

# Office Space For Lease

± 552 Square Feet - \$1.70/SF Gross



4357 Montgomery Drive, Suite E

Santa Rosa • Sonoma County • California

Paul Schwartz

707.479.1841

SchwartzBroker@gmail.com

DRE #01111744

*corcoran*

ICON PROPERTIES

[www.CorcoranIcon.com](http://www.CorcoranIcon.com)

2416 Sonoma Avenue  
Santa Rosa, CA 95405

## Features Include:

- Onsite parking
- High identity corner location at Mission Blvd and Montgomery Dr
- Immediate occupancy available
- Elevator served second floor
- Multi-Tenant retail/office building
- Modern exterior with attractive interior offices
- Multiple restaurants and business services within walking distance
- Efficient small office in East Santa Rosa
- Existing private office can be removed

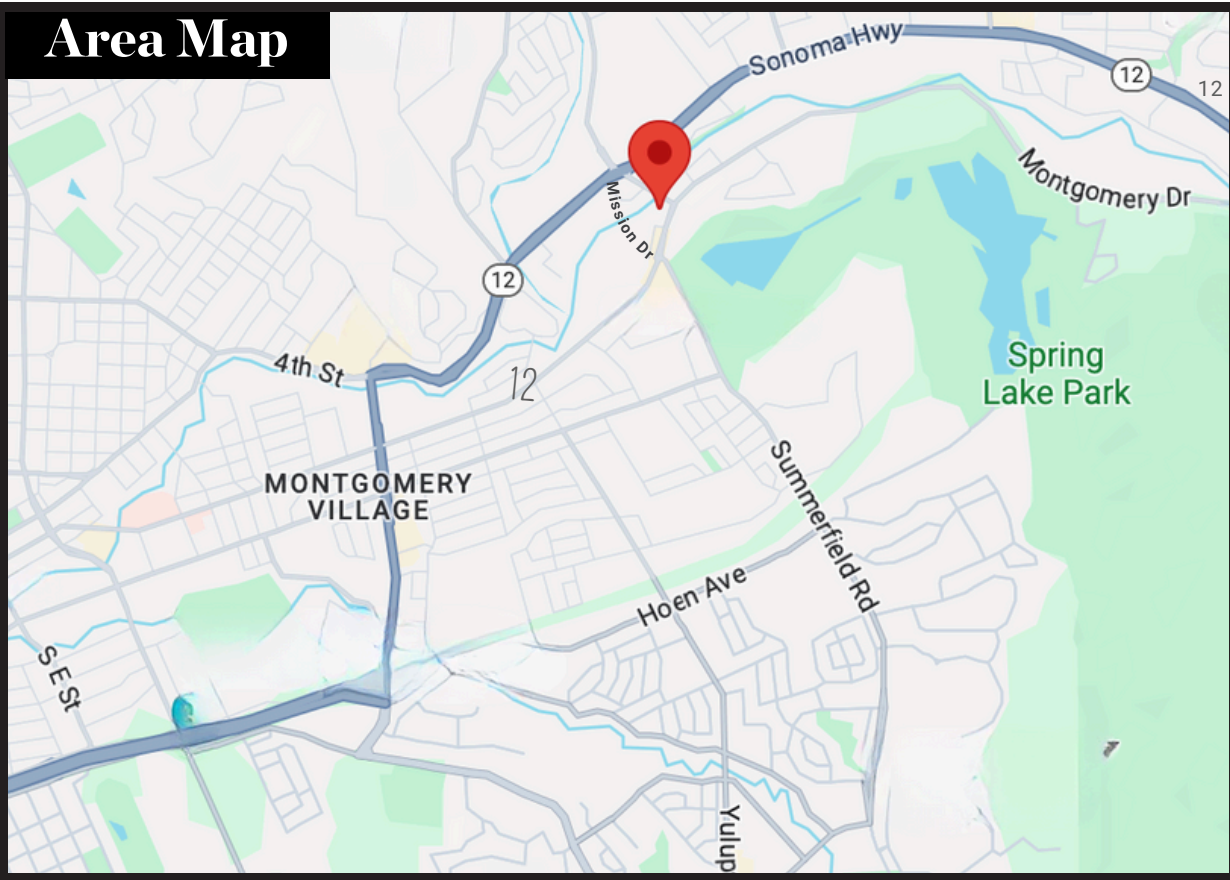


Interior Private Office

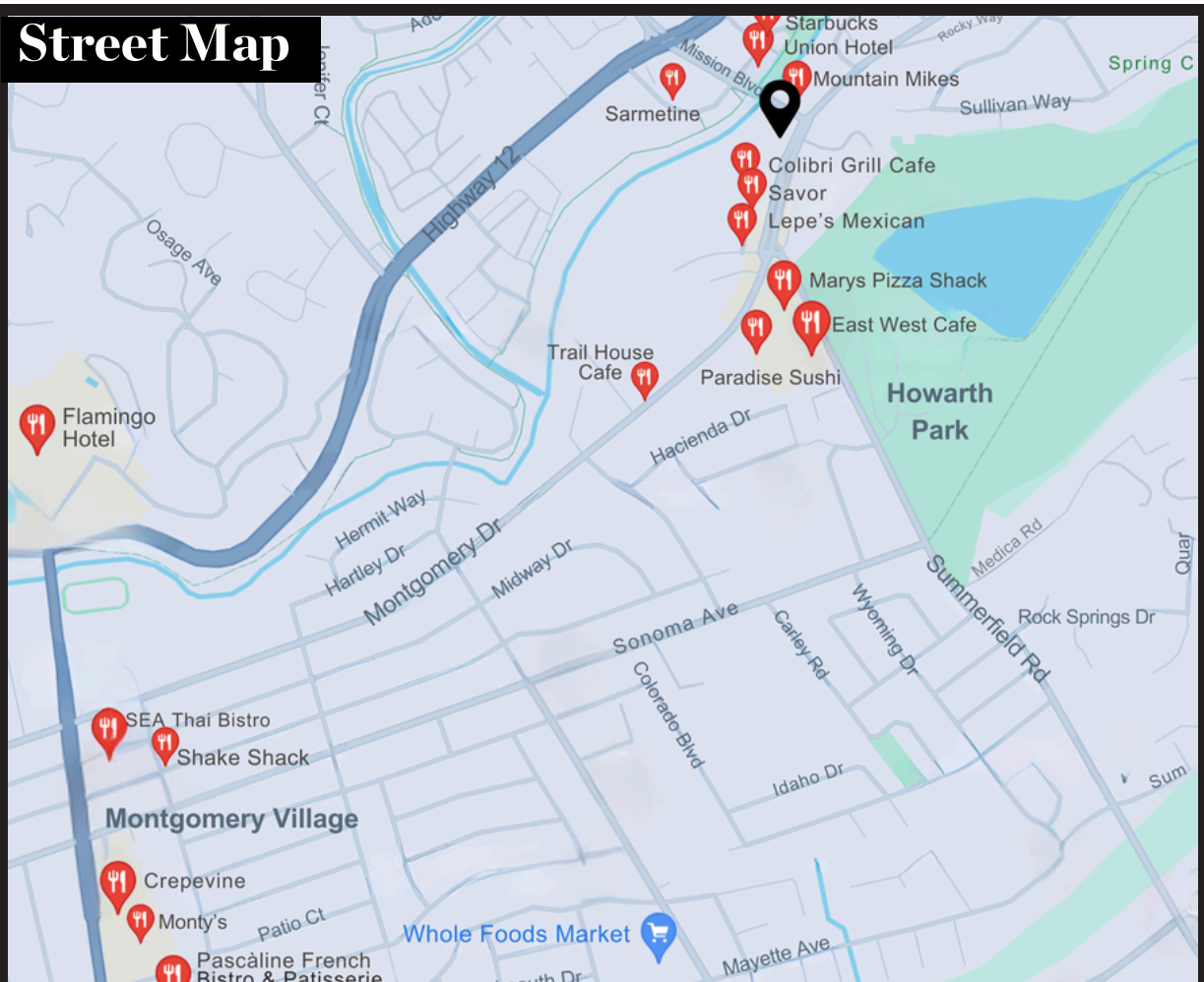
# Building Photos



# Area Map



# Street Map



# Santa Rosa/Sonoma County

Santa Rosa is the County Government seat and largest business and economic center between San Francisco and Portland, OR. This beautiful mid-sized city has a population of approximately 176,000 and is the governmental, financial, medical, and retail center of Sonoma County. Santa Rosa is located 45 miles north of the Golden Gate Bridge in the world class Sonoma County Wine Country.

Sonoma County has a population of approximately 500,000 and is known for its incredible natural beauty, technology base and bioscience firms, diverse landscape, world-class foods and beverages including approximately 250 wineries and 25 craft beer breweries, 16 American Viticultural Areas (AVA's) nestled between the Mayacamas Mountains and the gorgeous Pacific Coast/Bodega Bay to the Russian River and Sonoma Valley. Employment and innovation leaders include Medtronic, Keysight (formerly Agilent), Viavi, Tri Vascular Medical Devices, American Ag Credit, Kaiser Hospital, St. Joseph Health, and Sutter Health.

Sonoma County educational institutions include Sonoma State University, Empire College, Santa Rosa Junior College and a branch of San Francisco State University.

A Mediterranean climate with exceptional air quality and four distinct seasons, the weather in Sonoma County is ideal. Sonoma County is bordered to the south by Marin County, to the east by Napa County and to the north by Mendocino County. There is immediate access to San Francisco and the entire Bay Area, and is a commercial hub of the North Bay.

Sonoma County is the home to a burgeoning craft beer industry led by world- renowned breweries including Lagunitas Brewing Co., Russian River Brewing Co., Fogbeldt Brewing Co. and Bear Republic Brewing Co. The annual release in Downtown Santa Rosa of Russian River Brewing Company's 'Pliny the Younger' draws thousands of beer aficionados from around the world for two weeks each February and is ranked among the world's top craft beers. The economic impact of the craft brewing industry in Sonoma County is estimated to be over \$125,000,000.

During the last 30 years, the popularity and significance of Sonoma County wines have given rise to a variety of cultural amenities, attractions and experiences including wine tasting, winemaker dinners, vineyard cycling and competitive cycling events, the Green Music Center, Luther Burbank Center for the Arts, and the recent boom in craft breweries tours.

Sonoma County was also the home of Peanuts cartoonist Charles Schulz, and the Sonoma County Airport is named after Mr. Schulz. Air service to the Sonoma County Airport includes Horizon Air Flights to Seattle, Portland, Los Angeles and San Diego, Orange County, Phoenix and Minneapolis.

## Links:

Santa Rosa Chamber of Commerce — [www.santarosametrochamber.com](http://www.santarosametrochamber.com)

Sonoma County Economic Development Board — [www.sonomaedb.org](http://www.sonomaedb.org)

City of Santa Rosa — [www.srcity.org](http://www.srcity.org)

Press Democrat Newspaper — [www.PressDemocrat.com](http://www.PressDemocrat.com)

North Bay Business Journal — [www.NBBJ.com](http://www.NBBJ.com)

