



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1144 SONOMA AVENUE, SUITE 114
SANTA ROSA, CA

MOVE-IN READY MEDICAL/
PROFESSIONAL OFFICE CONDO

Go beyond broker.

PRESENTED BY:

KEVIN FLAHERTY, BROKER ASSOCIATE
LIC # 01855674 (707) 528-1400, EXT 246
KFLAHERTY@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
LIC # 02242483 (707) 528-1400, EXT 773
NFLYNN@KEEGANCOPPIN.COM



PROPERTY DETAILS



1144 SONOMA AVENUE
STE 114
SANTA ROSA, CA

MEDICAL OFFICE
CONDOMINIUM

PROPERTY INFORMATION

AVAILABLE SPACE

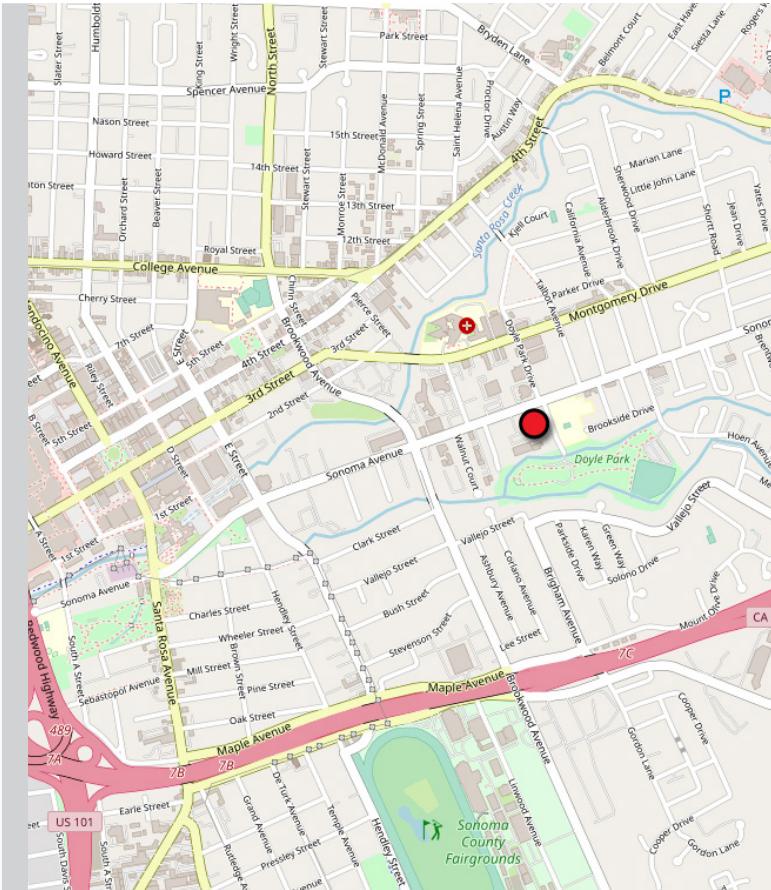
Suite #114: 1,001+/- sf

IDEAL FOR

Medical, dental, wellness, or professional office users seeking a turnkey space in central Santa Rosa.

HIGHLIGHTS

- **1,001+/- SF Office Condo** - Newly renovated with fresh paint & flooring
- **Efficient Layout:** 5 private rooms (each with plumbing), private restroom, open reception with built-in desk, and abundant storage
- **Natural Light:** Bright, professional atmosphere
- **Exclusive Outdoor Patio:** Small private space for staff or client use
- On-Site Parking



DESCRIPTION OF AREA

In the heart of the Southeast Santa Rosa Medical community, walking distance to Memorial Hospital and other professional offices. Close to Downtown with easy access to and from US Highways 12 and 101 and major SE Santa Rosa arterial way.

LEASE RATE

\$1.75 PSF

LEASE TERMS

NNN

2 year minimum.

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PROPERTY PHOTOS



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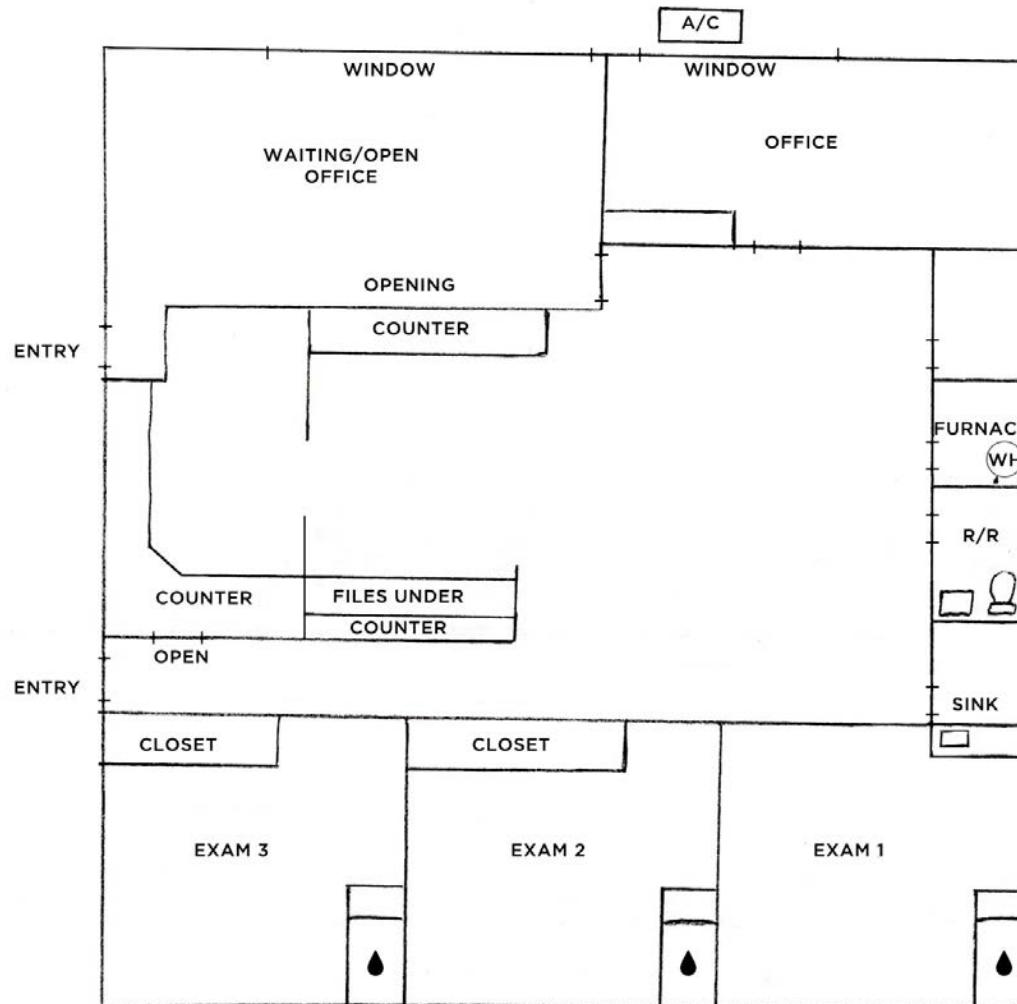


FLOOR PLAN



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Not to scale.

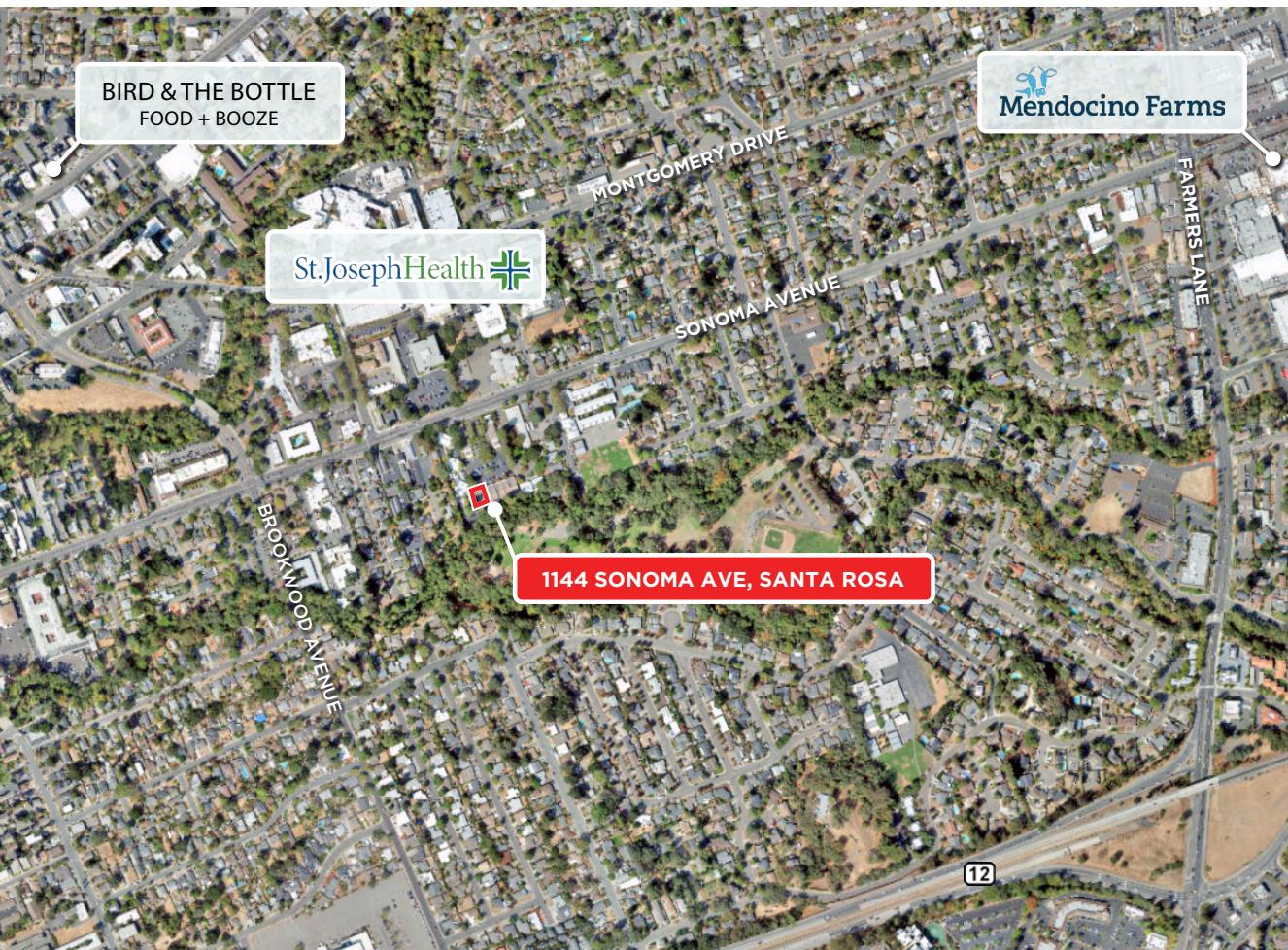
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LOCATION MAP



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1355 North Dutton Avenue
Santa Rosa, CA 95401
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(707) 528-1400

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.

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