



Keegan & Coppin
COMPANY, INC.

FOR LEASE

3755 BRICKWAY BLVD.
BUILDING #2
SANTA ROSA, CA

OFFICE SUITE AVAILABLE IN
CLASS 'A' PROFESSIONAL OFFICE
BUILDING



Go beyond broker.

REPRESENTED BY:

DOUG BRAIK, SENIOR REAL ESTATE ADVISOR
LIC # 00544642 (707) 528-1400, EXT 245
DBRAIK@KEEGANCOPPIN.COM



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OFFICE SUITE FOR LEASE

PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- The total available is 1,800+/- SF
 - Suite 200: 861+/- SF
 - Suite 400: 939+/- SF
- Common Area Conference Room
- Fully Serviced - Leased from Boyle & Stoll
- Corner Property With Abundant Parking - 5/1000
- Professional Multi-Tenant Co-Tenants:
- Boyle & Stoll CPA, Maize Law Office, Financial Services
- Partial Furniture Available

PROPERTY INFORMATION

Lease Rate

Suite 200: 861+/- sf
\$1.90 PSF = \$1,635.90/Month

Suite 400: 939+/- sf
\$1.50 PSF = \$1,784.10/Month

Or combined 1,800+/- SF @ \$1.90 PSF = \$3,420/Month

Lease Term

Flexible lease term available. The full service base rent includes taxes, building insurance, landscape and exterior maintenance, water and sewer, P.G.&E. and janitorial.

Rentable Space

#200: 861+/- sf Office

#400: 939+/- sf Office

Total Building Sq. Ft.

6,864+/- sf

Parking

5/1,000 On-Site Parking

Zoning

BP - Business Park

DESCRIPTION OF PREMISES

Prestigious and high identity office building with newer tenant improvements. Adjacent occupants are Boyle & Stoll CPA Firm and The Law Office of Robert Maize. See attached floor plan. Excellent on-site parking. Parking ratio of 5/1000 sf.



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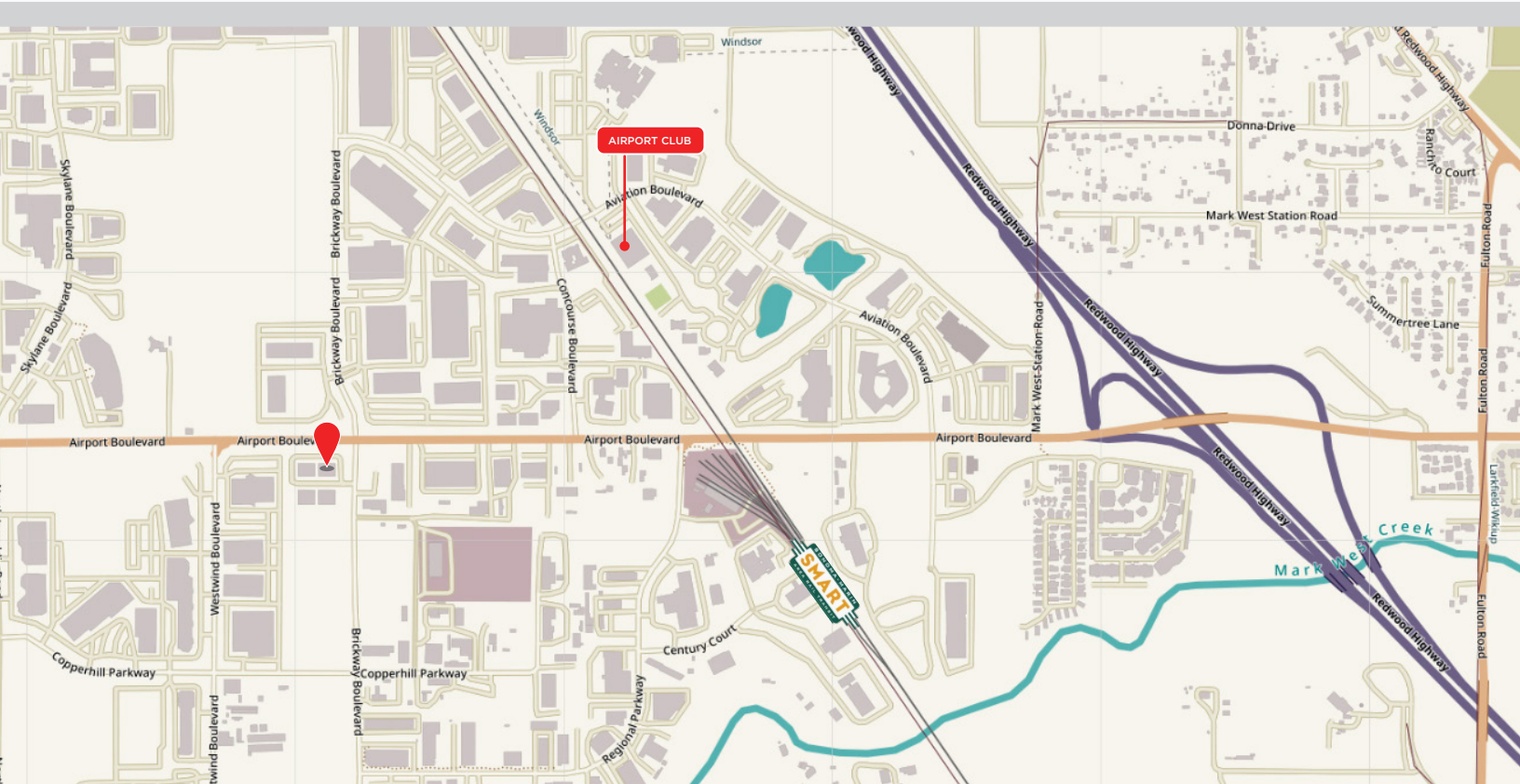
AREA DESCRIPTION

DESCRIPTION OF AREA

Located in the Prestigious Charles Schulz Sonoma County Regional Airport area of Santa Rosa comprised of attractive, high quality, buildings with extensive landscaping and glass lines. Near Windsor Golf Course and the Airport Health & Fitness Club. The County of Sonoma has current plans to extend Brickway Boulevard south to connect to River Road allowing yet another access to the Airport area.

TRANSPORTATION ACCESS

- Smart Train
- Charles Schultz Sonoma County Airport
- Easy access to Highway 101



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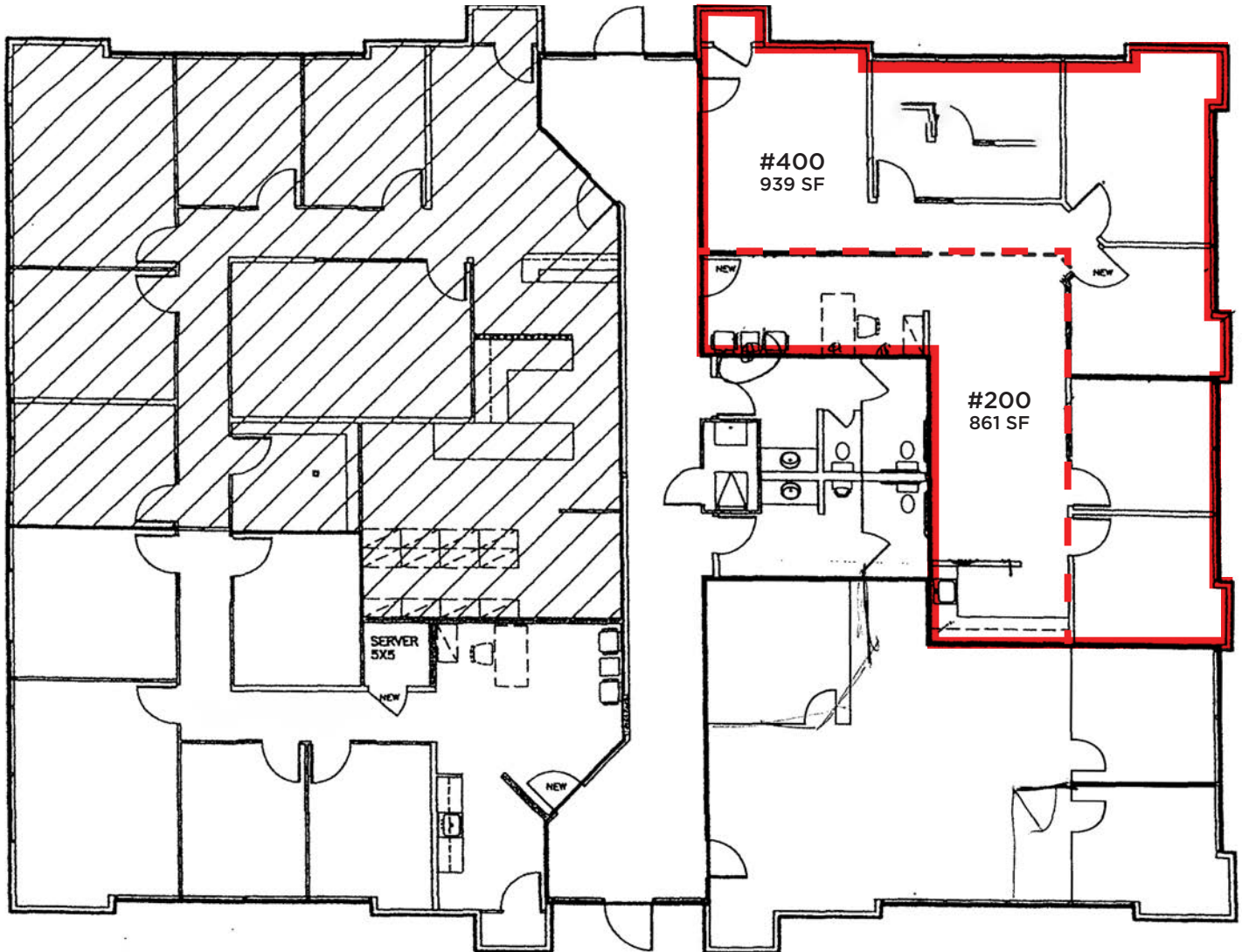
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FLOOR PLAN



 AVAILABLE

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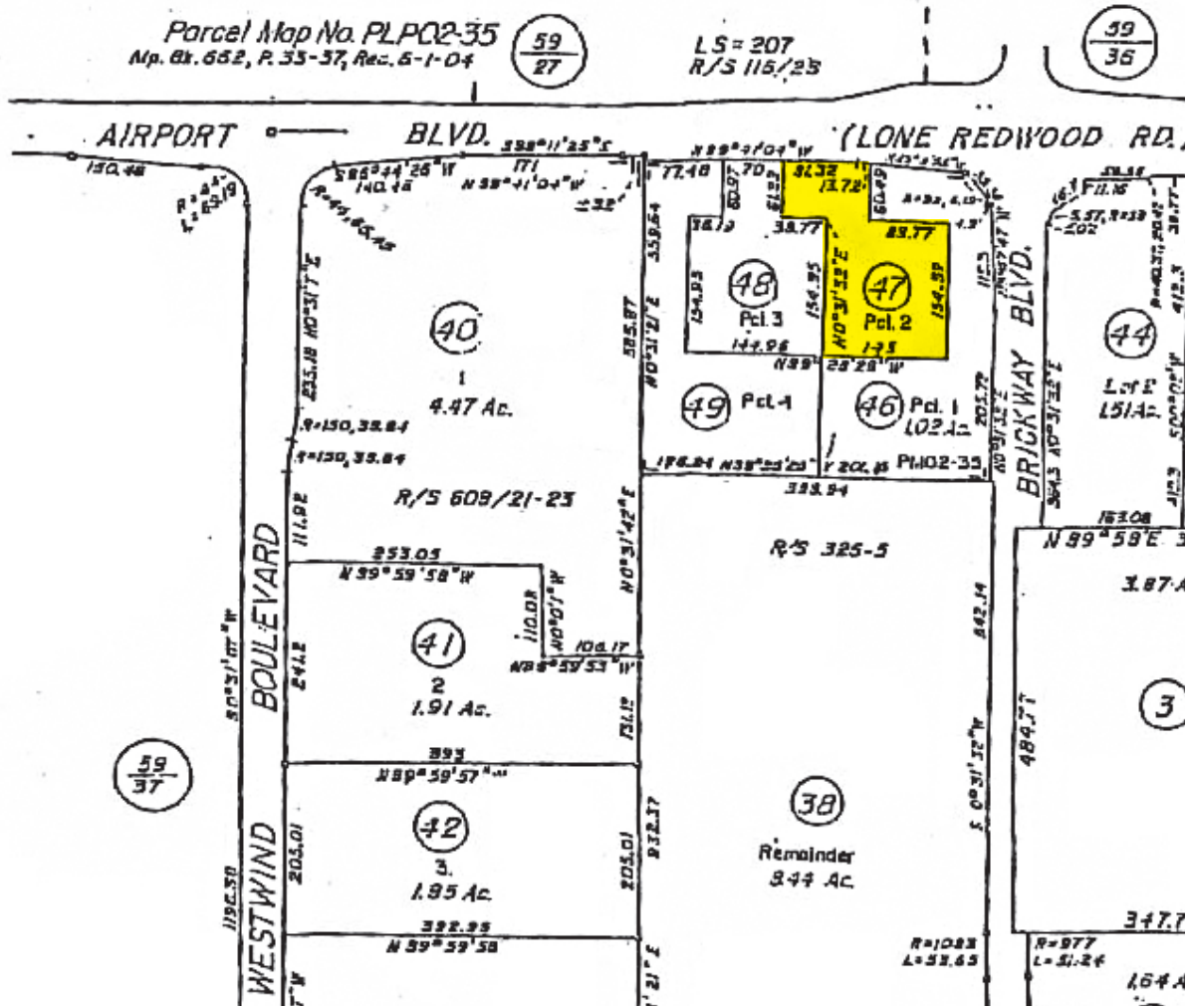
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PARCEL MAP



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PROPERTY PHOTOS



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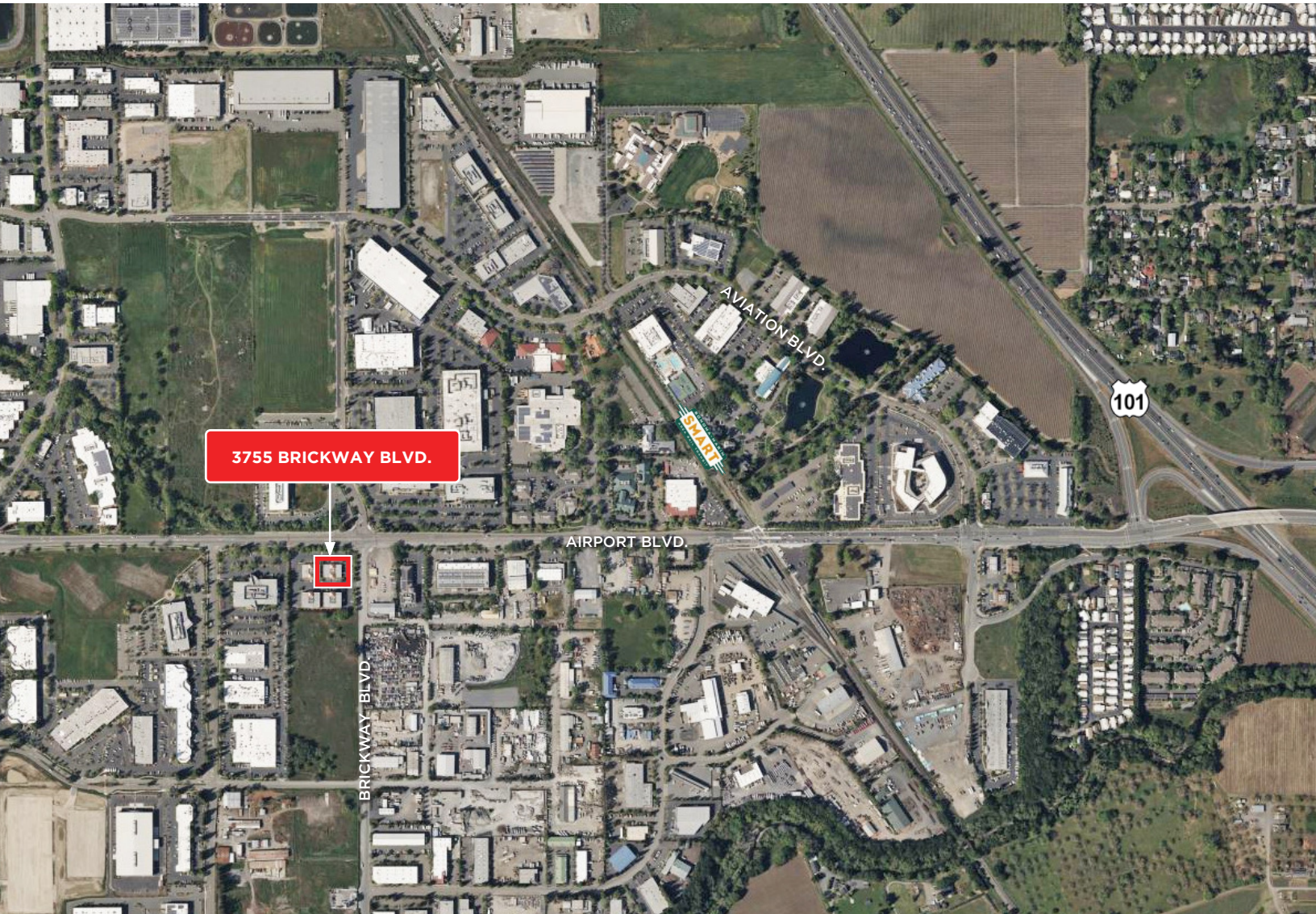
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VICINITY MAP



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