

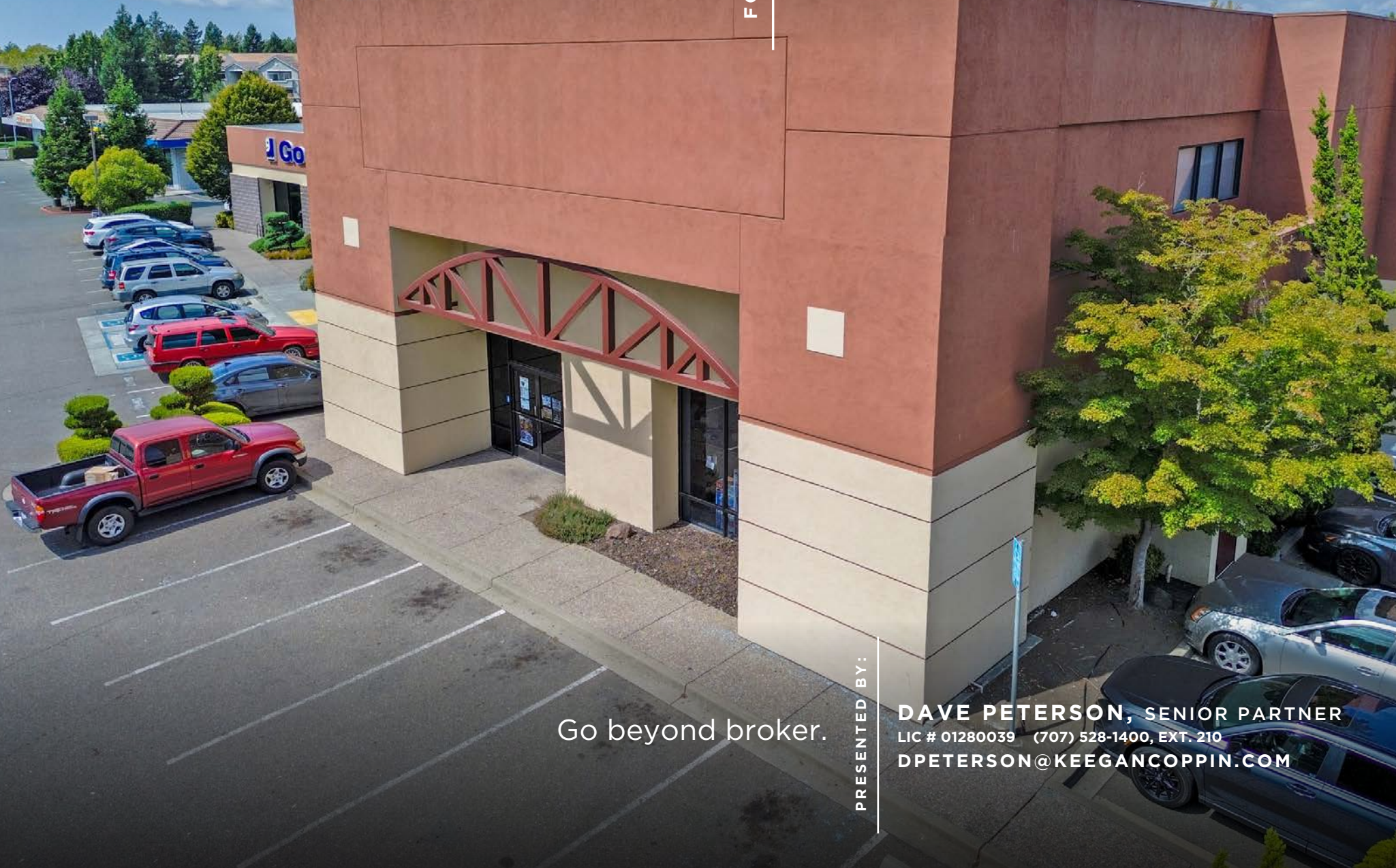


Keegan & Coppin
COMPANY, INC.

FOR LEASE

470 ROHNERT PARK EXPY W.
ROHNERT PARK, CA

OFFICE SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

DAVE PETERSON, SENIOR PARTNER
LIC # 01280039 (707) 528-1400, EXT. 210
DPETERSON@KEEGANCOPPIN.COM



PROPERTY DETAILS



470 ROHNERT PARK EXPY WEST
ROHNERT PARK, CA

**OFFICE SPACE
FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- 3,125+/- sf of Office Space Available
- Second Floor, Elevator Served
- High Identity Location
- Move-in Condition
- Ample Parking
- Building Signage Potential

LEASE TERMS

Rate

1.25 PSF Gross

Term

Negotiable



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AREA DESCRIPTION



470 ROHNERT PARK EXPY WEST
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DESCRIPTION OF AREA

The area is already well-served by retail, restaurants, service providers. There's Expressway Marketplace nearby with anchors like FoodMaxx, PetSmart. Because of the intersection, the high visibility location helps with signage.

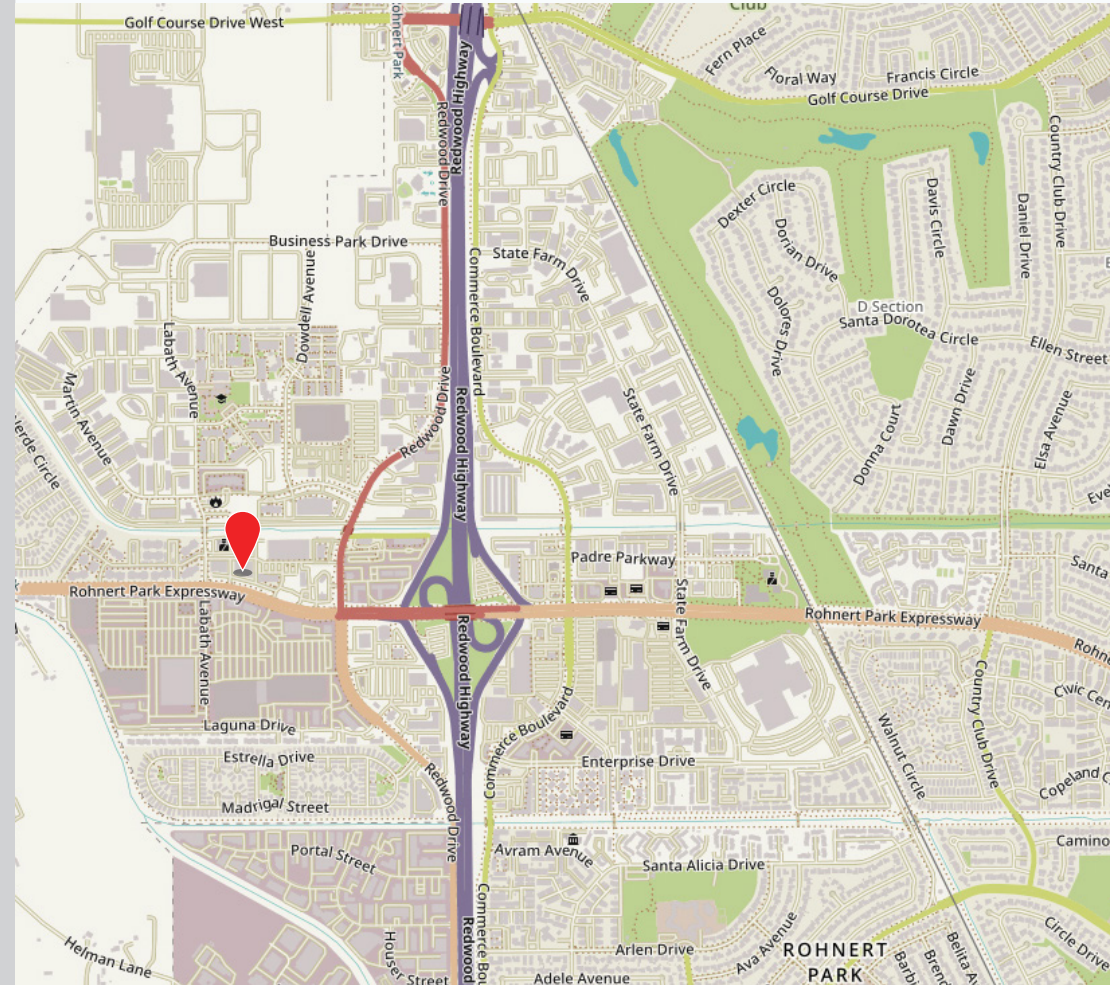
NEARBY AMENITIES

- Sonoma State University nearby
- Graton Resort & Casino is less than a mile away
- Dense residential neighborhoods feeding the commercial strip

TRANSPORTATION ACCESS

- Sonoma County Transit runs several local routes in Rohnert Park & Cotati
- Nearby access to Highway 101

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,901	58,287	94,438
Avg. HH Income	85,886	110,718	108,912
Avg. Age	37.5	39.9	39.3



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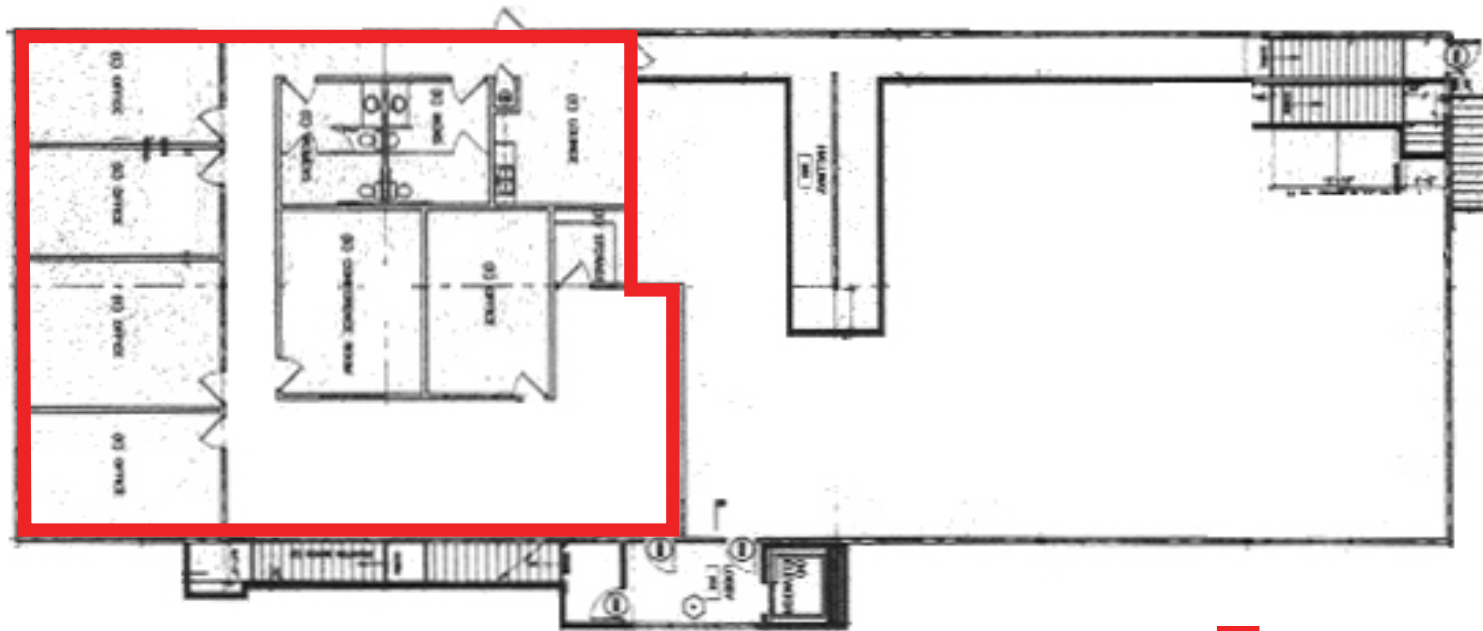


FLOOR PLAN



470 ROHNERT PARK EXPY WEST
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PROPERTY PHOTOS



470 ROHNERT PARK EXPY WEST
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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.



LOCATION MAP



470 ROHNERT PARK EXPY WEST
ROHNERT PARK, CA

OFFICE SPACE
FOR LEASE



470 ROHNERT PARK EXPY WEST

foodmaxx
CENTERLINE 33
PICKLEBALL

Office DEPOT
DOLLAR TREE
TARGET
GRANITE EXPO
AT&T
COLD STONE
STARBUCKS

Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

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