



**Keegan & Coppin**  
COMPANY, INC.

FOR SUB-LEASE

2930 DUTTON AVE  
SANTA ROSA, CA

**OFFICE/WAREHOUSE BUILDING  
AVAILABLE**



Go beyond broker.

REPRESENTED BY:

**SHAWN JOHNSON**  
MANAGING PARTNER / SIOR  
LIC # 00835502 (707) 528-1400, EXT 238  
[SJOHNSON@KEEGANCOPPIN.COM](mailto:SJOHNSON@KEEGANCOPPIN.COM)





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## PROPERTY DETAILS

### PROPERTY HIGHLIGHTS

**TOTAL AVAILABLE OFFICE/WAREHOUSE SPACE: 6,720+/- SF**

**2930 Dutton Avenue:** 6,720+/- RSF total

- 4 First floor offices: 1,779 sf
- 5 Second floor offices: 1,920 sf
- Warehouse: 3,021 sf

#### DESCRIPTION OF PREMISES

Office and warehouse space with good quality tenant improvements. The building is currently occupied as a single tenant user but build out as two separate suites.

#### Parking

18 On-Site Parking Spots

#### Zoning

IL - Light Industrial

#### Rentable Space

2930 Dutton Ave.: 6,720+/- sf

### LEASE TERMS

Sub-lease term expires May 24, 2031.

**LEASE TYPE:** NNN For the current lease year cost is \$1,503.95 for 2930 Dutton Ave.

#### LEASE RATE:

2930 DUTTON AVE.	
May 25, 2024	\$7,025.04
May 25, 2025	\$7,235.04
May 25, 2026	\$7,452.87
May 25, 2027	\$7,676.45
May 25, 2028	\$7,906.75
May 25, 2029	\$8,143.95
May 25, 2030	\$8,388.27

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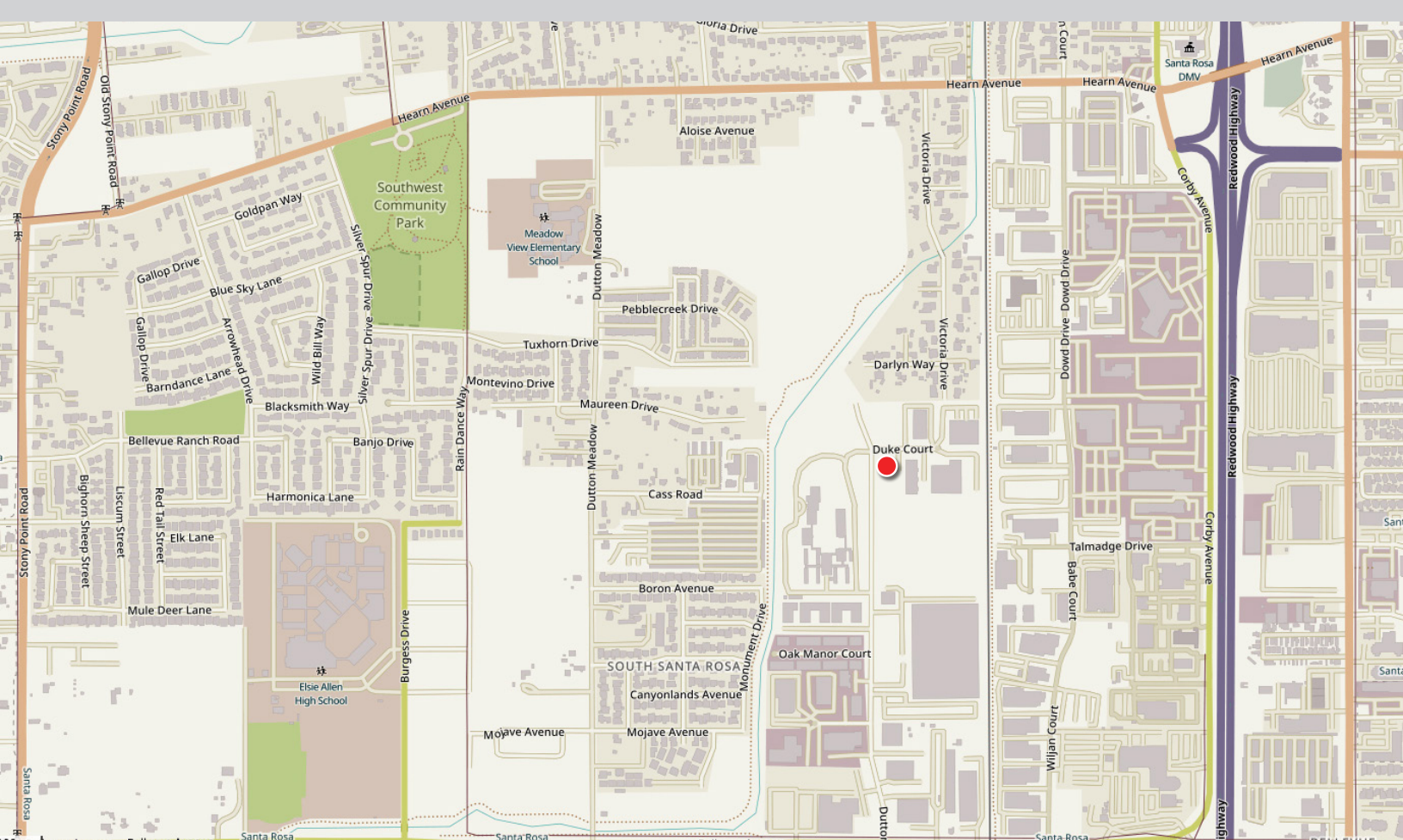
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## AREA DESCRIPTION

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The property is located behind the Corby Auto Row and provides ready access to U.S. 101 via Hearn Avenue or Todd Road. Other businesses in the area include: Pace Supply, Shakley Bros., Canine Companions, American Storage, Wright Contracting, G&C Auto, and DaDa's Delicatessen.



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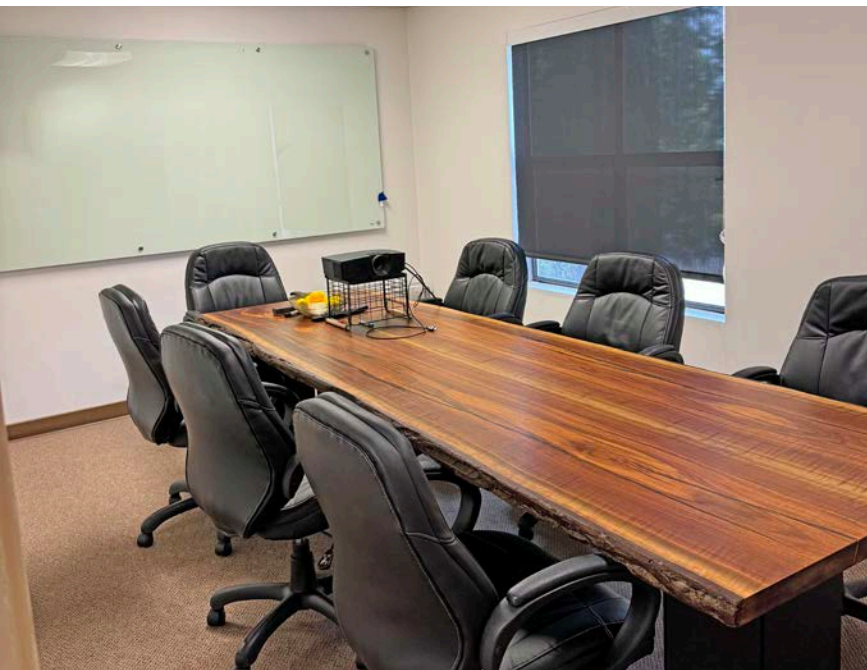
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## PROPERTY PHOTOS



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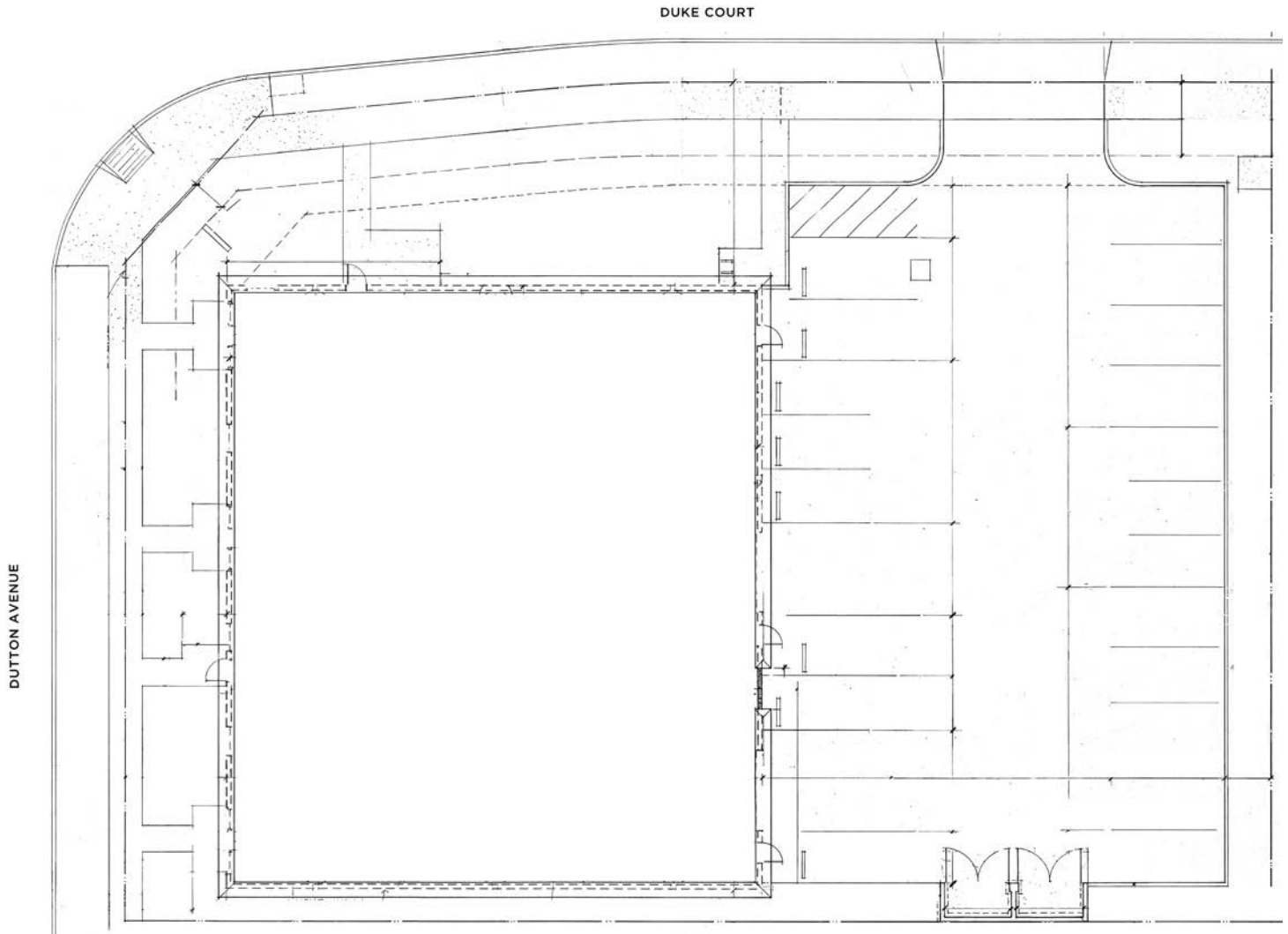
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## SITE PLAN



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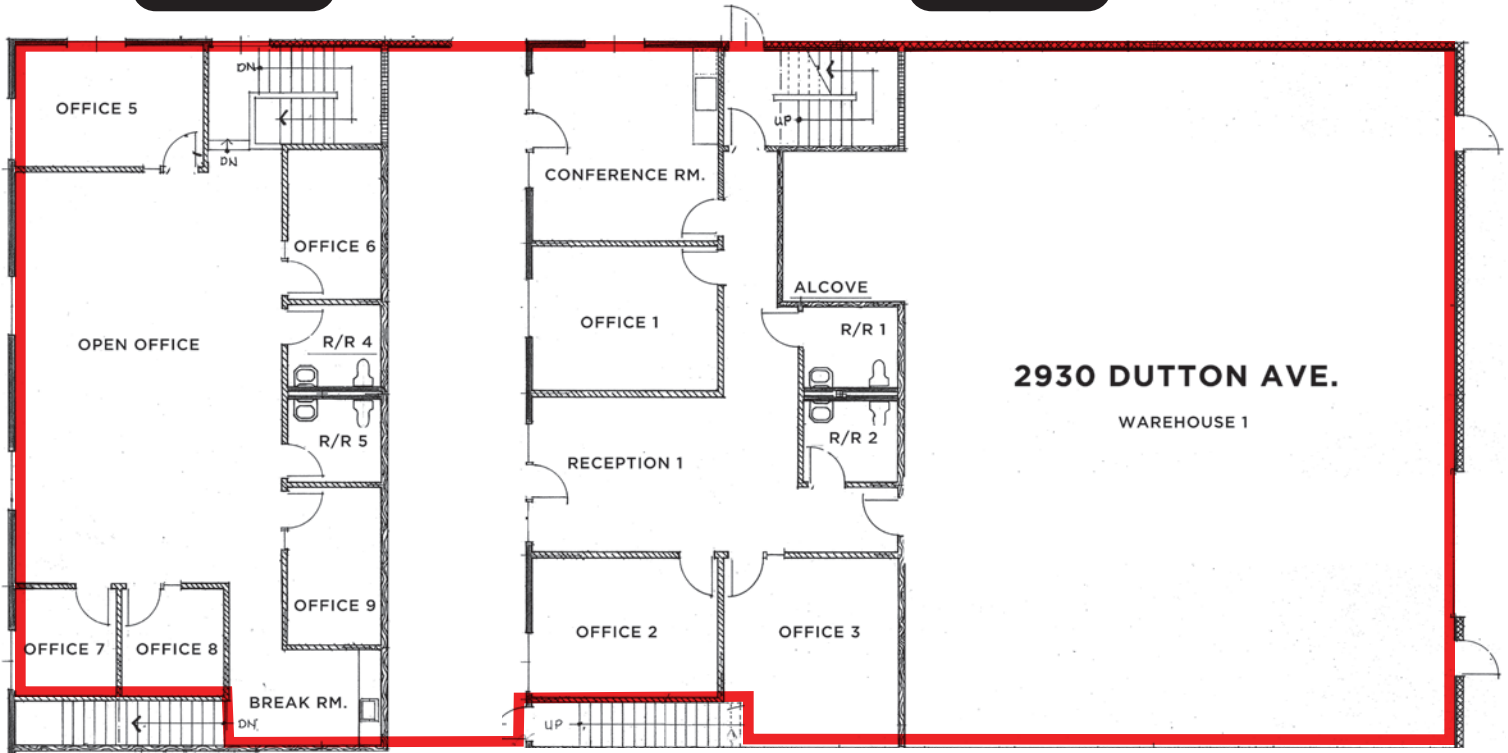
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## FLOOR PLANS

SECOND FLOOR

FIRST FLOOR



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## VICINITY MAP



2930 DUTTON AVE.

101

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