



VIEIRA INVESTMENTS



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FOR LEASE

3721 Santa Rosa Ave, Suite B8, Santa Rosa, CA

Property Size: Approx. 800 sq ft of private office space
Lease Rate: \$1.00/SF/Month
Lease type: Modified Gross Lease Term: 36 months
Total Building: +- 47,232 sq ft

We have a private office space available in south Santa Rosa. Best deal in town on clean office space:

- Approx. 800 sq ft
- Full HVAC
- Private entrance
- Private dedicated bathroom
- Great visibility
- Plenty of parking
- Convenient on/off the 101



This space is being offered on a 1 to 3 year term and is a Modified Gross lease type with the current asking rent of \$1.00 per square foot in base rent with \$.05 per square foot in addition to that for CAM's. The CAM charges cover things like water, trash, landscaping, fire sprinkler inspections, common area lighting, etc.

The San George Business Park is an established industrial park in south Santa Rosa. The project consists of two separate, well maintained wood frame buildings with attractive wood exteriors. The property boasts all LED exterior light fixtures, gated entrances, and monument signage on Santa Rosa Ave. The interior is fully finished out with all walls and ceilings sheet rocked, and insulated. Plenty of parking, nice landscaping and excellent exposure and access via Hwy 101. The property backs up to the 101 and fronts Santa Rosa Ave with easy on/off access at the Todd Rd exit.

