

# For Lease Class A Office Building in Sebastopol

101 MORRIS STREET, SEBASTOPOL, CALIFORNIA

±512 RSF UP TO ±4,136 RSF    \$2.50/RSF/MONTH, GROSS



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## PROPERTY HIGHLIGHTS

101 MORRIS STREET, SEBASTOPOL, CA

### Rental Rate

\$2.50/RSF/Month, Gross (Tenant pays utilities and janitorial)

### FIRST FLOOR ±2,048 RSF to ±4,136 RSF

Suite 1 ±2,088 RSF

Suite 2 ±2,048 RSF

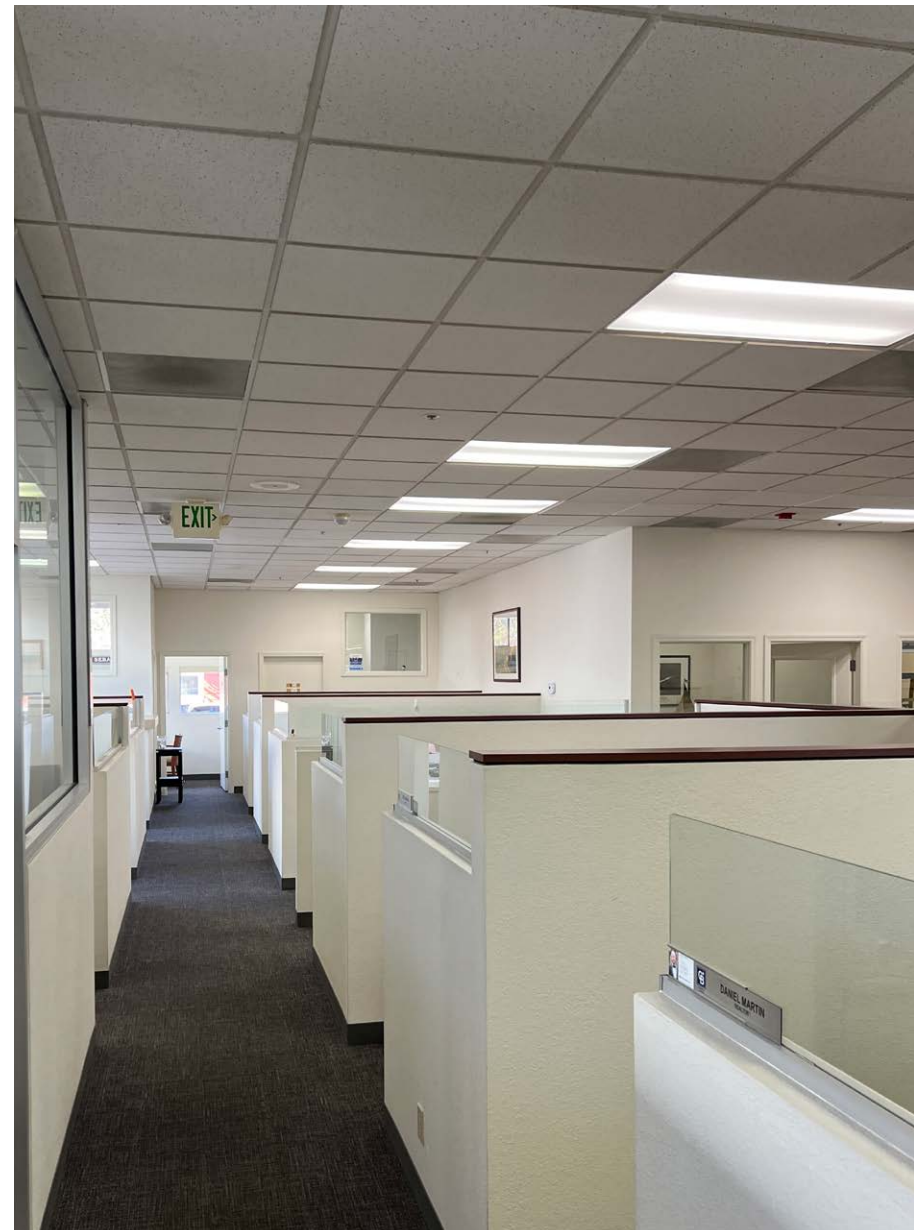
Suites 1 & 2 can be combined

### SECOND FLOOR

Executive Suite ±512 RSF

### Property Features

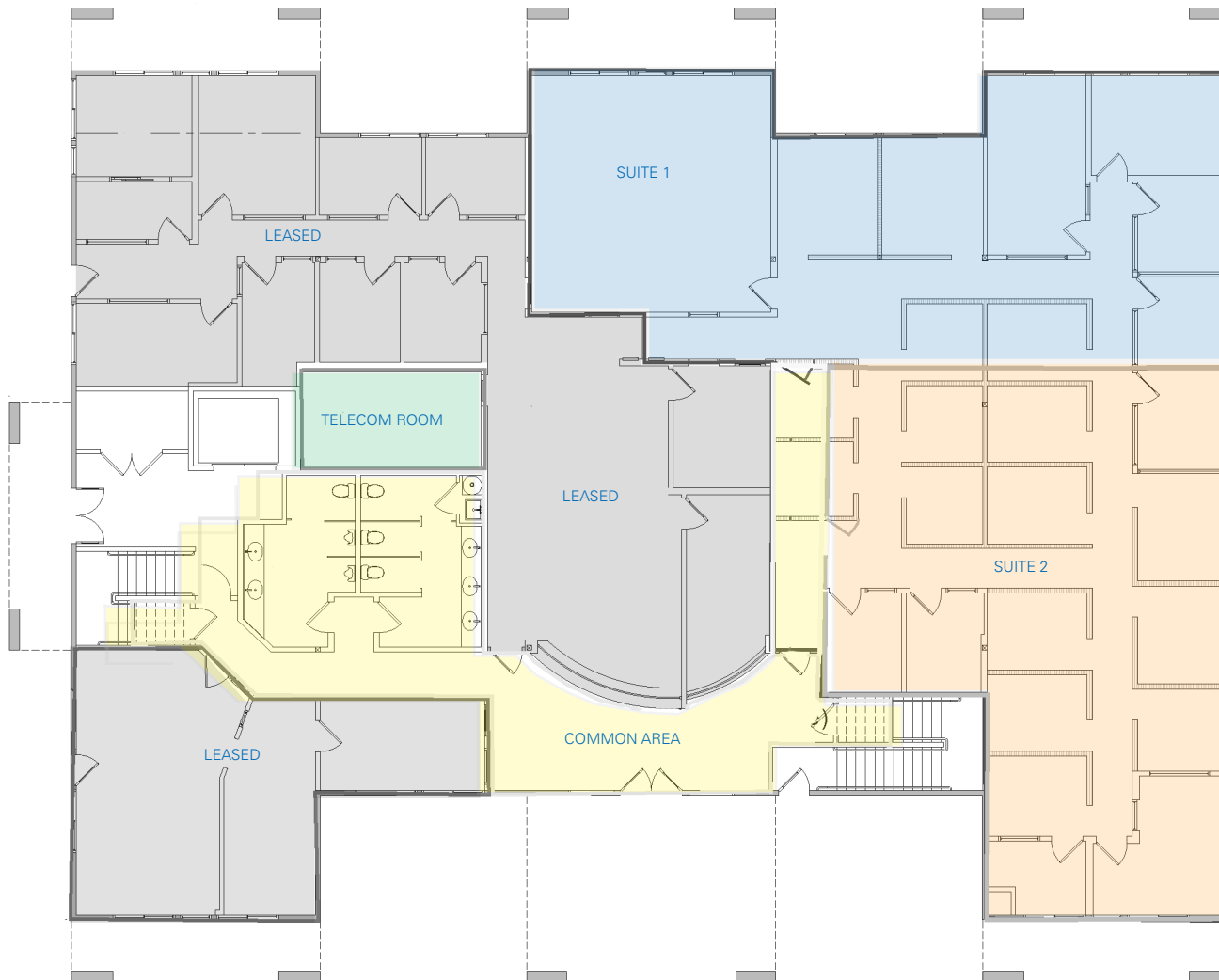
- High profile building on Hwy-12 and Morris Street
- Great on-site parking
- Across the street from The Barlow. Walking distance to downtown Sebastopol services, restaurants, Post Office, banks, and copier services
- On-site parking
- Easy ingress and egress off Morris Street
- Other tenants are professional office tenants



FIRST FLOOR PLAN

101 MORRIS STREET, SEBASTOPOL, CA

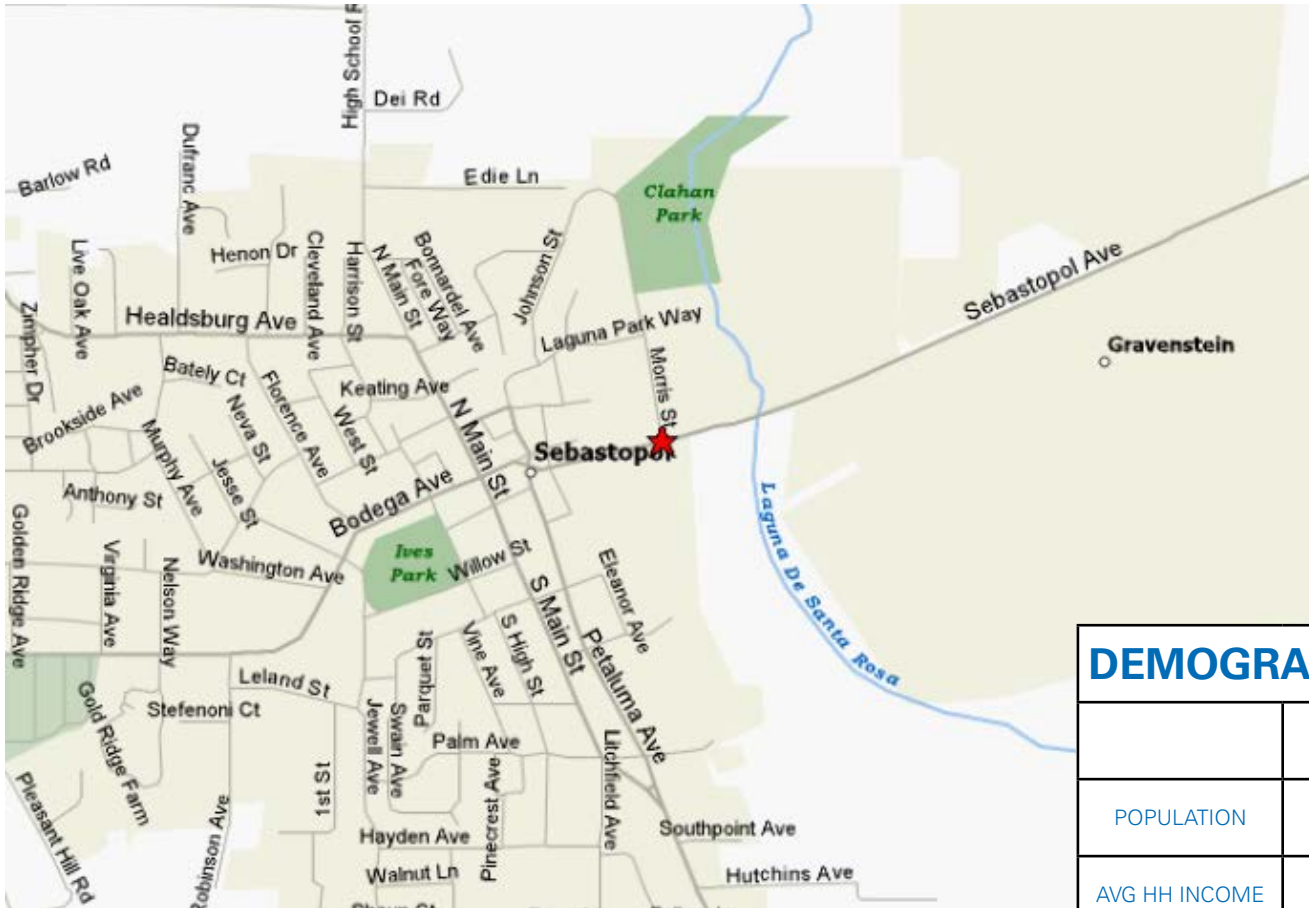
- = Suite 1
- = Suite 2
- = Common Area
- = Telecom room
- = Leased



Floor plan not to scale. Measurements are approximate.

**LOCATION MAP**

**101 MORRIS STREET, SEBASTOPOL, CA**



<b>DEMOGRAPHICS 2024</b>			
	1 MILE	3 MILES	5 MILES
POPULATION	5,640	16,813	66,036
AVG HH INCOME	\$121,013	\$131,959	122,292
DAY TIME EMPLOYEES	4,957	9,554	24,790

<b>AVERAGE DAILY TRAFFIC COUNT</b>	
SEBASTOPOL AVE @ MORRIS STREET	23,782
HWY-12 @ MORRIS STREET	23,000
BARNES AVE @ SEBASTOPOL	28,199

# 101 Morris Street Sebatopol, California

*Exclusive Agents:*

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