



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**4000 MONTGOMERY DRIVE
SANTA ROSA, CA**

**OFFICE SPACE FOR LEASE
SHORT TERM AVAILABLE**



Go beyond broker.

REPRESENTED BY:

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



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PROPERTY SUMMARY

LEASE RATES

PRICED PER SUITE/NEGOTIABLE
(INCLUDING UTILITIES!)

- **Suite A-3:** 160+/- sq. ft. @ \$400/Month
- **Suite D-4:** 120+/- sq. ft. @ \$350/Month
- **Suite F-4:** 140+/- sq. ft. @ \$400/Month
- **Warehouse:** 500+/- sq. ft. @ \$1,200/Month

LEASE TERMS

1 year. Fully serviced less “in-suite” janitorial.
(Then rollover month to month.)

DESCRIPTION OF PREMISES - FEATURES

Open office suites. Good selection. First come, first choice.

- All Ground Floor
- Iconic East Side Building
- Close proximity to many restaurants & shops

USER SPACE

Office

PARKING

Abundant On-Site

ZONING

CN - Neighborhood Commercial / Office

DESCRIPTION OF LOCATION - AREA

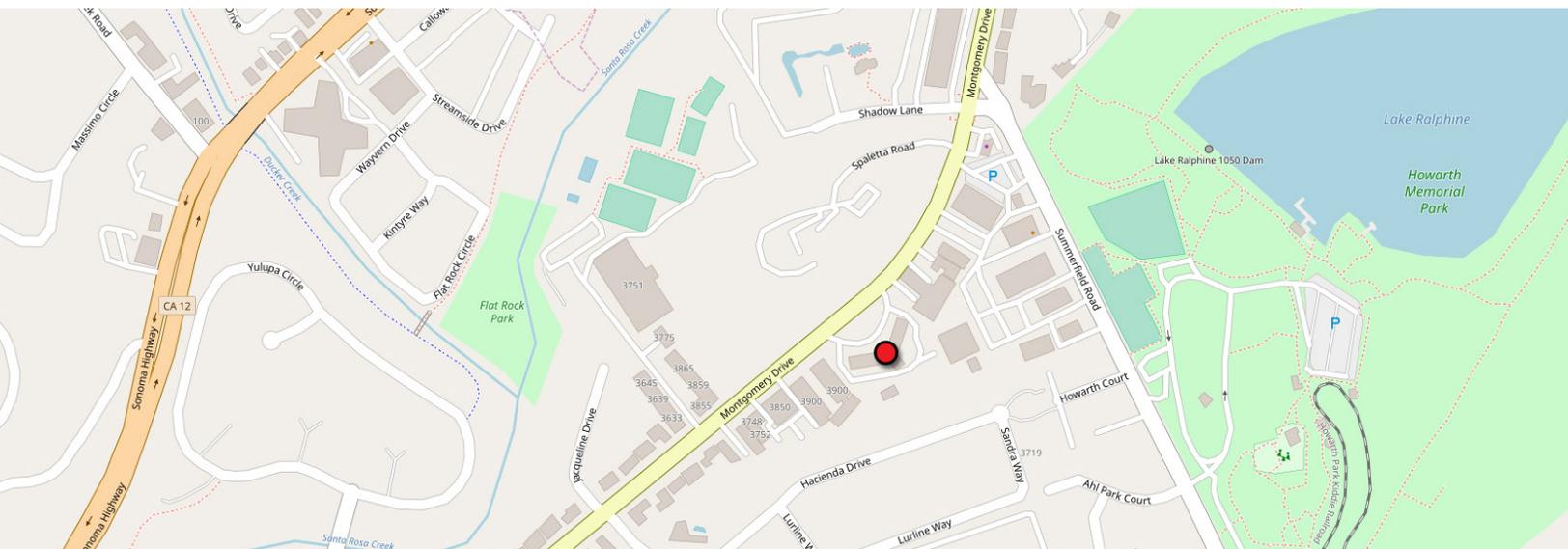
East-side Santa Rosa, east of Yulupa Avenue toward the intersection of Summerfield Ave. & Montgomery Drive.

IMPROVEMENTS

11,538+/- SF

LOT SIZE

2.27+/- Acres



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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.



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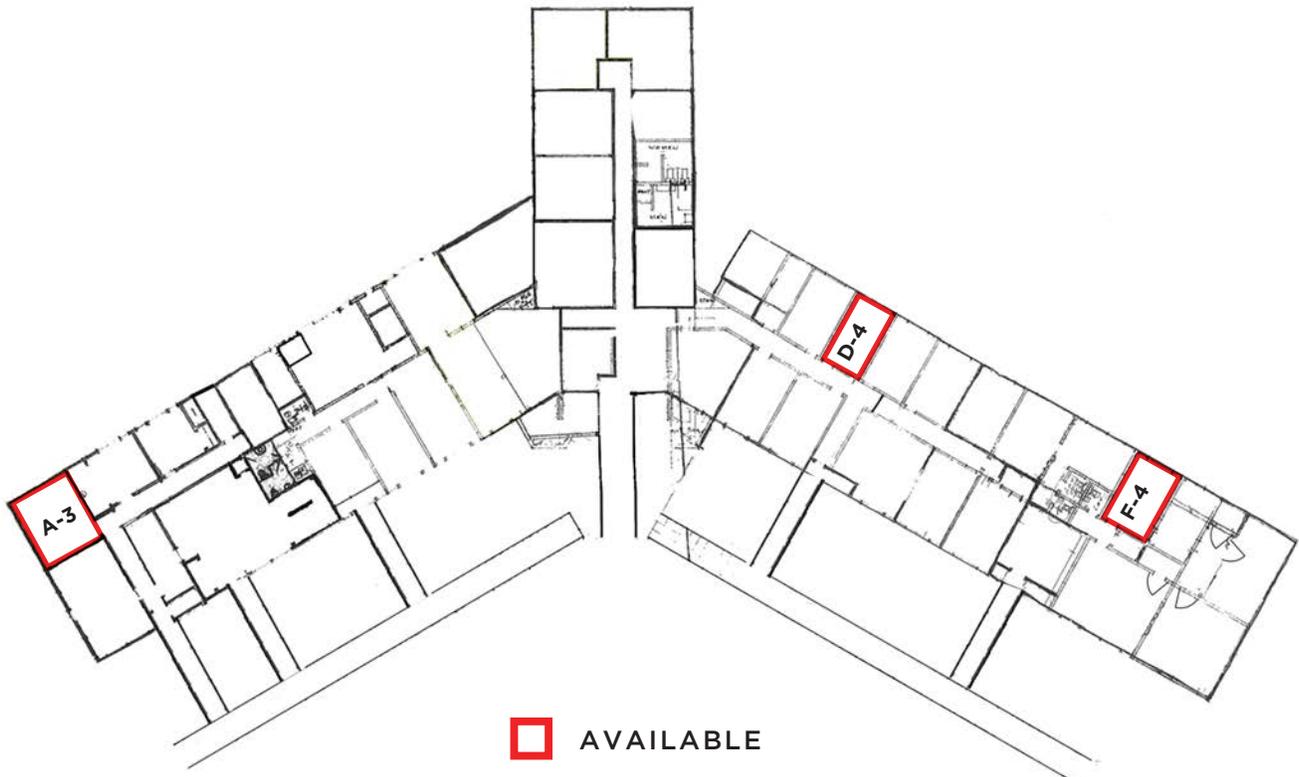
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SITE PLAN



WAREHOUSE



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PROPERTY PHOTOS



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