

# FOR LEASE

## 13,522+/- SQ. FT. OFFICE SPACE

### 1330 N. DUTTON AVE, SANTA ROSA, CA 95401

*Northern California's Premier Commercial Real Estate Firm*



PROPERTY  
WEBSITE

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.





## PROPERTY SUMMARY

### BUILDING

Building Sq. Ft.:	26,336+/- Sq. Ft.
Stories:	2
HVAC:	Ductless
Fire Suppression:	Yes
Elevator:	Yes

### SITE

Zoning & General Plan:	BP-SA
Parking:	107 Spaces
Water & Sewer:	City of Santa Rosa
Utilities:	PG&E



ADDRESS	FLOOR	AVAILABLE SUITE SIZE	RATE	GROSS MONTHLY.
1330 N Dutton Ave Suite 2	Second Floor	13,168+/- Sq. Ft.	\$1.75 Per Sq. Ft.	\$23,075/Month

### For Lease – Centrally Located Santa Rosa Office Space

Now available for lease: approximately 13,168± SF of recently updated second-floor office space in a 26,336± SF, two-story professional building in the heart of Santa Rosa. Fully remodeled in 2017, the building features modern finishes, large glass lines, and abundant natural light.

The second floor (13,168± SF, elevator-served) includes 18 perimeter, a large conference room, production space, break room with stone countertops, a central bullpen (up to 16 workstations), restroom core, and additional office space. It can be demised into two suites: 2,278± SF and 8,582± SF.

The ground floor is occupied by long-term tenants including BC Foods, Granite Construction, and Ed Ritch Insurance. The property offers updated common areas, upgraded mini-split HVAC systems, and ample shared parking as part of the Park Campus office development. Conveniently located near US Hwy 101 within the established Santa Rosa Business Park.



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# STREET MAP AERIAL

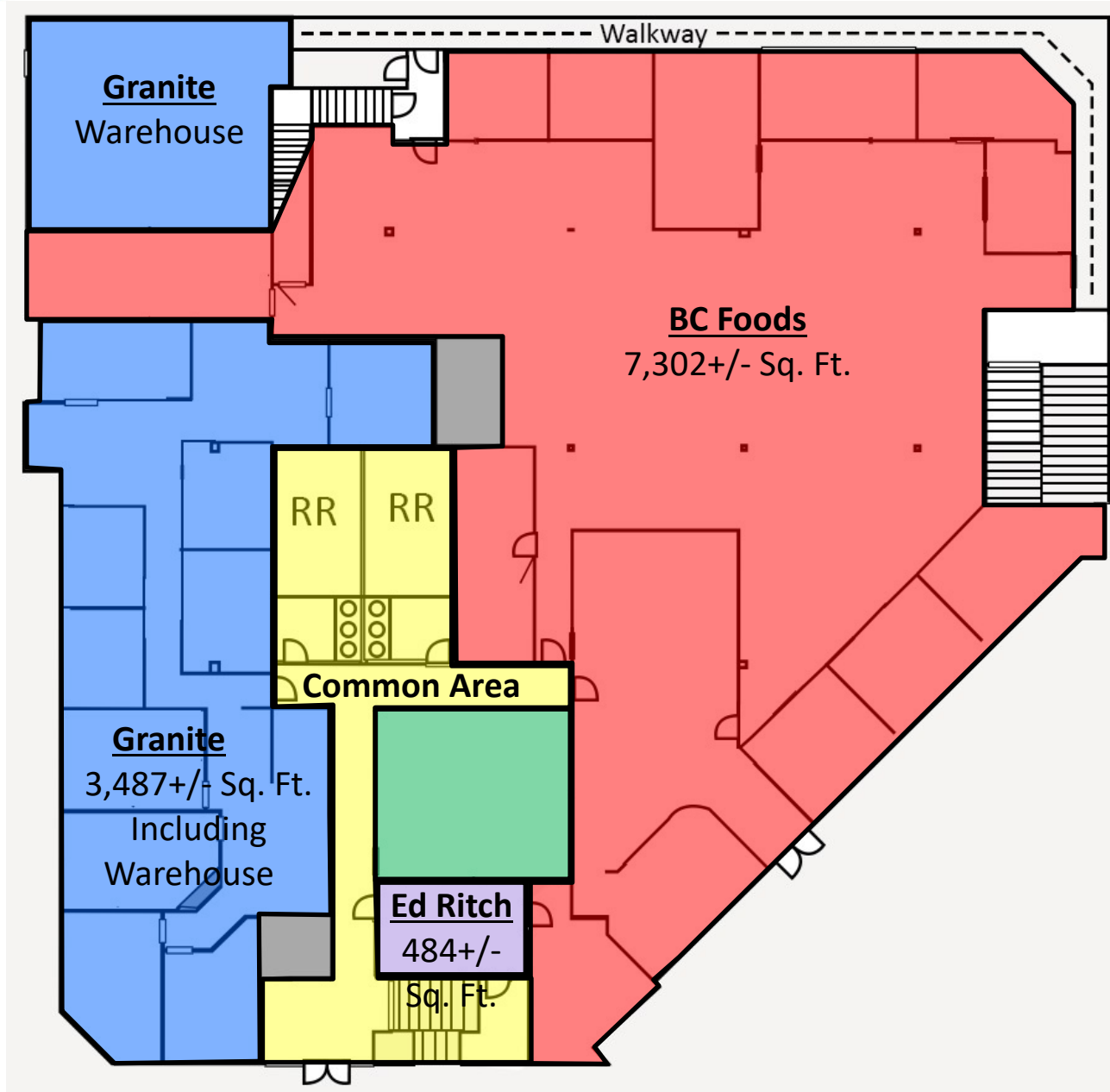


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# FIRST FLOOR PLAN



Tenant:	Sq. Ft.
BCFoods, Inc.	7,302+/- Sq. Ft.
Ed Ritch	484+/- Sq. Ft.
Granite Construction	3,487+/- Sq. Ft.
Common Area	







## SECOND FLOOR PLAN

**AVAILABLE**  
13,016+/-  
Sq. Ft.

RR

RR

**Common  
Area**

**Tenant:**

**Sq. Ft.**

Available Space

13,016+/-  
(2nd Floor)



Common Area







## PHOTOS



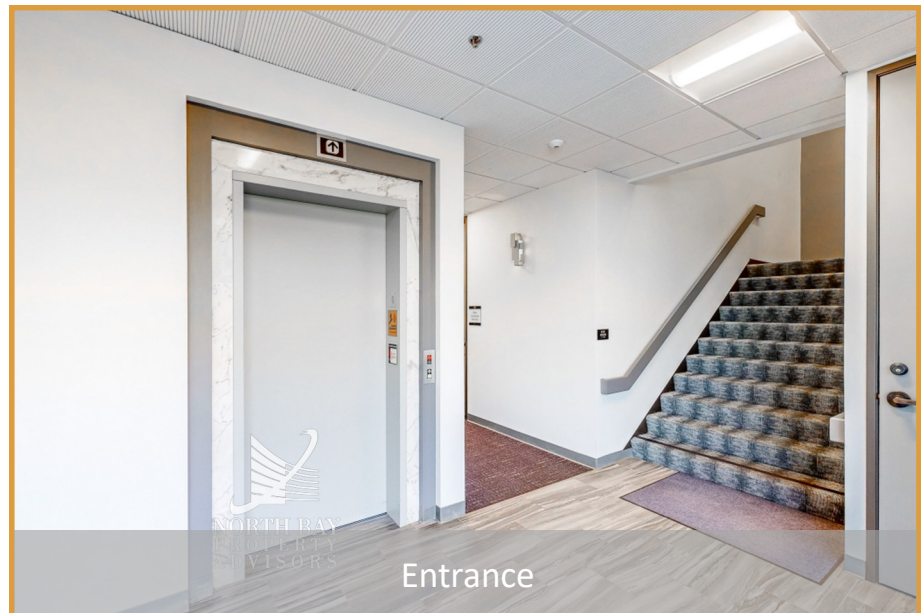
Exterior



Exterior



Entrance



Entrance

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## SUITE 200 PHOTOS







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## SUITE 200 PHOTOS



Suite 200 Conference Room



Suite 200 Cubicles



Suite 200 Office

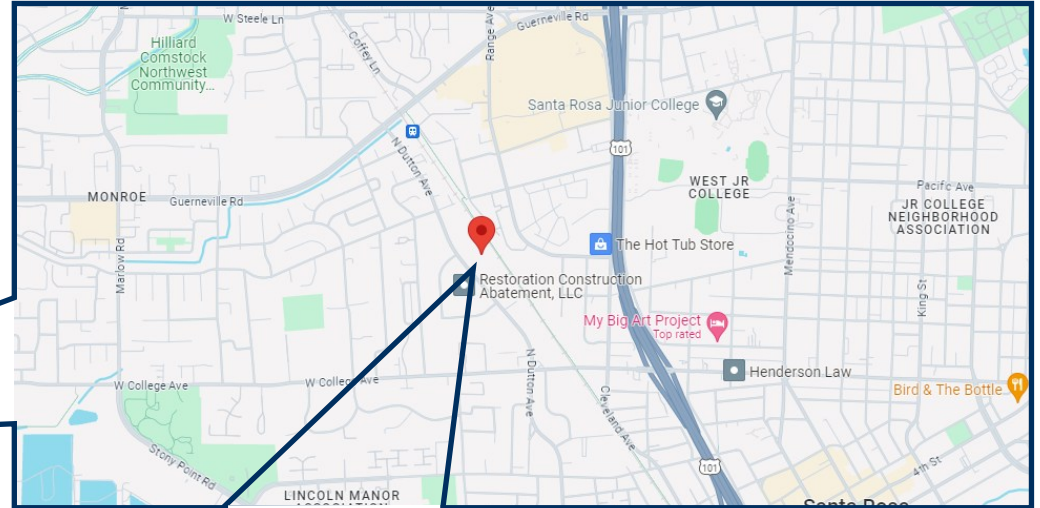
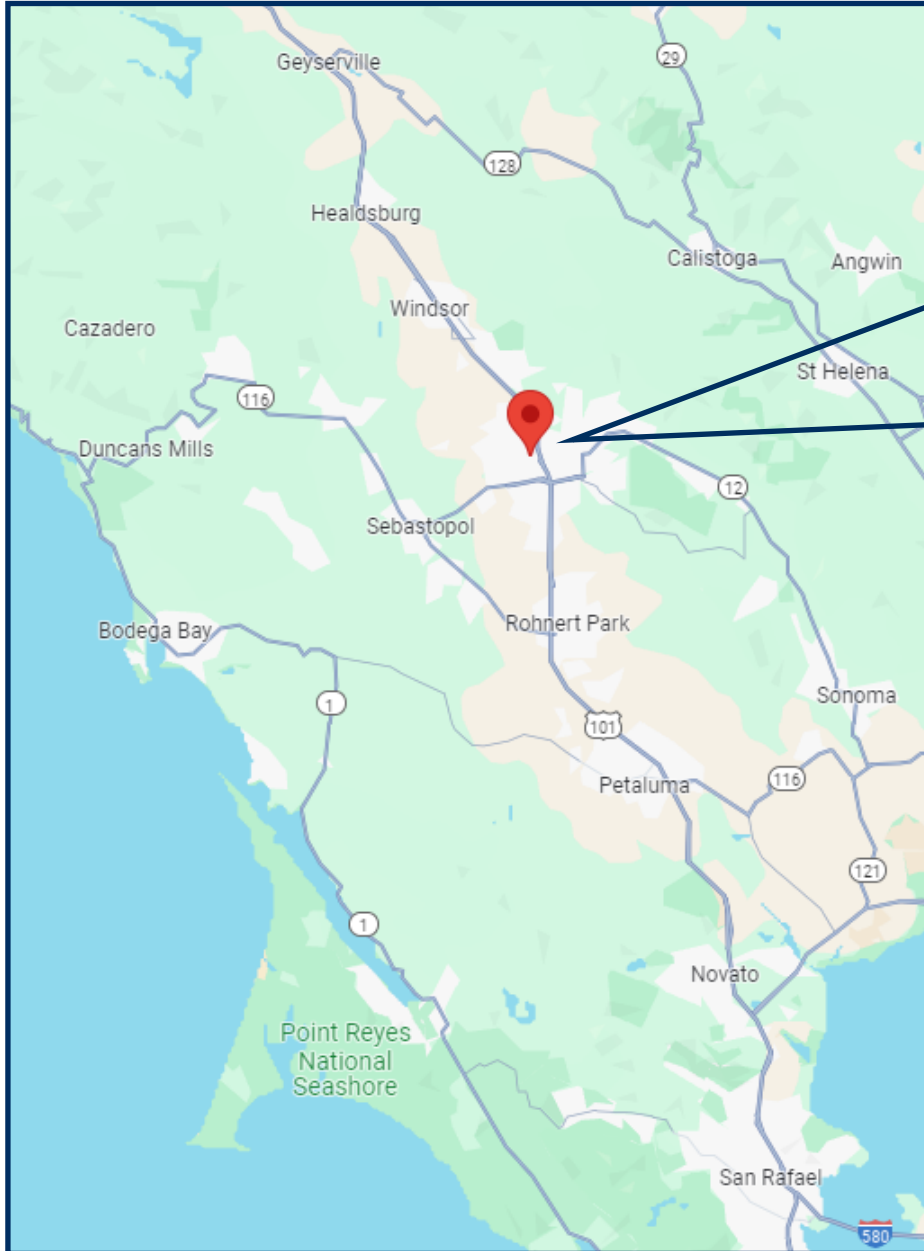


Suite 200 Office





# MAPS



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## LISTING TEAM



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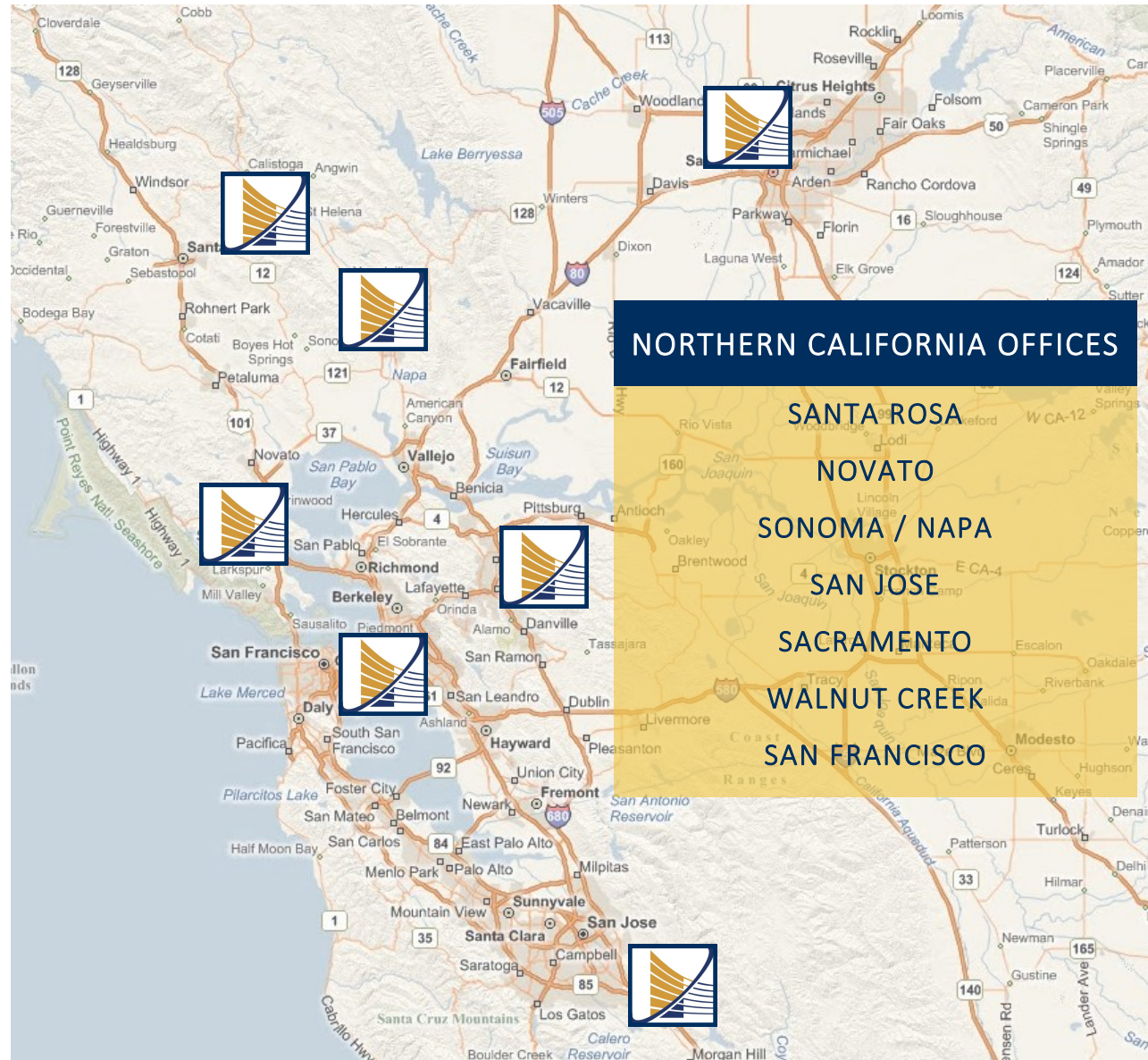
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