

FLEX/OFFICE/WAREHOUSE BUILDING FOR SALE

396 Tesconi Court, Santa Rosa, California



\$1,724,250 (\$218.50 PSF)
±7,892 RENTABLE SQUARE FEET

**Exclusive
Listing
Agent:**

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NEWMARK

BUILDING HIGHLIGHTS

- Freestanding building in Santa Rosa Business Park
- **Building Size:** ±7,892 SF
 - Office:** ±7,092 SF
 - Warehouse:** ±800 SF
- **Parcel Size:** ±22,216 SF
- **APN#:** 036-253-015
- **Built:** 1981 remolded in 2011
- **Roof:** Replaced in 2022
- **HVAC Units:** Replaced in 2022
- **Power:** 600 amps
- **Utilities:** Electric PG&E // Sewer & Water Public City of Santa Rosa
- **IT service:** Fiber to building serviced by Sonic
- **Parking:** 26 on-site spaces with some street parking available
- **Zoned:** BP-SA Business Park
- **Signage:** Monument Sign



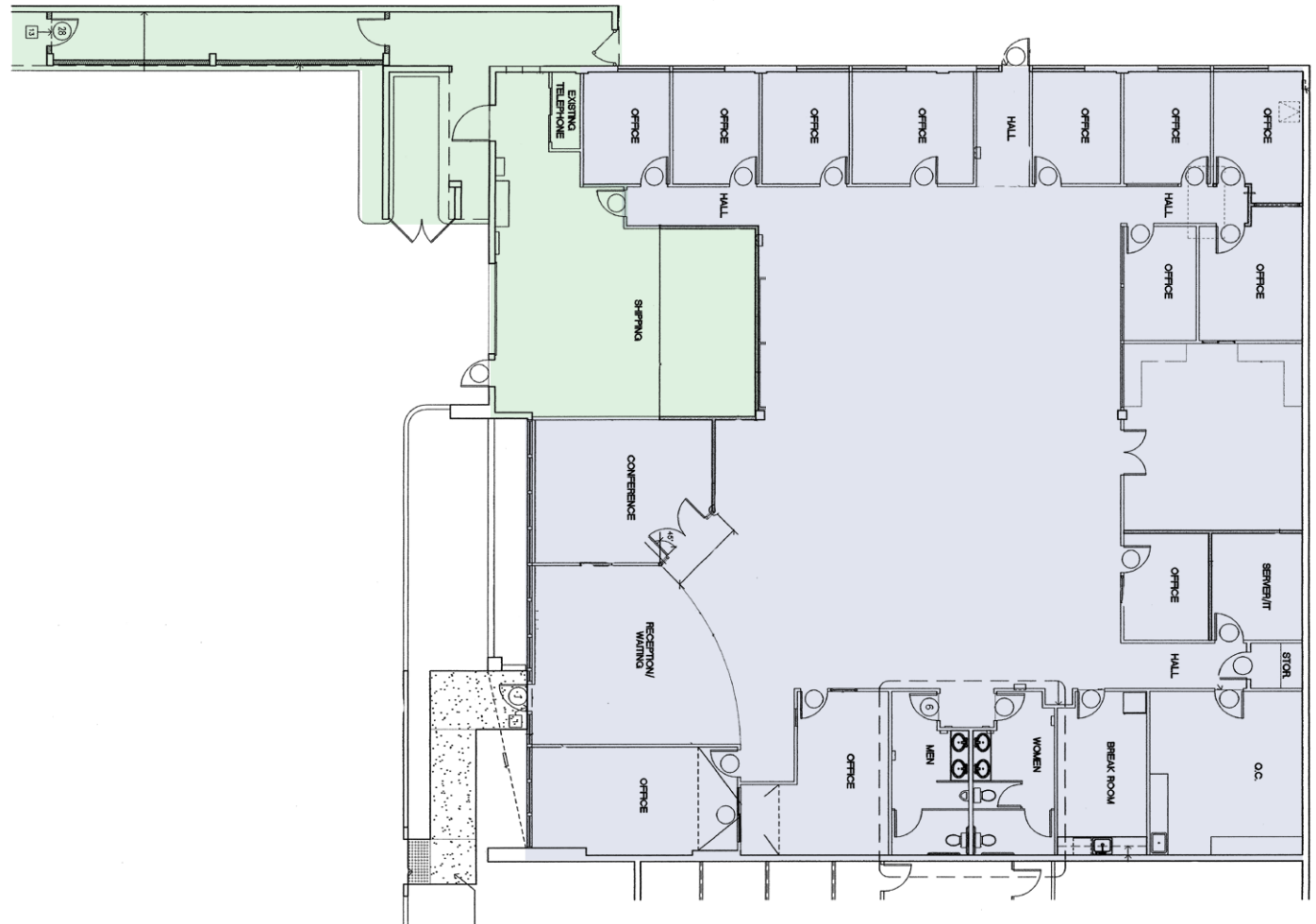
TENANT IMPROVEMENTS

OFFICE

- Approximately 7,092 SF
- Reception / Waiting Area
- 13 private office (8 offices on glass line)
- Large Conference room
- Kitchen
- Breakroom
- Two restrooms
- Open area with room for over 12 work stations or showroom
- Lab area
- IT Room
- 4 large sky lights

WAREHOUSE

- Approximately 800 SF
- 14' clear height
- 10 x 10 roll up door
- Enclosed Outside storage



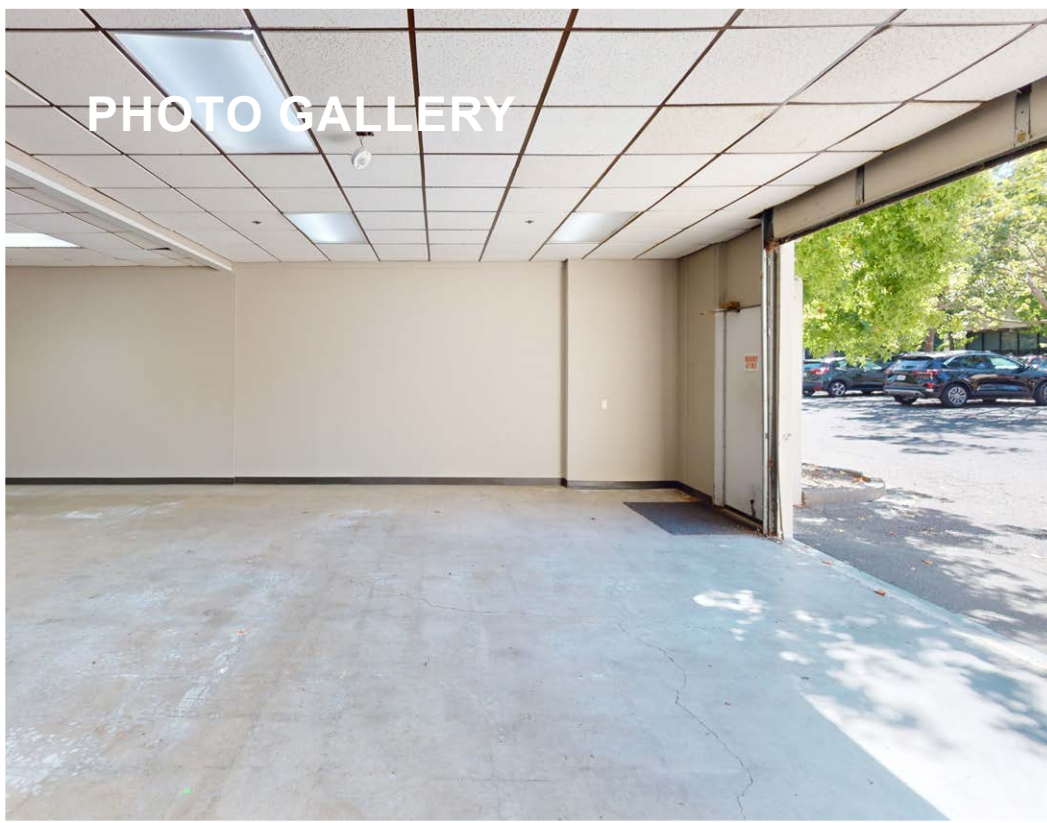
INTERIOR PHOTOS



INTERIOR PHOTOS



PHOTO GALLERY



PROPERTY FEATURES

LOCATION

Santa Rosa is 45 miles north of the Golden Gate Bridge via an expanded Hwy-101 and now The SMART Train with service from Santa Rosa to Larkspur Ferry. There are over 178,000 people within the city limits and over 700,000 people in the county. There are over 8400 businesses in the city and an unemployment rate of 4%.

396 Tesconi Court is built on a cul de sac in Santa Rosa Business Park which was built in the 1980's by local developers. It has been a popular place for businesses to locate for its easy access to Hwy-101 and downtown Santa Rosa and amenities within walking distance. Many of the buildings are occupied by their owners with some multitenant office buildings offering space for lease. In the park there is a popular sit-down restaurant (Franchettis Gasthaus), Redwood Credit Union for banking, and walking distance to many business services including the popular Parkpoint Health Club.



ZONING

Zoned BP-SA (business park), this building can accommodate many different uses and in the past serviced growing businesses. The seller remodeled the building in 2011 for his growing business and will continue to occupy the adjacent building at 398 Tesconi Court for his business.

In 2022, the Seller replaced the heating and ventilation units and roof. There is excellent on-site parking near the front door and small warehouse with good access for truck deliveries. The office space is ready for immediate occupancy after January 2024 with attractive tenant improvements offering all the features any business would want.



ASSESSOR'S PARCEL MAP

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
4-002

36-25

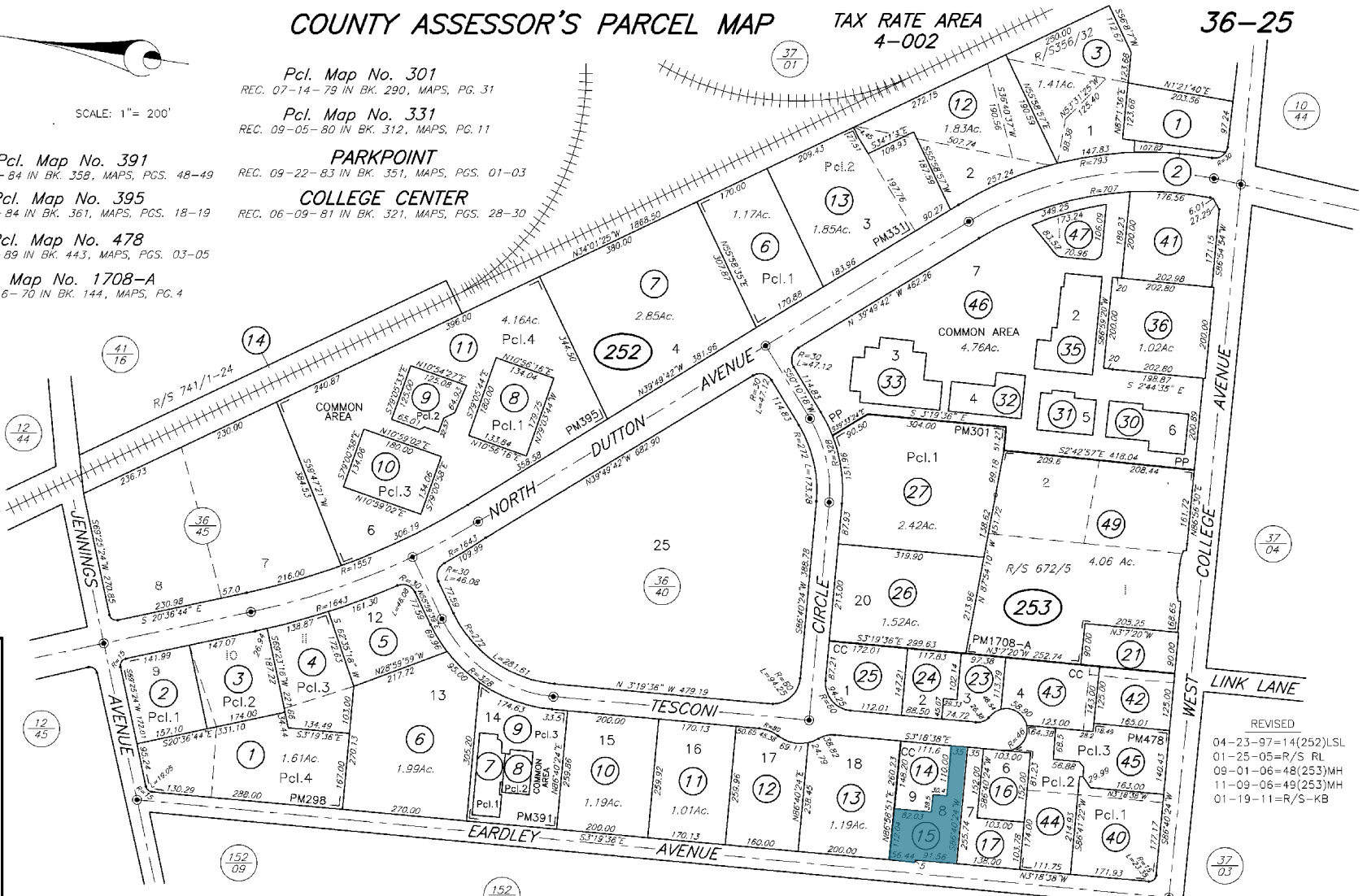


SCALE: 1" = 200'

- Pcl. Map No. 301**
REC. 07-14-79 IN BK. 290, MAPS, PG. 31
- Pcl. Map No. 331**
REC. 09-05-80 IN BK. 312, MAPS, PG. 11
- Pcl. Map No. 391**
REC. 07-23-84 IN BK. 358, MAPS, PGS. 48-49
- Pcl. Map No. 395**
REC. 08-24-84 IN BK. 361, MAPS, PGS. 18-19
- Pcl. Map No. 478**
REC. 08-18-89 IN BK. 443, MAPS, PGS. 03-05
- Pcl. Map No. 1708-A**
REC. 04-16-70 IN BK. 144, MAPS, PG. 4
- PARKPOINT**
REC. 09-22-83 IN BK. 351, MAPS, PGS. 01-03
- COLLEGE CENTER**
REC. 06-09-81 IN BK. 321, MAPS, PGS. 28-30

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the information furnished. The accuracy of the information is guaranteed. This map was prepared by the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)



SANTA ROSA BUSINESS PARK
REC. 11-09-78 IN BK. 276, MAPS, PGS. 47-49

Pcl. Map No. 298
REC. 08-23-79 IN BK. 293, MAPS, PGS. 35-36

Assessor's Map Bk. 036, Pg. 25
Sonoma County, Calif. (ACAD)
KEY 4/12/07 MH

REVISED
04-23-97=14(252)LSL
01-25-05=R/S RL
09-01-06=48(253)MH
11-09-06=49(253)MH
01-19-11=R/S-KB

AMENITIES/LOCATION MAP



EATERIES

- 1 Carlos' Country Kitchen
- 2 Chick-fil-A
- 3 Brew Coffee and Beer House
- 4 Thai House Restaurant
- 5 BJ's Restaurant & Brewhouse
- 6 Sonoma Crust Pizza Catering
- 7 Americana
- 8 Belly Left Coast Kitchen & Taproom
- 9 Ca'Bianca
- 10 Jack in the Box
- 11 La Texanita Restaurant
- 12 El Patio Mexican Restaurant
- 13 Cancun Restaurant
- 14 Applebee's Grill + Bar
- 15 Los Arcos | Mexican Restaurant



SHOPPING

- 1 Coddington Shopping Center
- 2 Redwood Plaza Shopping Center
- 3 Rosewood Village
- 4 Santa Rosa Plaza
- 5 Stony Point Plaza



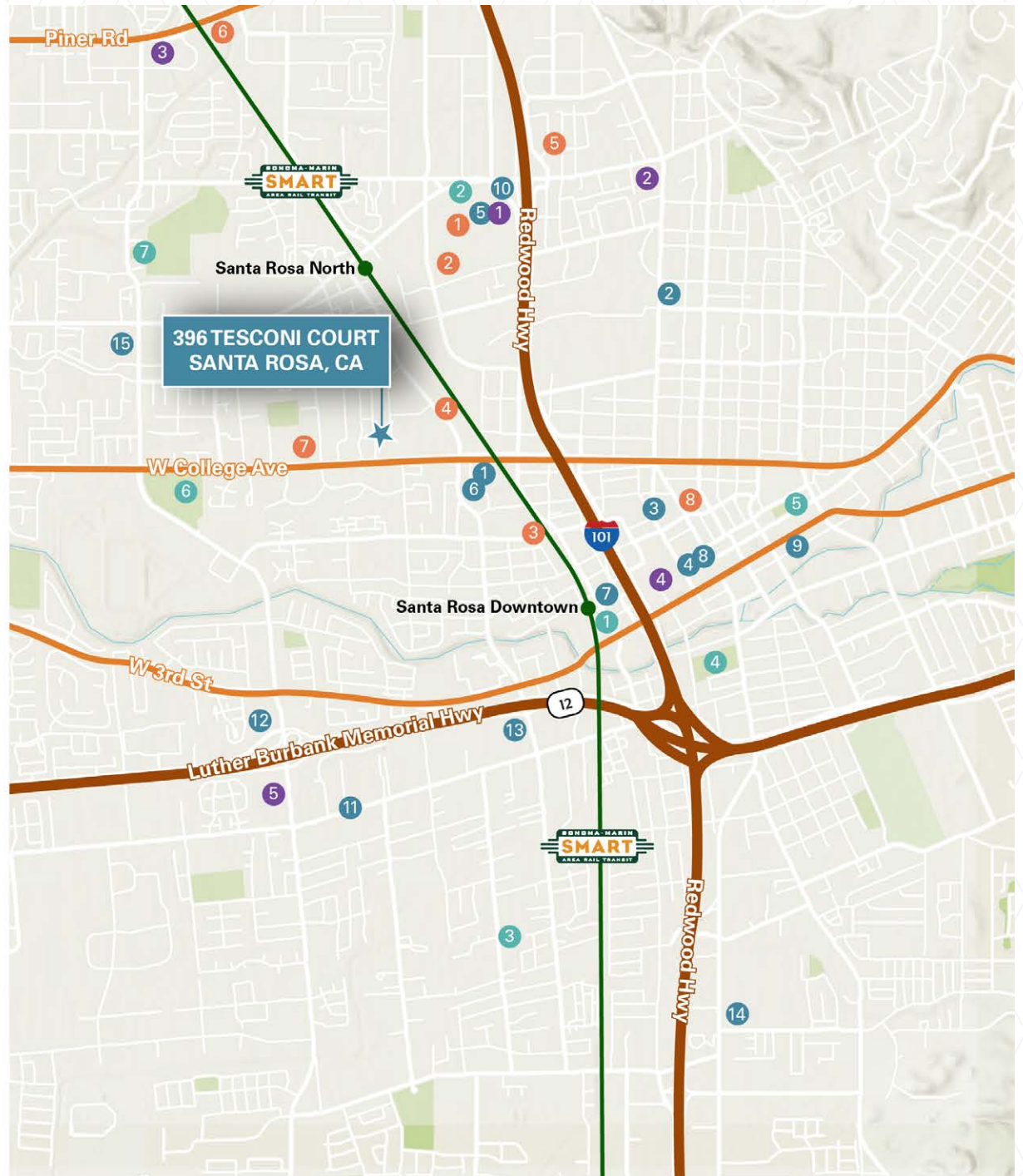
ATTRACTIONS

- 1 Railroad Square Historic District
- 2 Peanuts Statue
- 3 Bayer Park & Gardens
- 4 Juilliard Park
- 5 Fremont Park
- 6 Finley Community Park
- 7 Northwest Community Park



FITNESS

- 1 Orangetheory Fitness
- 2 Crunch Fitness - Santa Rosa
- 3 Saiyan Strength Gym
- 4 Parkpoint Health Club Santa Rosa
- 5 Empowered Strength Training
- 6 Anytime Fitness
- 7 Insight Fitness Studio
- 8 CrossFit NorthGate



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EXIT

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