-old architecture and modern amenities. The square is often bustling with activity, where locals and visitors alike wander in and out of boutique shops, tasting rooms, and art galleries. It's a place where you can savor artisanal goods, sip on world-class wines, or discover the works of local artists. The welcoming vibe of the town square is perfect for leisurely strolls, where the aroma of freshly baked pastries fills the air and the warm, golden California sunshine casts a soft glow over the surroundings.

Healdsburg's reputation as a wine lover's paradise is well-earned, with vineyards stretching as far as the eye can see, producing some of the finest wines in the world. The region's ideal climate—warm, dry summers and mild winters—creates the perfect conditions for cultivating a wide variety of grapes, from Pinot Noir to Zinfandel. Many of the town's boutique wineries are just a short drive or bike ride from the town center, offering intimate tastings and breathtaking vineyard views. These wineries, often family-owned, pride themselves on their small production, handcrafted wines that reflect the unique terroir of the area.

In addition to wine, Healdsburg's culinary scene is a standout. The town boasts an impressive array of farm-to-table restaurants, many of which source their ingredients from the surrounding fertile land. From casual bistros to elegant fine dining, the food scene celebrates Sonoma County's agricultural bounty, offering fresh, seasonal dishes paired with the best local wines. Whether you're enjoying a casual meal at a quaint café or indulging in a multi-course tasting menu, the emphasis is always on quality, sustainability,



150 N Street

ADDITIONAL PHOTOS



150 N Street

ADDITIONAL PHOTOS

