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MEDICAL/GENERAL OFFICE SPACE FOR SALE OR LEASE

# 4720 Hoen Avenue Santa Rosa, California

±1,600 SF

SALE PRICE \$416,000

LEASE RATE: \$1.80/SF/MONTH, MODIFIED GROSS



NEWMARK

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## MEDICAL/GENERAL OFFICE SPACE FOR SALE OR LEASE

# 4720 Hoen Avenue

## SANTA ROSA, CALIFORNIA

### Location

The setting is quiet with easy access from Hwy-101 and Hwy-12 to Hoen Avenue. Located among other professional offices this office has been used by many medical professions and can accommodate many types of office uses.

### Approximate Size

1,600 SF

### Sale Price

\$416,000

### Lease Rate

\$1.80/SF/Month, Modified Gross

### Parking

Excellent on site parking with good access to offices. The parking lot has good ingress and egress with easy walk from the parking lot to the offices.

### Property Highlights

- Easy Access from Hoen Ave and Summerfield
- Very Efficient space
- Waiting room
- Business office
- 3- 4 Exam Rooms
- 2 restrooms
- Storage Area
- Two consulting offices

### Neighbors

Tuttle's Hoen Pharmacy  
All Tails Wagging Veterinary Clinic

### Comments

- The floor plan is well designed and will be ready for occupancy mid-summer



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# Photo Gallery



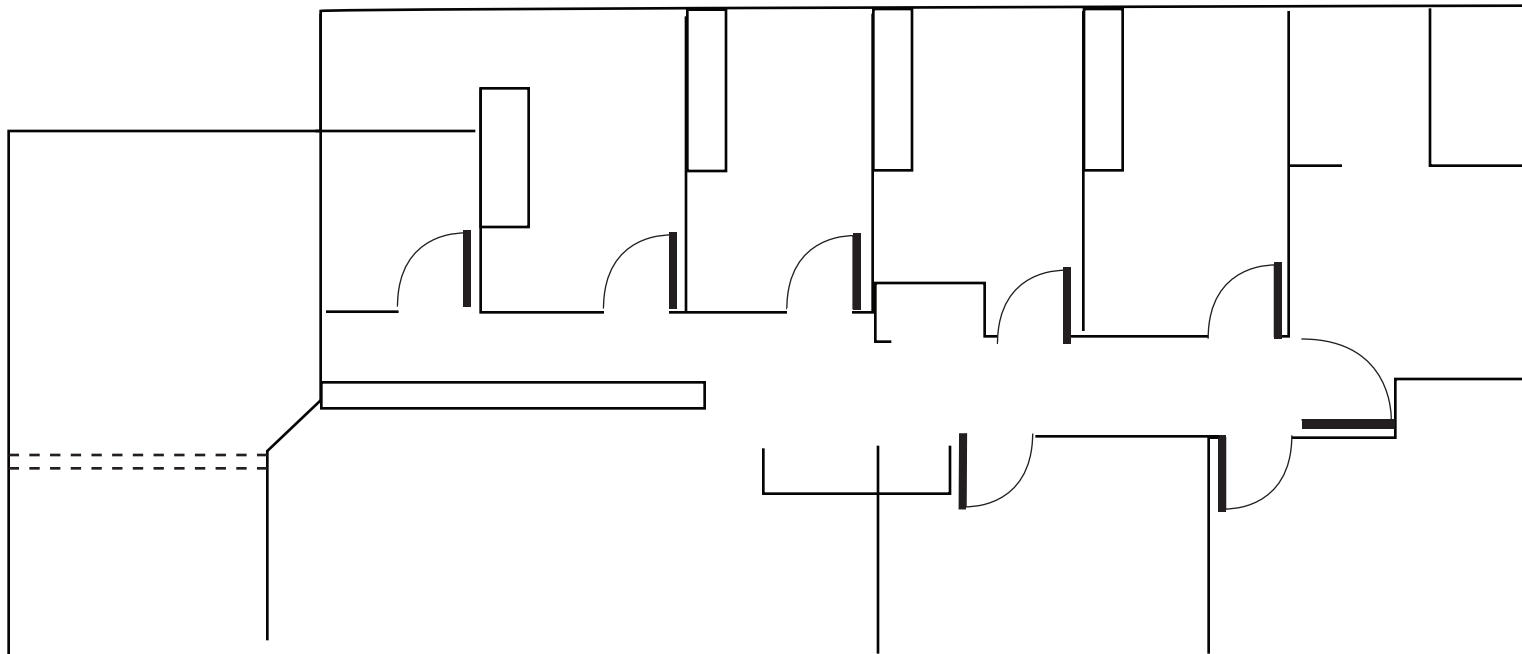
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**MEDICAL/GENERAL OFFICE SPACE FOR SALE OR LEASE**

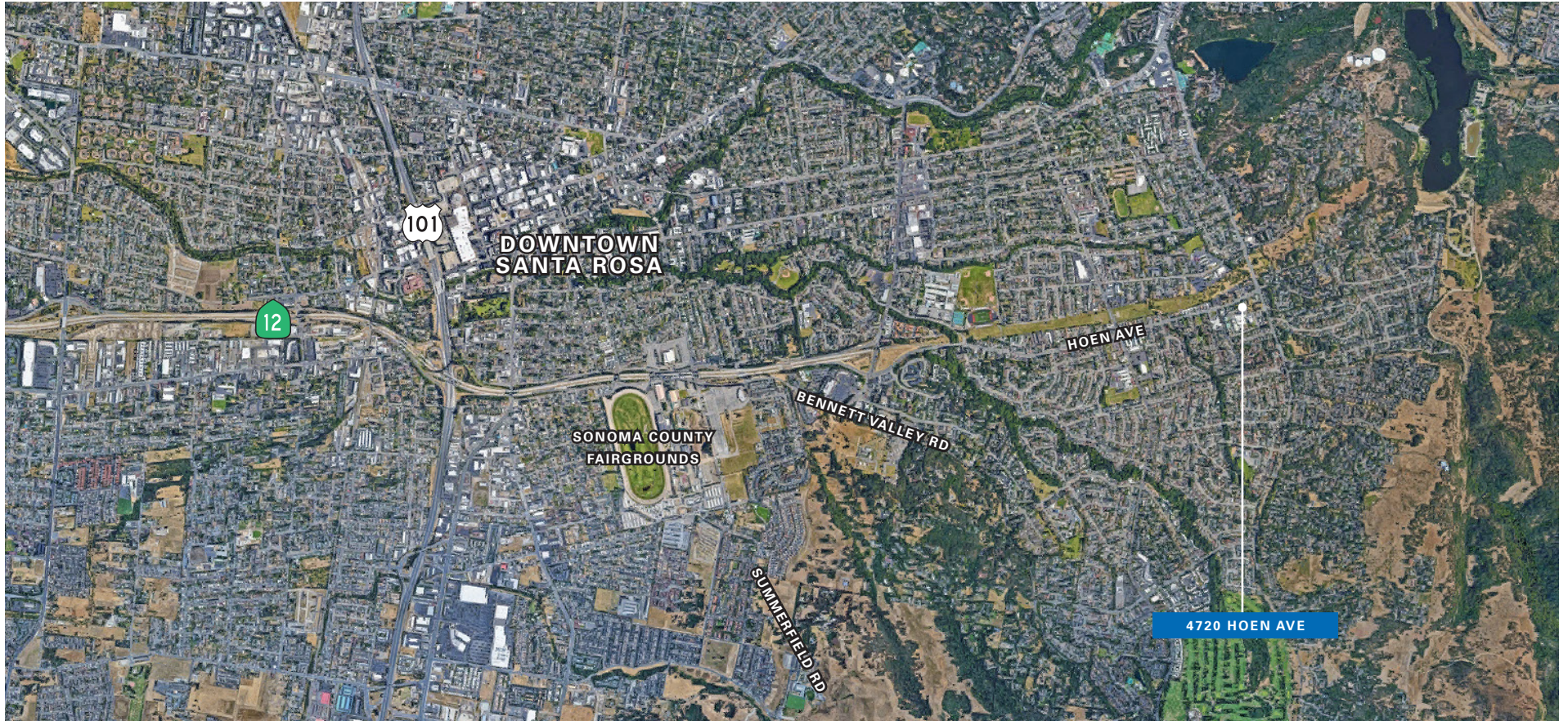
Ground Floor

**Approximate Size**

Ground Floor 1,600 SF



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**Nearby Amenities:**

Whole Foods Market  
Lazzini's Market  
Taco Bell  
Jack in the Box

Starbucks  
Chevron  
Rite Aid  
Togo's

El Charro  
Hyatt Regency  
Stark Steak  
Santa Rosa Plaza

Luther Burbank Home & Gardens  
Julliard Park  
FedEx  
Russian River Brewing Company  
Oliver's Market

Haku Sushi  
Grocery Outlet  
Lola's Market  
La Fondita  
Popeyes Louisiana Kitchen

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*Exclusive agent:*

**Barry Palma, CCIM**

*Senior Managing Director*

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