Keegan&Coppin
COMPANY, INC.

FOR LEASE

2180-2240 NORTHPOINT PARKWAY
BUILDINGS 4, 5, & 6
SANTA ROSA, CA

NORTHPOINT COMMERCE CENTER
OFFICE/INDUSTRIAL SPACE

Go beyond broker.

PRESENTED BY:

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PROPERTY INFORMATION

2180-2240 NORTHPOINT PKWY.
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SANTA ROSA, CA

AVAILABLE SPACE FOR LEASE

HIGHLIGHTS

- Established business park
- Flexible floor plans
- Space sizes ranging from 2,008+/- sf to 12,804+/- sf
- Competitive market rents
- Ample parking
- Amenities nearby
- Easy access to Hwy 101 & Hwy 12

LEASE TERMS

RATE

$1.65 PSF

TERMS

Industrial Gross

Tenant pays separately metered utilities and interior janitorial plus approx. $.04 Capital Expense Reimbursement.

DESCRIPTION OF LOCATION

Campus setting with excellent location and easily accessible from Highway 12 and Highway 101. Just minutes from downtown Santa Rosa. Close proximity to public transportation, residential housing, retail stores, public schools, and various other amenities. Northpoint Corporate Center is home to many prominent firms such as Viavi Solutions, Amy's Kitchen, Sonic.net, Kaiser Permanente (MOB) and many more private and public firms.

AVAILABLE SPACE		DESCRIPTION
B4	**Suite 2232: 2,008 RSF***	Currently 65% office, warehouse can be expanded.
	Suite 2234: 3,025 RSF*	Currently 59% office, warehouse can be expanded.
	Suite 2240: 4,209 RSF*	Currently 60% office, warehouse can be expanded.
B5	**Suite 2200: 3,600+/- RSF***	Combination of private offices, open office, or R&D, and a small warehouse area with roll-up door.
B6	**Suite 2180: 4,767+/- RSF***	Office suite offering a combination of private offices, conference room, open office cubicle areas and kitchen/break room. Including approx 919 RSF of storage with 2 roll-up doors.

* All rentable measurements are to the roof dripline exterior area.

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AERIAL SITE MAP

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SITE PLAN

2180-2240 NORTHPOINT PKWY.
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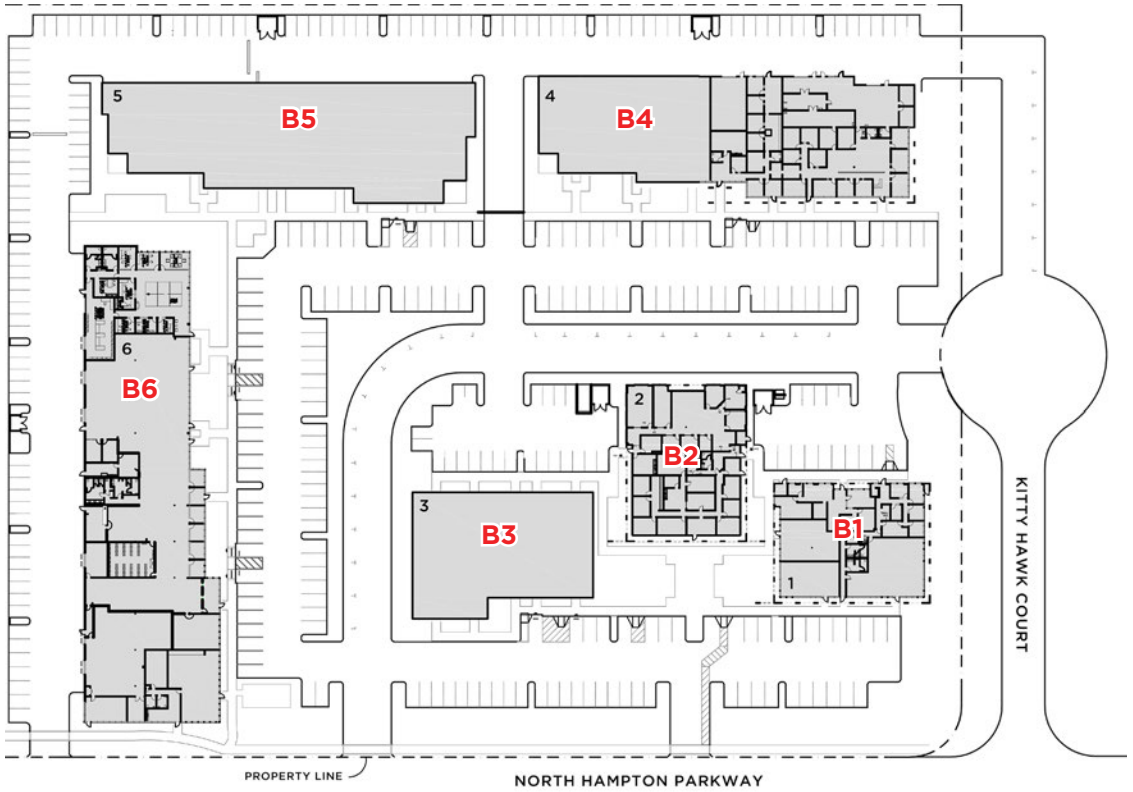
AVAILABLE SPACE FOR LEASE



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FLOOR PLAN

BUILDING 4

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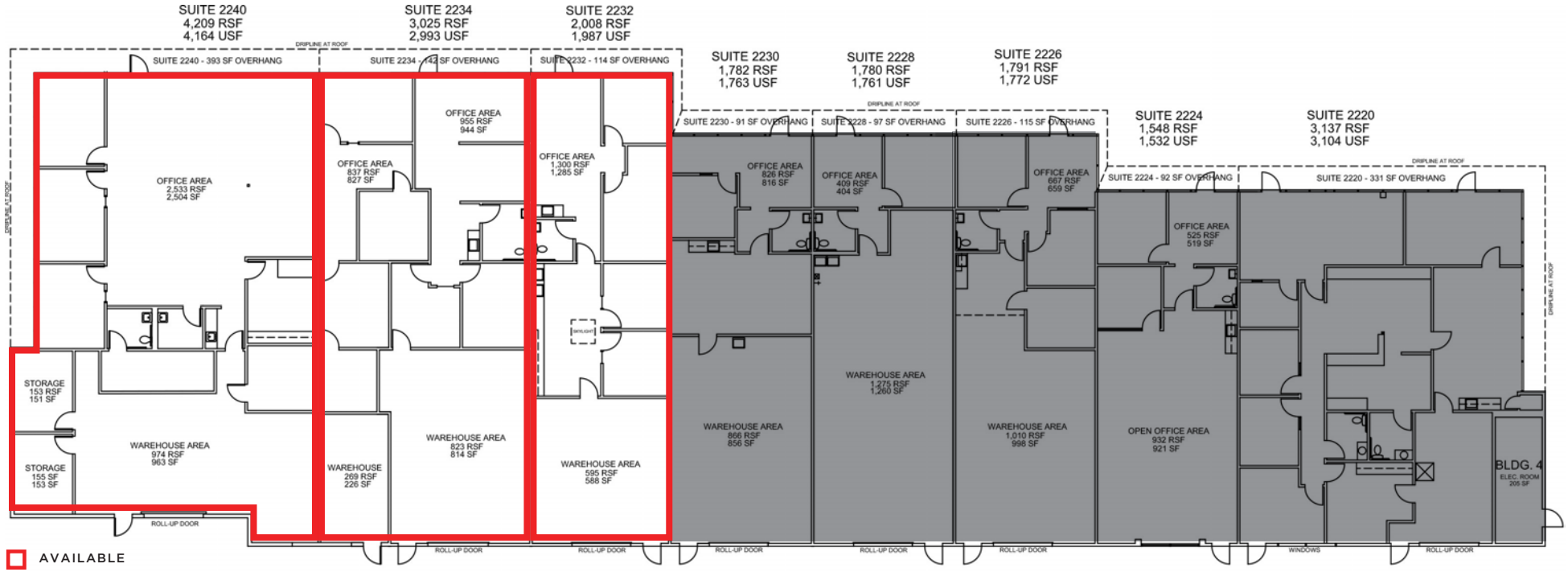
AVAILABLE SPACE FOR LEASE



* Building 4 backs up to secured parking area.

- Suite 2232/2234 can be combined for 5,033 rsf
- Suite 2234/2240 can be combined for 7,234 rsf
- Suite 2232/2234/2240 can be combined for 9,242 rsf

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FLOOR PLAN

BUILDING 5 - SUITE 2200

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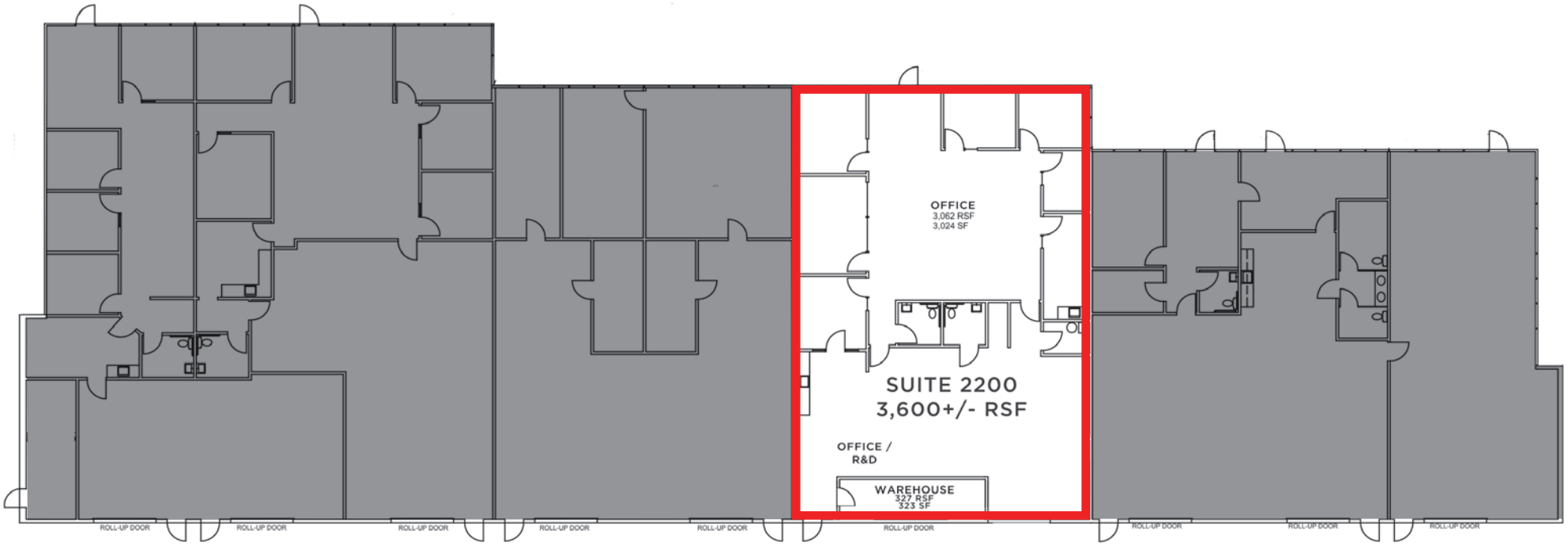
AVAILABLE SPACE FOR LEASE



AVAILABLE

NOT AVAILABLE

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PROPERTY PHOTOS

BUILDING 5 - SUITE 2200

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FLOOR PLAN

BUILDING 6

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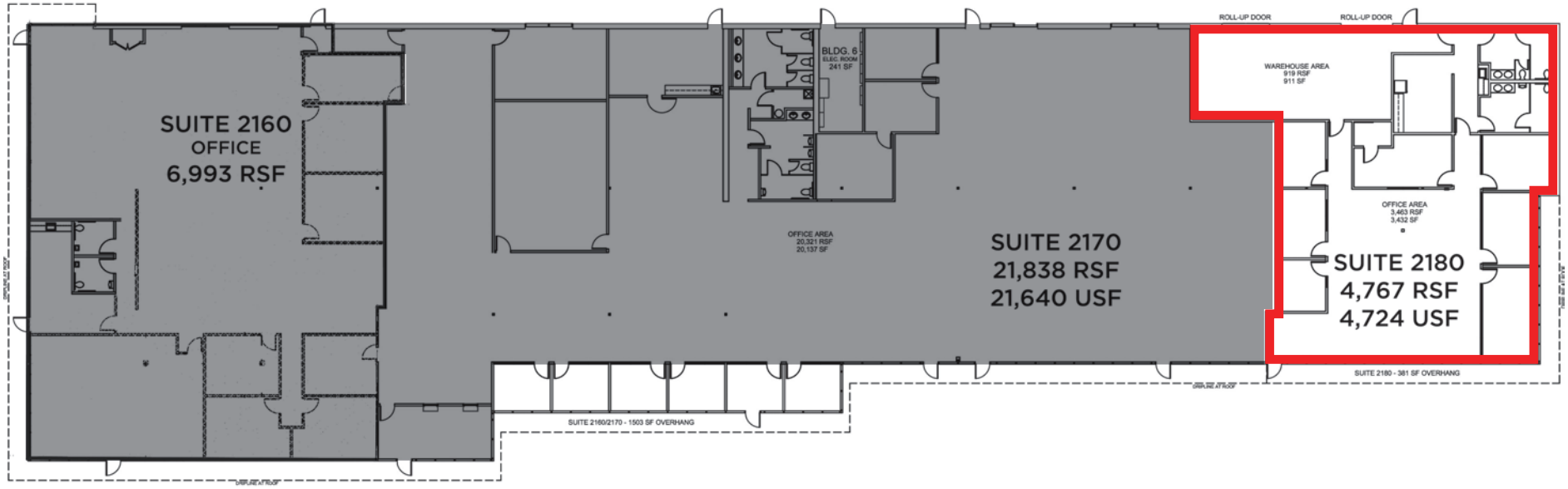
AVAILABLE SPACE FOR LEASE



AVAILABLE

NOT AVAILABLE

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PROPERTY PHOTOS

BUILDING 6 - SUITE 2180

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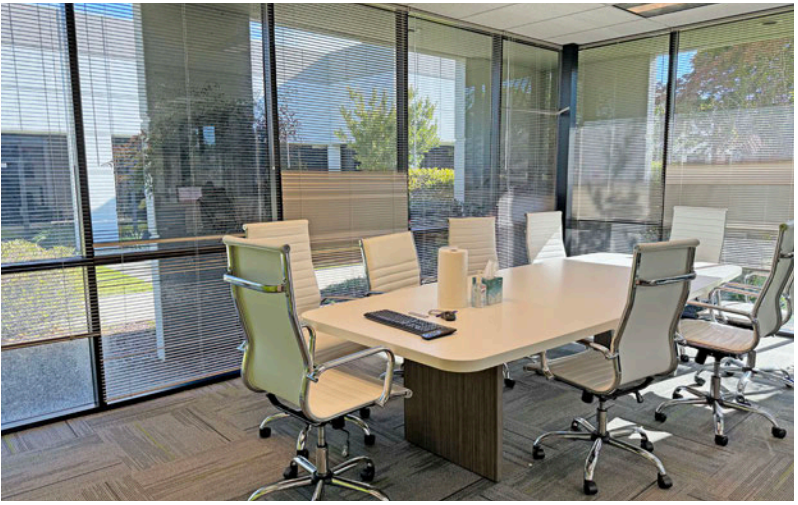
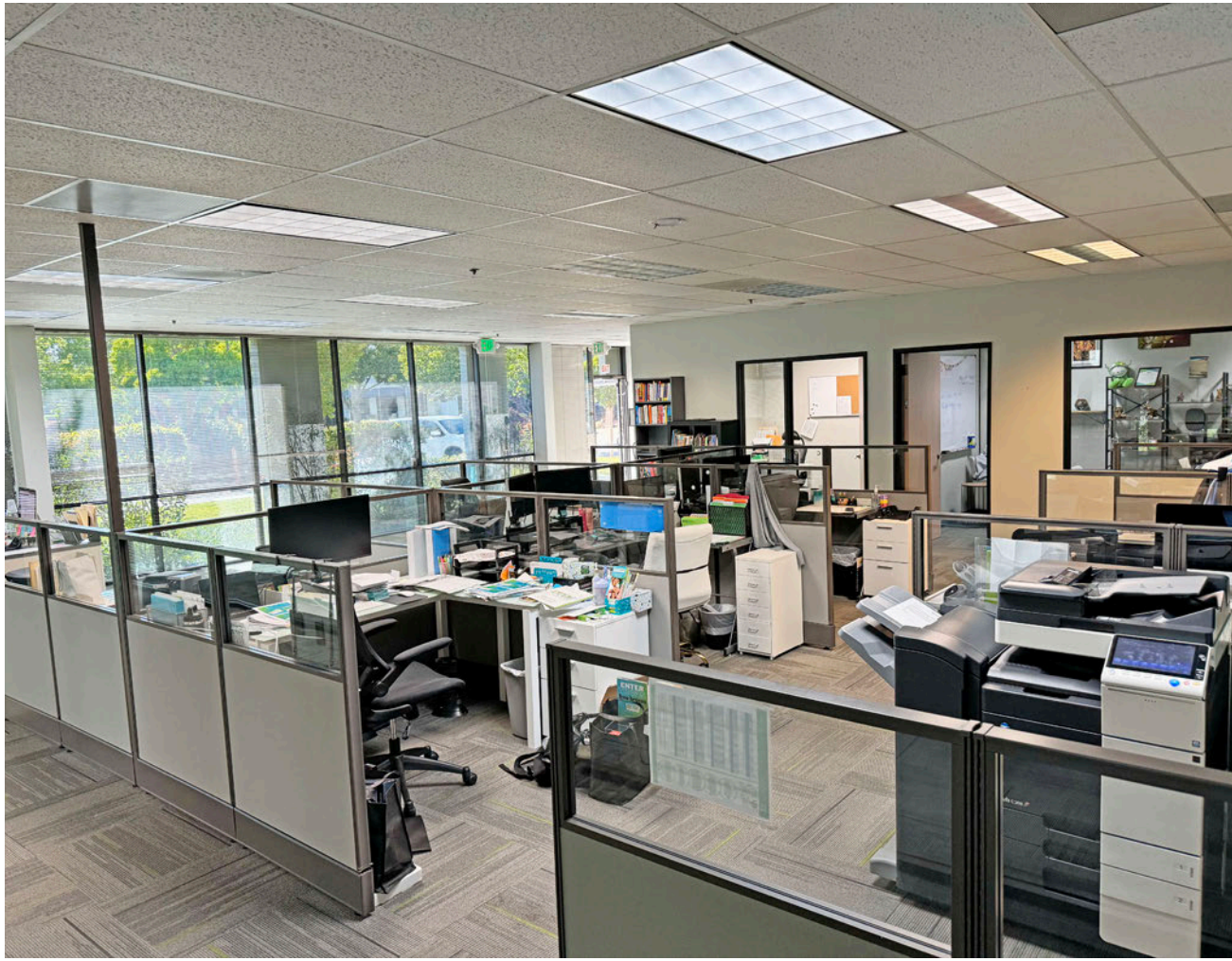
AVAILABLE SPACE FOR LEASE





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VICINITY MAP

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