

FOR LEASE

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

1330 N. DUTTON AVE, SANTA ROSA, CA 95401

Northern California's Premier Commercial Real Estate Firm



NORTH BAY
PROPERTY ADVISORS

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.



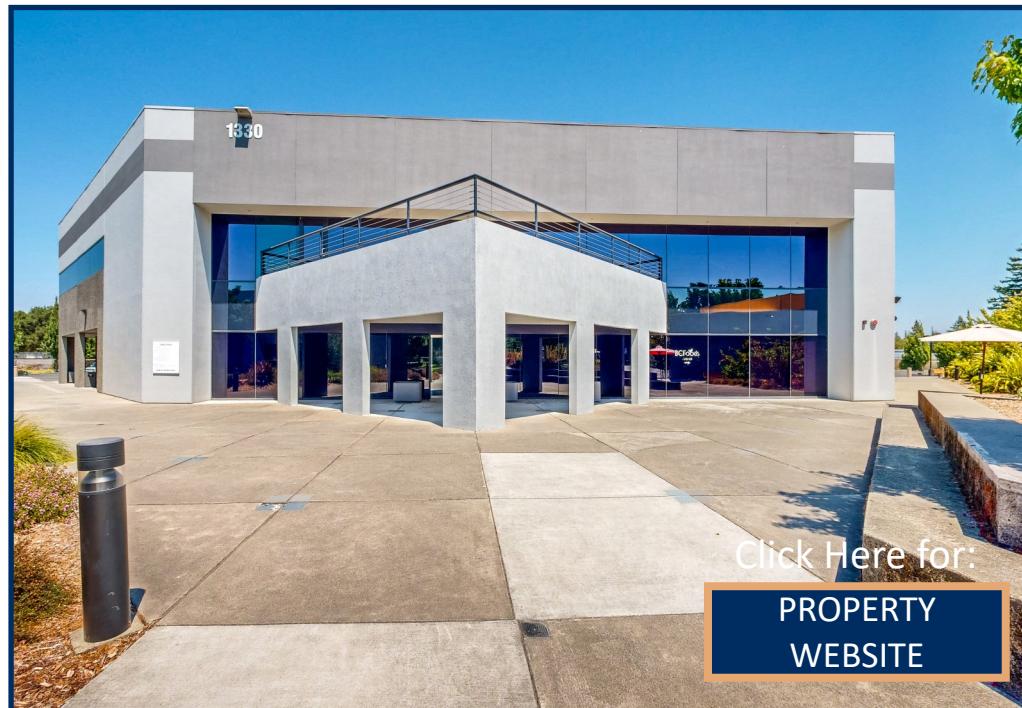
PROPERTY SUMMARY

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.



PARCEL MAP

Cl. Map No. 391

84 IN BK. 358, MAPS, POS. 48-49

PARKPOINT
REC. 09-22-83 IN BK. 351, MAPS, PCS. 01-03

1. Map No. 395

84 ON BK. 361, MAPS, PCS. 18-19

PARKPOINT

1. Map No. 478

99 W BK. 443, MAPS, PGS. 03-05

Map No. 1708-A

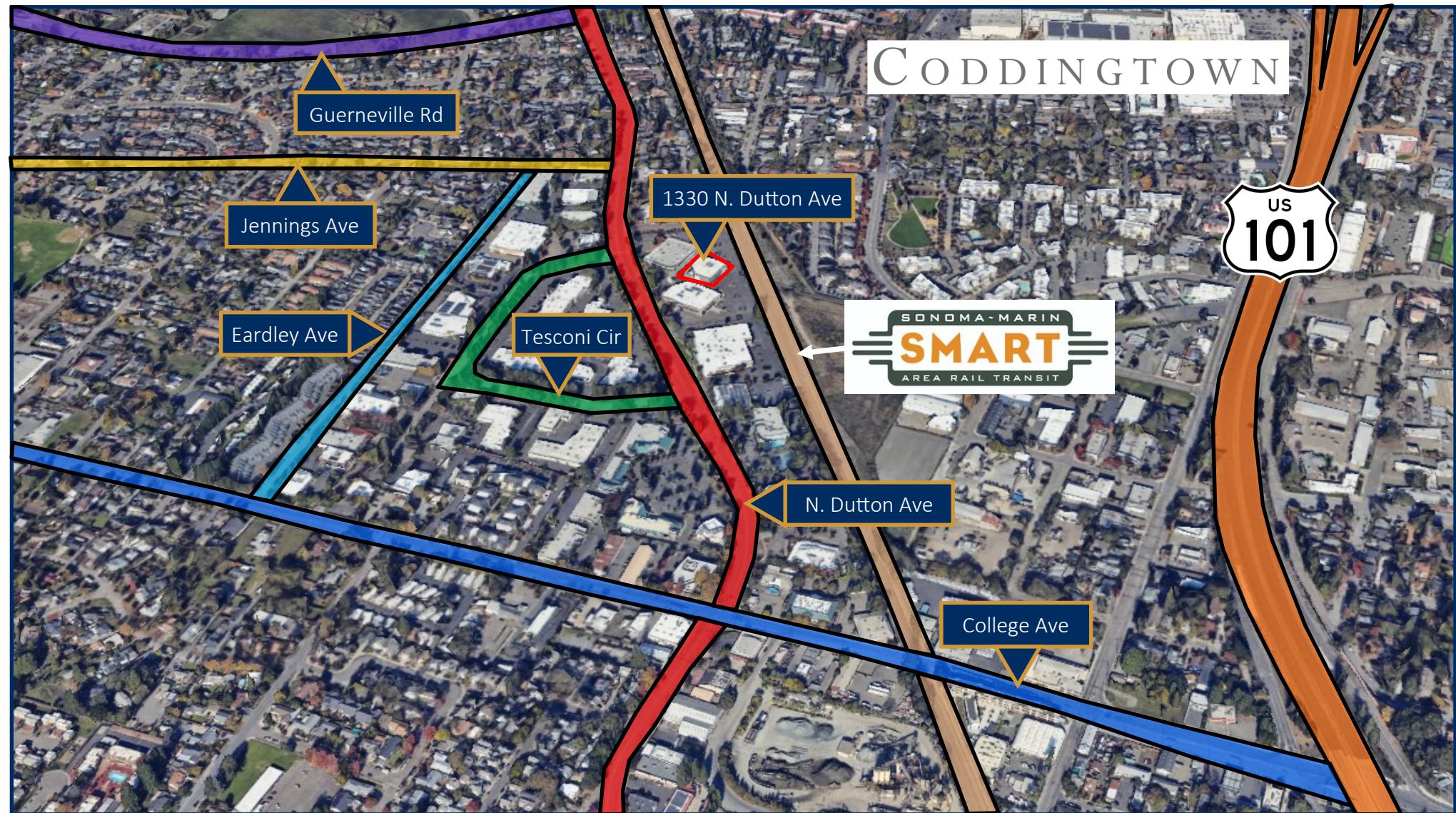
-70 MV BK 144, MAPS, PG. 4



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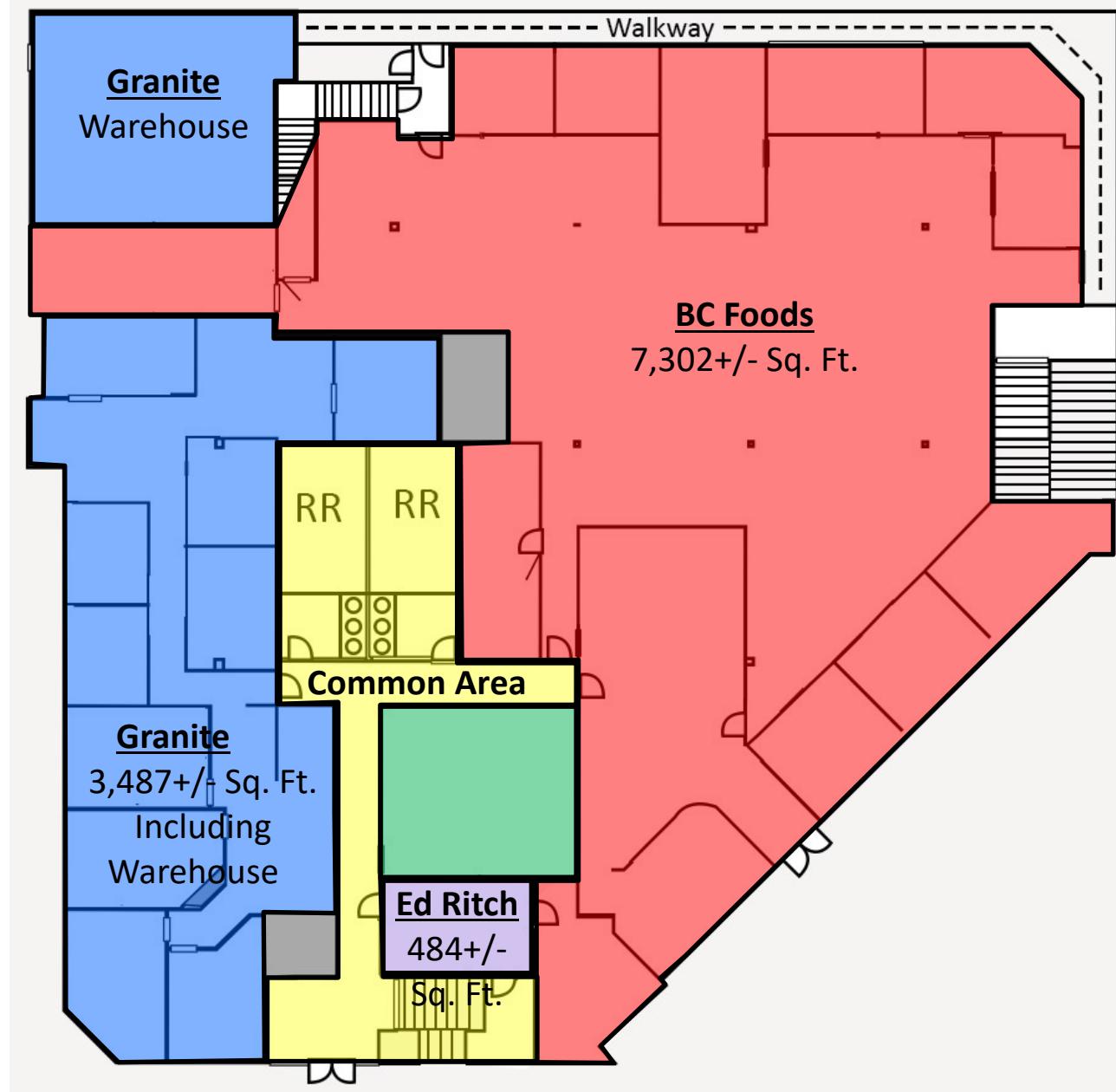
STREET MAP AERIAL



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FIRST FLOOR PLAN



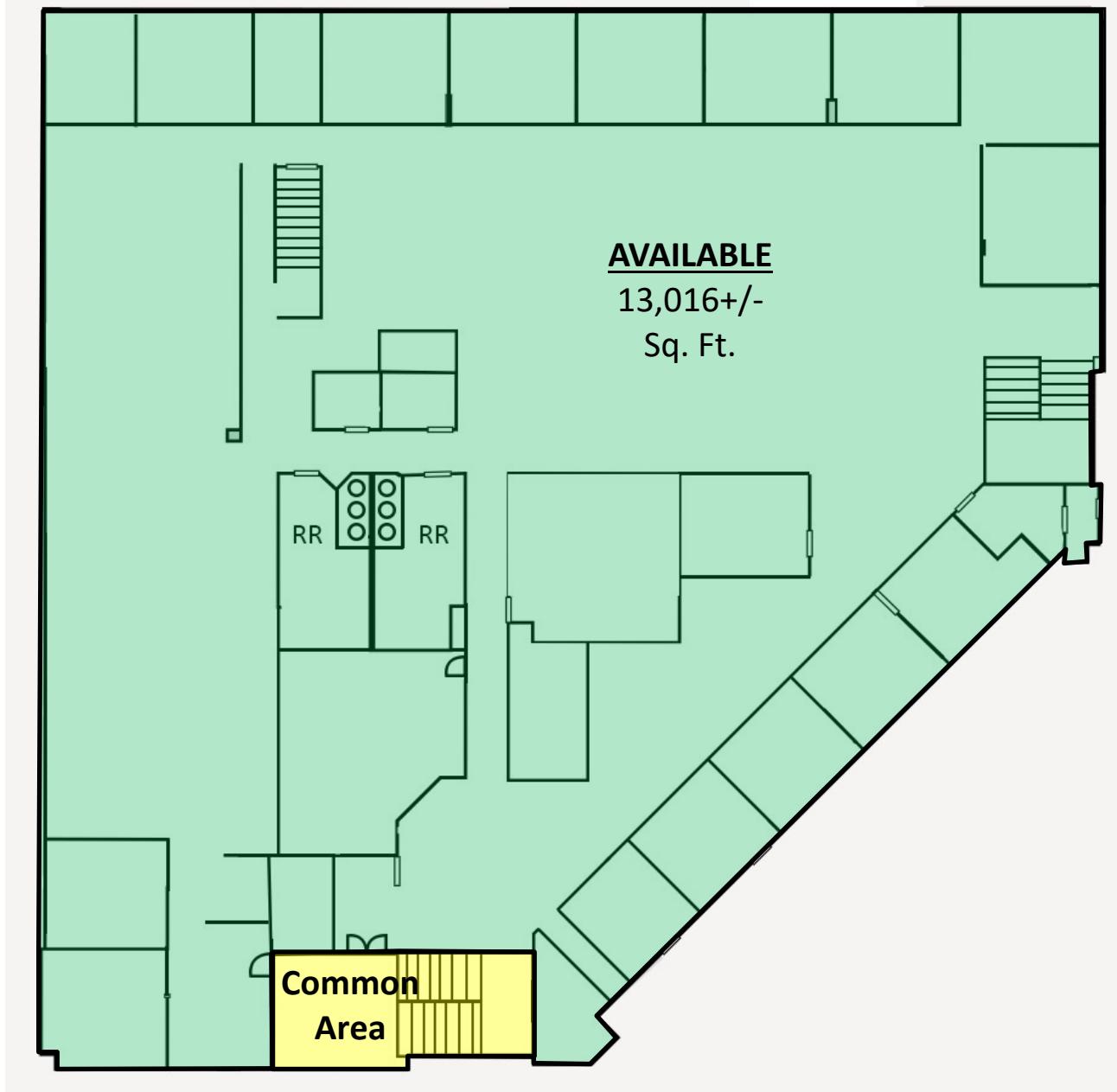
Tenant:	Sq. Ft.
BCFoods, Inc.	7,302+/- Sq. Ft.
Ed Ritch	484+/- Sq. Ft.
Granite Construction	3,487+/- Sq. Ft.
Common Area	

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SECOND FLOOR PLAN



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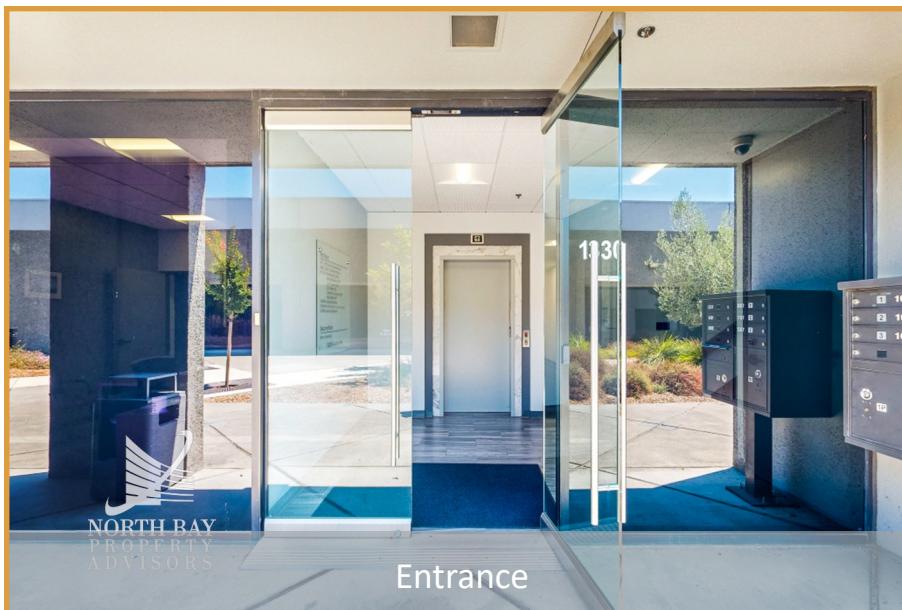
PHOTOS



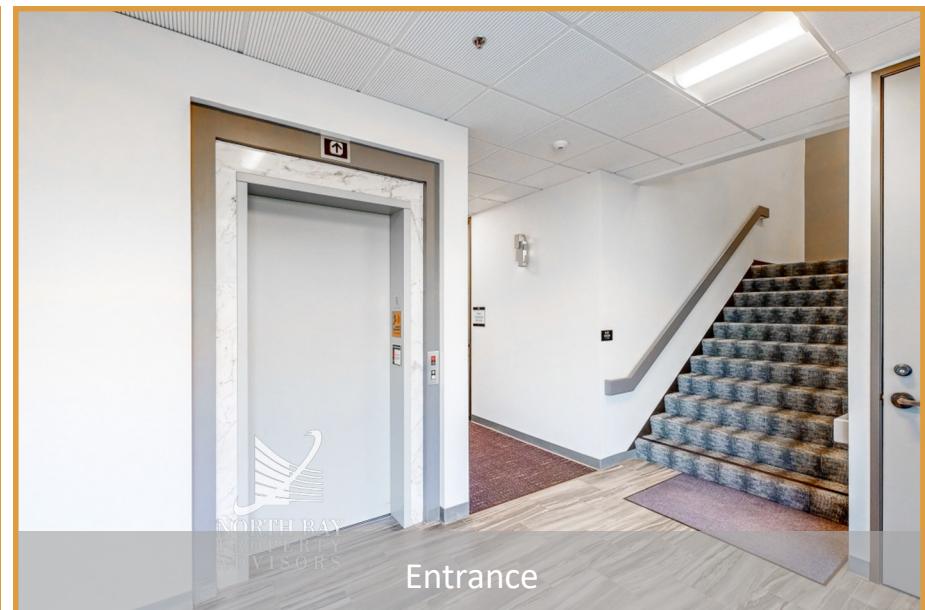
Exterior



Exterior



Entrance



Entrance

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SUITE 200 PHOTOS



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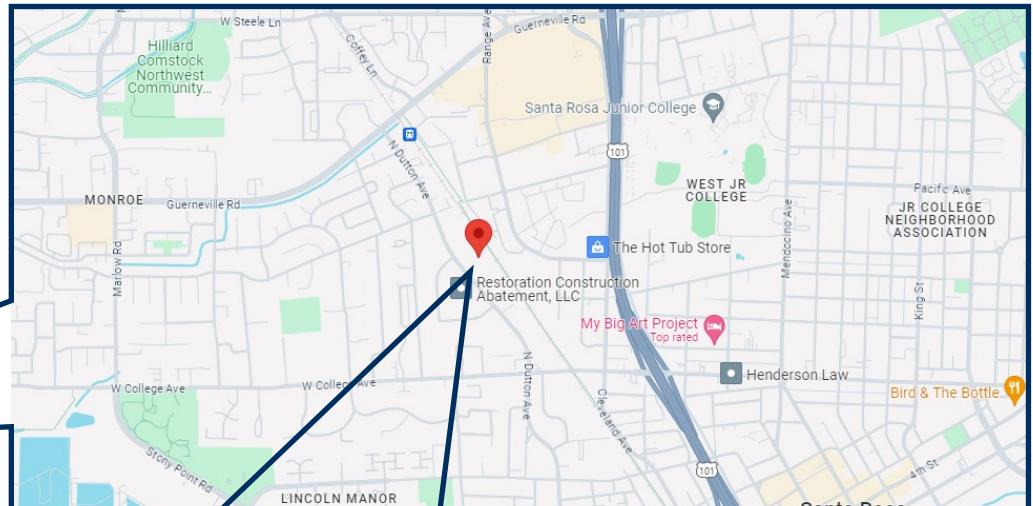
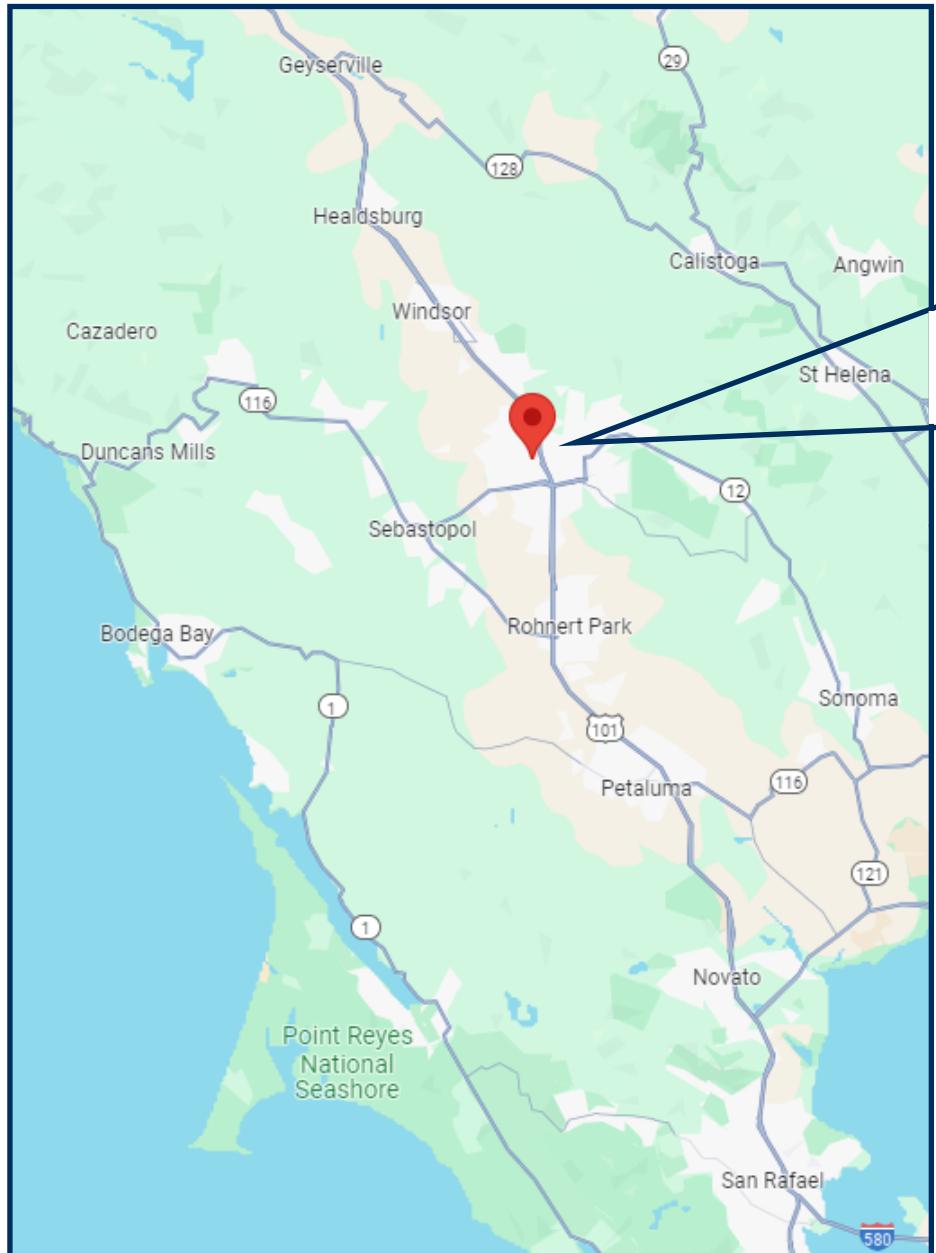
SUITE 200 PHOTOS



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MAPS



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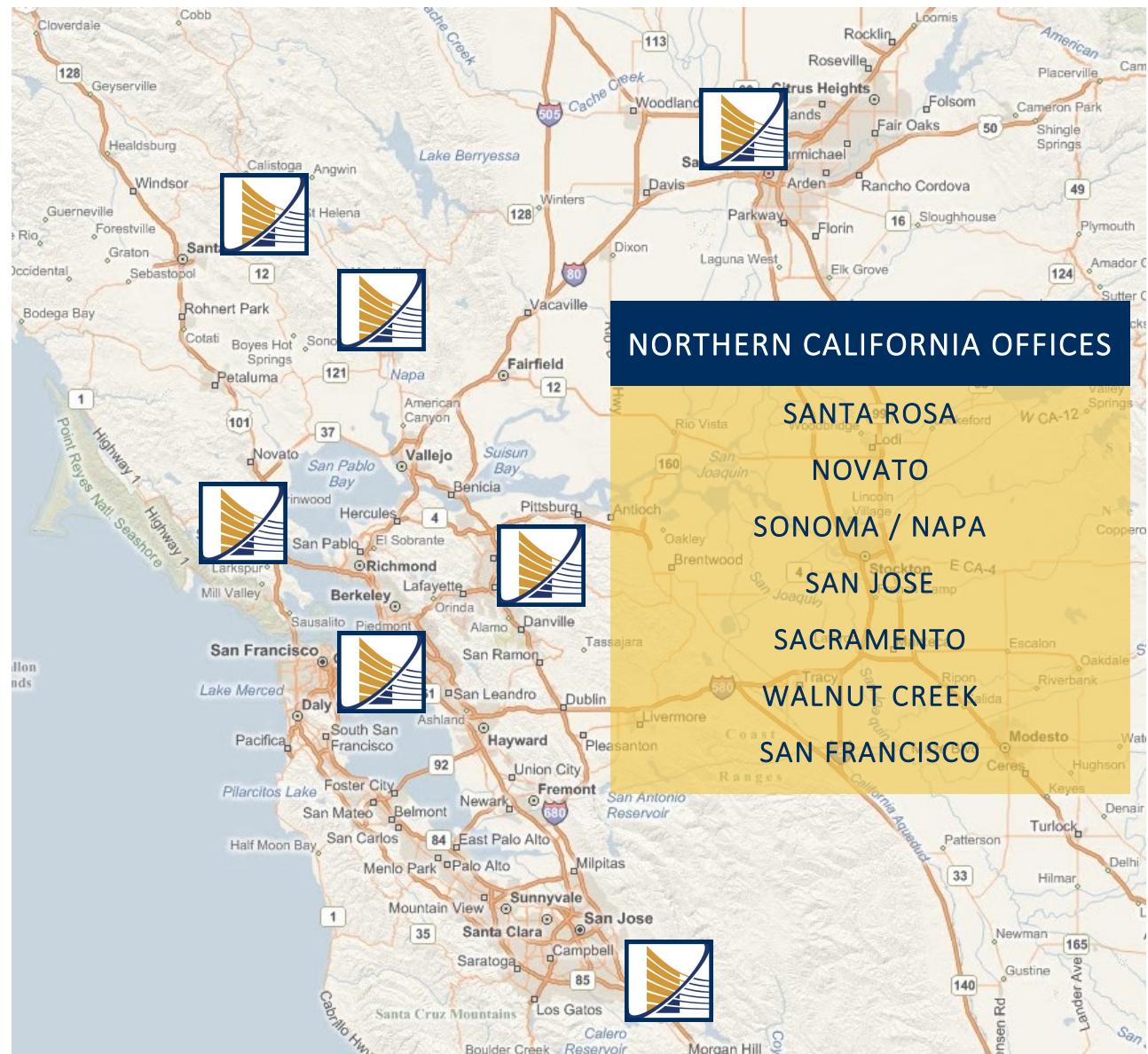
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