

FOR LEASE

# W COMMERCIAL

400 Tesconi Circle Santa Rosa, CA 95401



## STEPHEN SKINNER

Office: 707-591-0570

Cell: 707-694-1619

SSkinner@wrealestate.net

CALDRE #02020207

## PROPERTY ADDRESS

400 Tesconi Circle

Santa Rosa, Ca 95403



## PROPERTY DESCRIPTION

W Commercial Real Estate is pleased to present to the market 400 Tesconi Circle in Santa Rosa. This is a For Lease opportunity, providing an ideal combination of Office/Warehouse and Yard space. There is over 7,000 square feet of warehouse space and 4,500 square feet of office space. The yard offers security and privacy for any distributor or supplier looking to store product or material. The offices were remodeled in 2019. Ownership would consider a Tenant Improvement allowance for qualified tenants and term dependant.

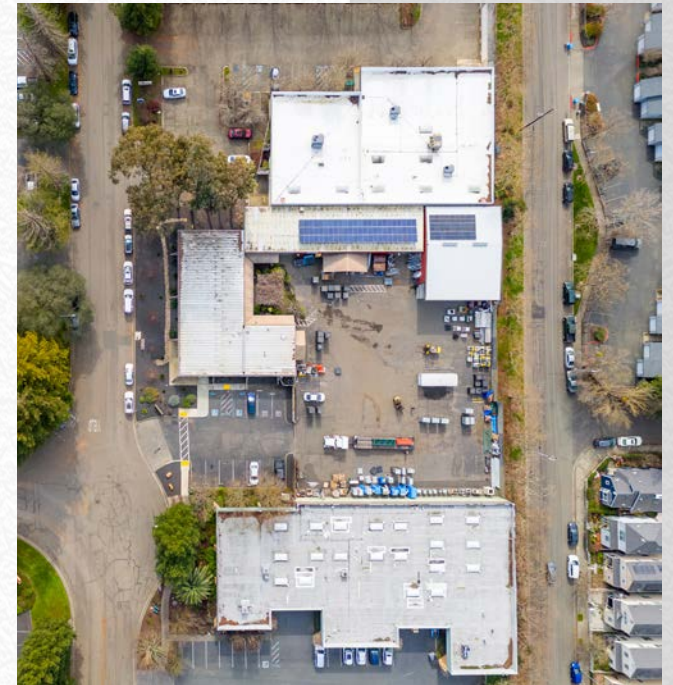
## OFFERING SUMMARY

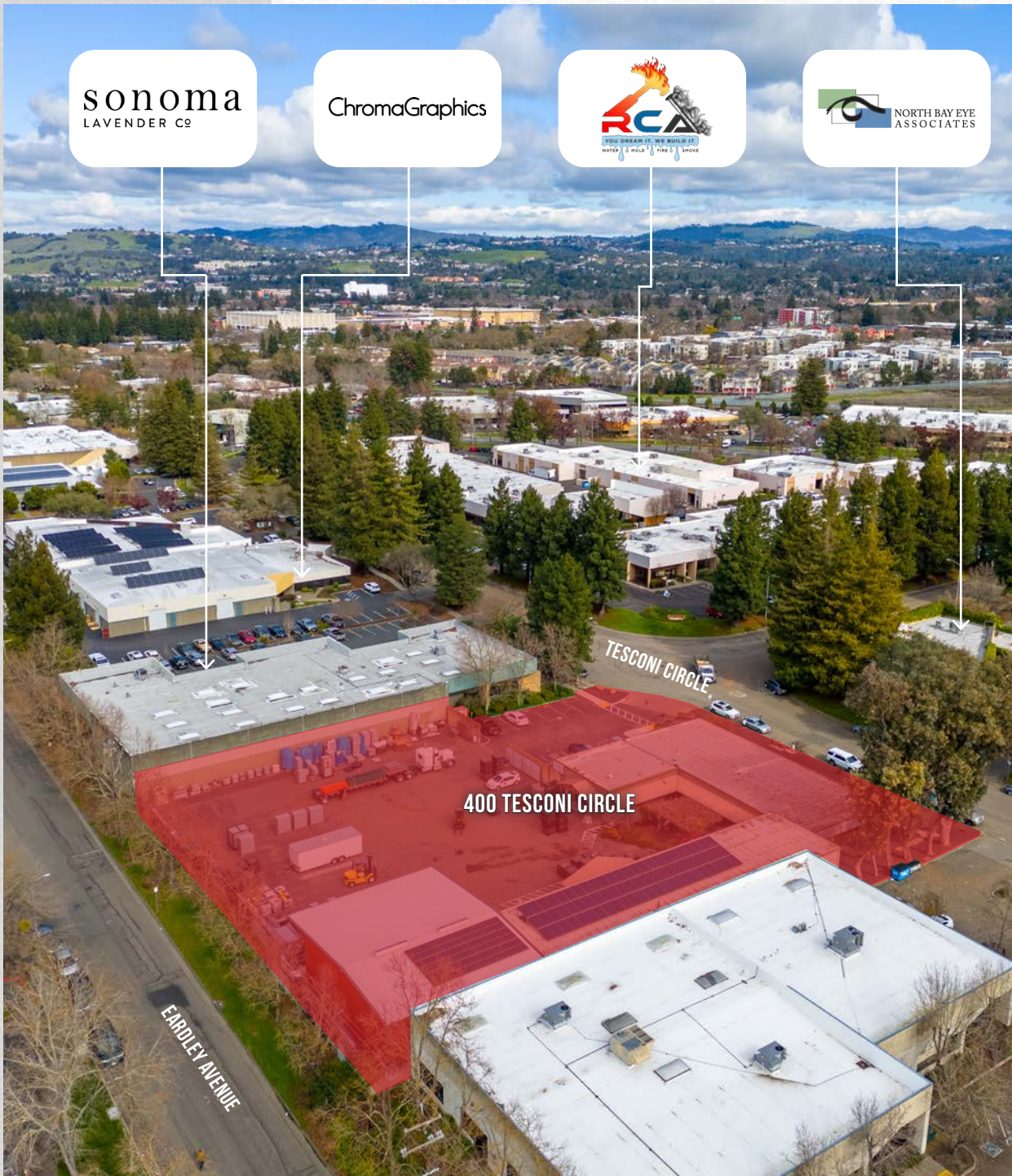
Lease Rate: \$1.25 SF/Month (Gross)

Available SF: 4000 - 11,629 square feet

TI Allowance: Pending Credit/Term

Available: Now





## BUILDING INFORMATION

- Building Type: Industrial/Flex
- Year Built: 1979
- Tenancy: Single/Multiple
- Stories: 1
- Lot size 51,629 square feet (1.18 Acres)
- Building Size: 11,629 square feet
- Zoning: BP/SA Business Park/ Station Area
- APN: 036-253-013
- Power: 600 Amps 3 Phase \*Tenant to confirm

## PROPERTY HIGHLIGHTS

- Wide range of allowable uses
- Beautiful remodeled office space
- Large private yard / Fully Fenced & Well Lit
- Ample parking
- Multi bathrooms
- Break room
- Possible TI Allowance (Pending Credit/Term)

# SITE PLAN

## SITE PLAN

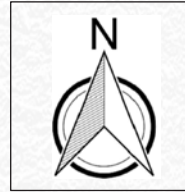
400 Tesconi Cir

Santa Rosa, CA 95401

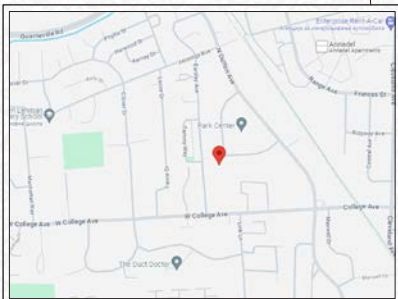
Parcel ID: 036-253-013-000

Lot area: 1.19 Acres

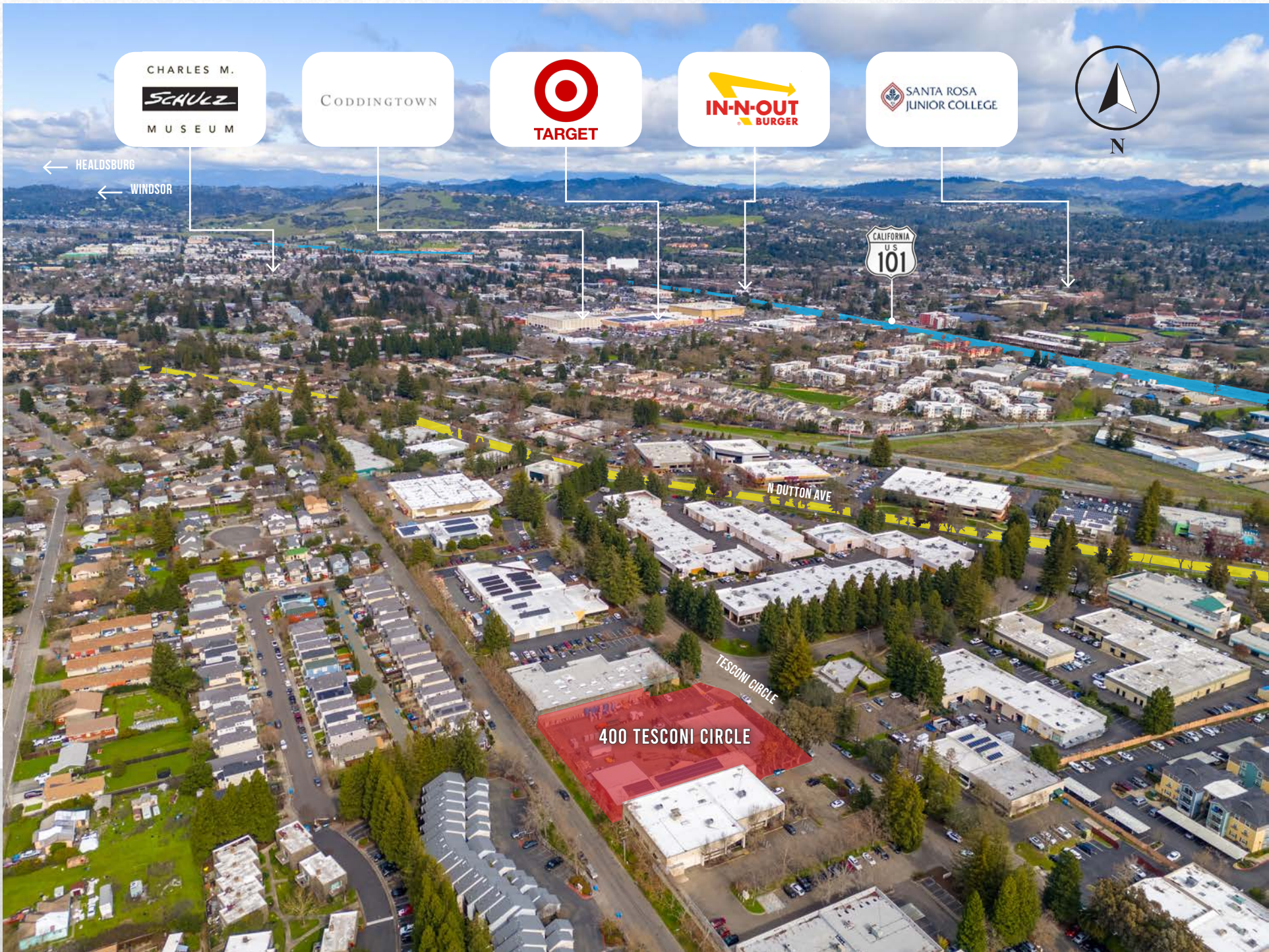
Paper Size: 11"x17"



scale 1"=30'



VICINITY MAP



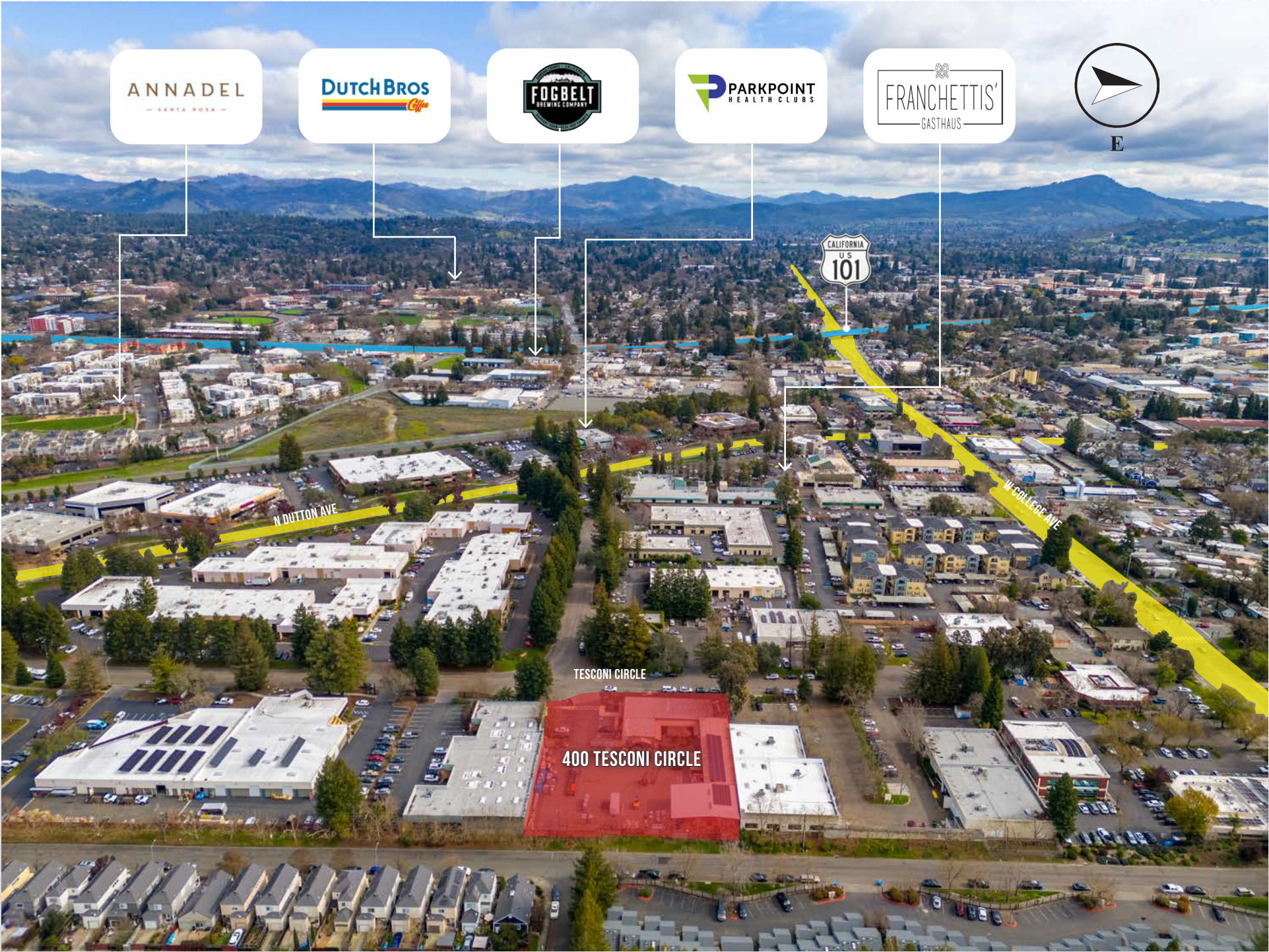
ANNADEL  
— SANTA ROSA —

DutchBros  
Coffee

FOGBELT  
BREWING COMPANY

PARKPOINT  
HEALTH CLUBS

FRANCHETTIS'  
GASTHAUS



N DUTTON AVE

TESCONI CIRCLE

400 TESCONI CIRCLE

W COLLEGE AVE











# ABOUT SANTA ROSA, CALIFORNIA

Santa Rosa, CA is a hub for commercial real estate, with a diverse range of businesses calling the city home. From retail shops and restaurants to medical offices and tech companies, the commercial real estate industry in Santa Rosa is thriving.

One of the key factors driving the commercial real estate industry in Santa Rosa is the city's strong economy. The city is home to numerous large employers, including government agencies, healthcare facilities, and tech companies, creating a stable job market and attracting businesses to the area.

Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within

driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities.

In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.



## ABOUT W COMMERCIAL

W Commercial Real Estate is a renowned brokerage firm based in Northern California, delivering a full spectrum of commercial real estate services. Our offerings include leasing, sales, and acquisitions, all tailored to address the diverse needs of our clients.

We work closely with owner-users, investors, and developers to identify opportunities and meet specific requirements. By conducting in-depth analyses, we maximize property valuations and ensure our clients achieve optimal returns on their investments.

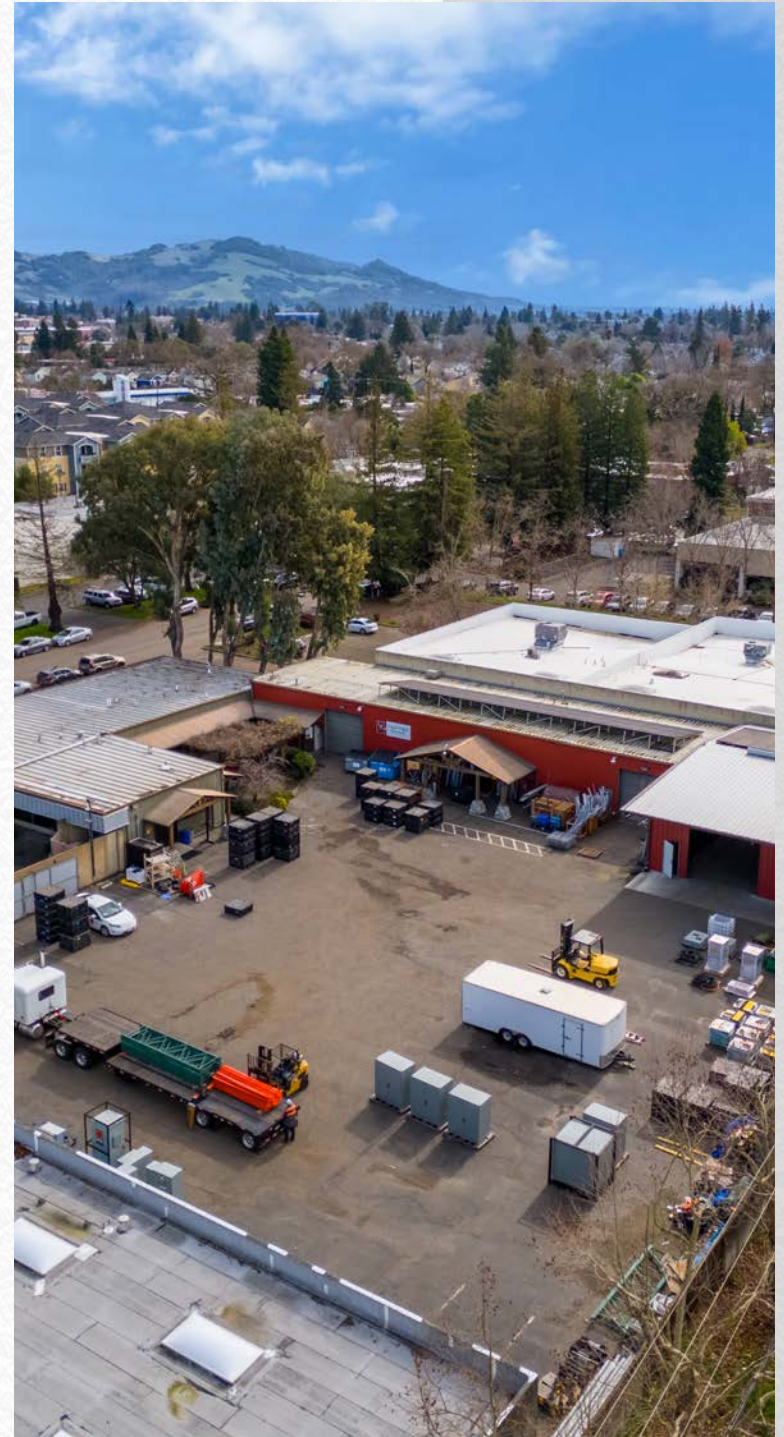
Our in-house marketing team utilizes an advanced platform to spotlight property opportunities in the marketplace. Leveraging cutting-edge technology, we identify potential buyers and tenants specific to each property, ensuring comprehensive marketing coverage locally, regionally, and nationally.

Our business is built on a foundation of integrity and deep market knowledge. We pride ourselves on delivering exceptional results, informed by our extensive expertise in the commercial real estate industry. W Commercial Real Estate is dedicated to exceeding client expectations through innovative strategies and unparalleled service.

500 Bicentennial Way, Ste 310, Santa Rosa, CA 95403.

[www.wcommercialre.com](http://www.wcommercialre.com).

Phone: 707.591.0570 Fax: 707.591.0576





COMMERCIAL

**STEPHEN SKINNER**

707-591-0570

SSkinner@wrealestate.net

CALDRE #02020207

**DISCLAIMER**

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.