

Office Space>Showroom/R&D Warehouse Space For Lease



**2349 Circadian Way
Santa Rosa | CA**

**±4,370 RSF
\$1.25/RSF/Month, NNN**

NEWMARK

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CA RE LIC #00901364

Suite Highlights

TOTAL SQUARE FOOTAGE \pm 4,370 RSF

OFFICE/R&D AREA \pm 2,243 RSF

- Open office floor plan for work stations and showroom
- Great natural light with window glass-line on two sides
- IT and storage closet \pm 114 RSF

WAREHOUSE AREA \pm 2,013 RSF

- Drop ceiling (that can be removed)
- Heating and air-conditioning in space
- Adjacent conference room that can be removed to increase warehouse size
- Grade level rollup door and employee entrance potential to add a second roll-up door
- Good truck access for deliveries

AMENITIES

- 2 Restrooms
- Kitchen area with room for refrigerator and table for employees
- Picnic bench for outdoor seating
- Great Parking: Over 16 on-site parking spaces with street parking for heaving parking requirement
- Abundant walking paths for employee exercise
- Walking distance to food service
- Minutes to drive to multiple restaurants including Starbucks - Coffee Company and services including post office, health club, and banking
- Excellent space for back office administration, research and development, light manufacturing, assembly of components

Floor Plan

±4,370 RSF

TOTAL SQUARE FOOTAGE

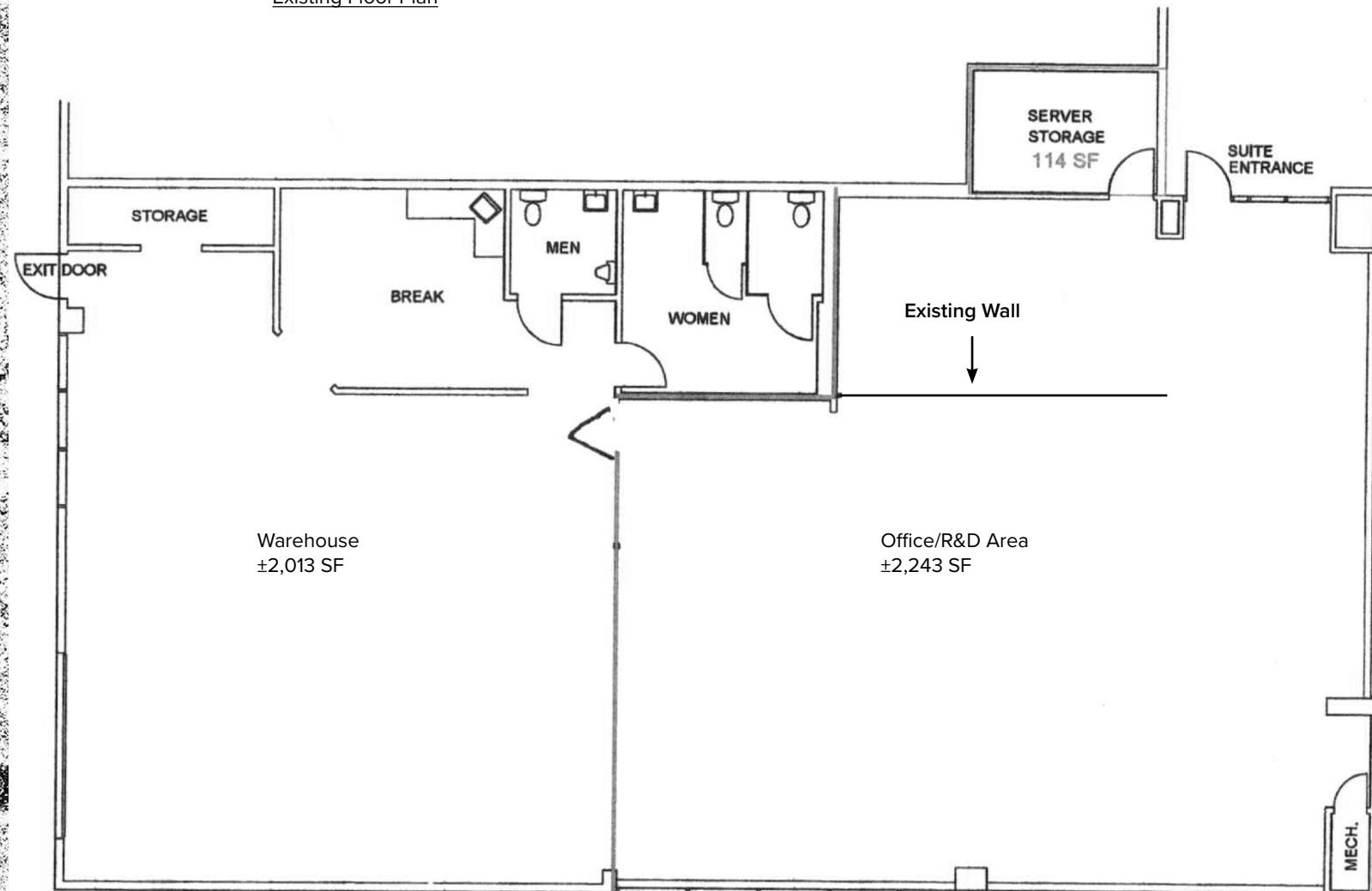
±2,243 RSF

OFFICE/R&D AREA

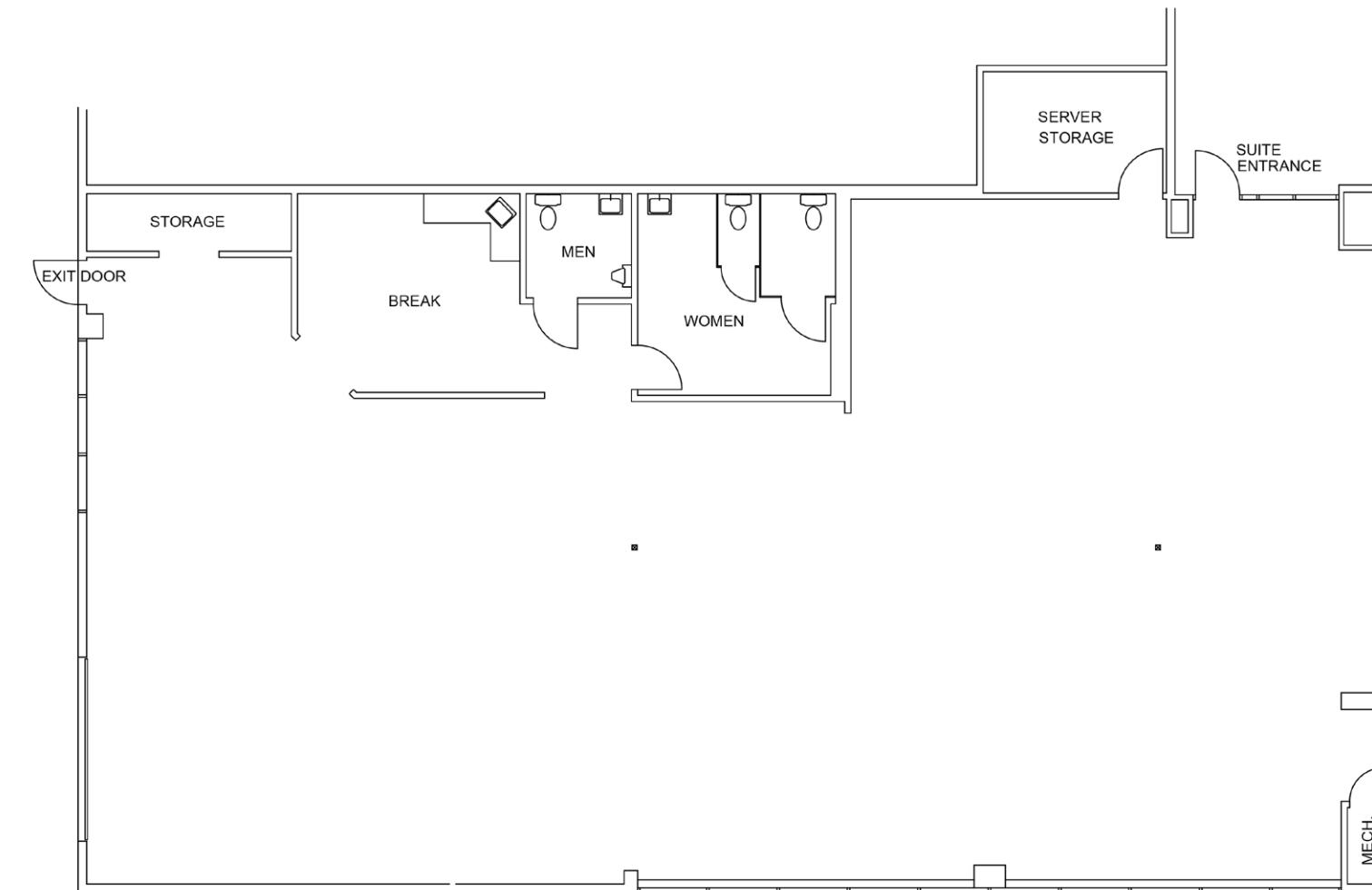
±2,013 RSF

WAREHOUSE AREA

Existing Floor Plan



Potential Open Floor Plan



SCALE: 1/8"=1'-0"

Site/Amenities Maps

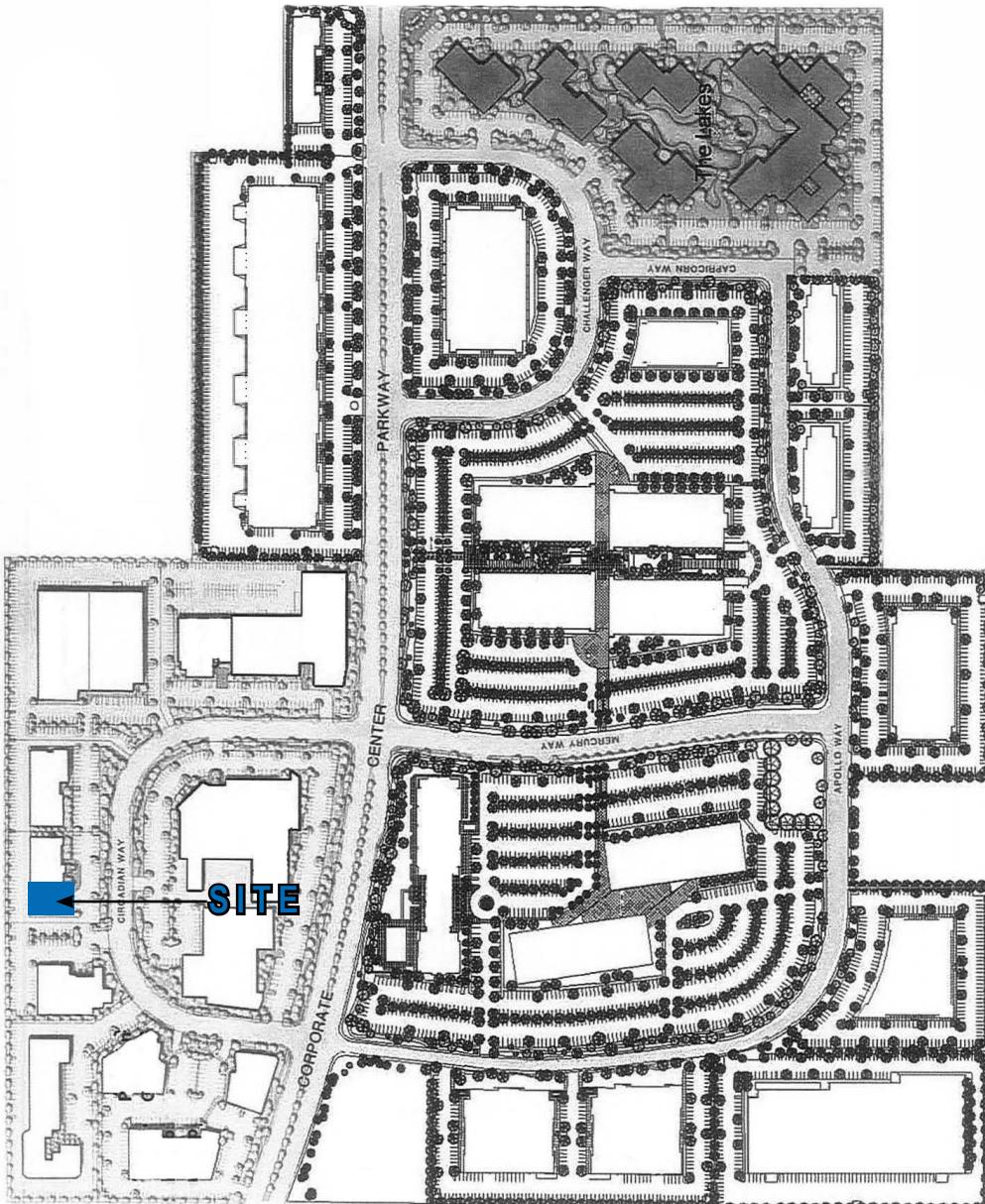
SERVICES

Pho Vietnam Restaurant
Starbucks Coffee Company
Jalapeno Mexican Grill
D's Diner

Red Bee Bbq
Panda Express
Donut Bagel Cafe
Oliver's Market
Redwood Fitness

St. Joseph Urgent Care
Santa Rosa Fire Station
Chase Bank
Post Office
O'Reilly Auto Parts

FoodMaxx
Ross Dress for Less
Dollar Tree



Interior Photos



Exterior Photos





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