



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

3645 N LAUGHLIN ROAD, SUITE 102A  
SANTA ROSA, CA

OFFICE/WAREHOUSE  
BUILDING



Go beyond broker.

PRESENTED BY:

**SHAWN JOHNSON, MANAGING PARTNER / SIOR**  
LIC # 00835502 (707) 528-1400  
SJOHNSON@KEEGANCOPPIN.COM



# PROPERTY INFORMATION



3645 N LAUGHLIN ROAD  
SUITE 102A  
SANTA ROSA, CA

**OFFICE/  
WAREHOUSE  
BUILDING**



## PROPERTY INFORMATION

### HIGHLIGHTS

- High-quality office/industrial building
- Existing office improvements
- Well-maintained exterior landscaping
- Excellent truck access
- Close proximity to Sonoma County Airport
- Easy access to Highway 101

### DESCRIPTION OF PREMISES

**Total Suite:** 19,744+/- sf

**Warehouse:** 17,640+/- sf

**Office:** 2,104+/- sf

**Roll-Up:** One(1) 14' x 13' 6" Door

**Power:** 1,600 Amp, 480 Volt, 3-Phase panel

**Clear Height:** 21' to underside of insulation, 17' to underside of beams, 14' at lowest roof pitch

**Parking:** 2/1,000 parking ratio

### LEASE TERMS

**Rate**

\$1.35 per sq ft

**Terms**

Gross

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The above information, while not guaranteed, has been secured from sources we believe to be reliable.  
Submitted subject to error, change or withdrawal. An interested party should verify the status of the property  
and the information herein.

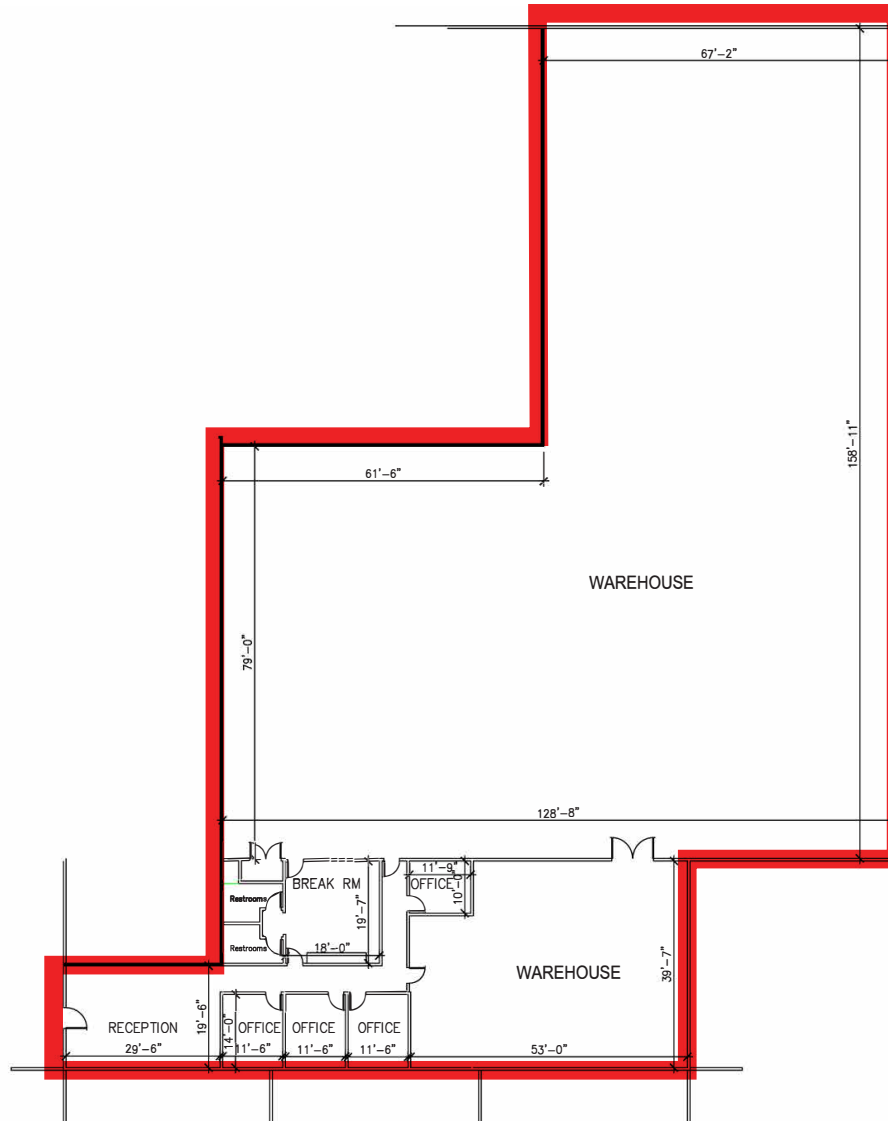


# FLOOR PLAN



3645 N LAUGHLIN ROAD  
SUITE 102A  
SANTA ROSA, CA

## OFFICE/ WAREHOUSE BUILDING



 AVAILABLE

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# PROPERTY PHOTOS



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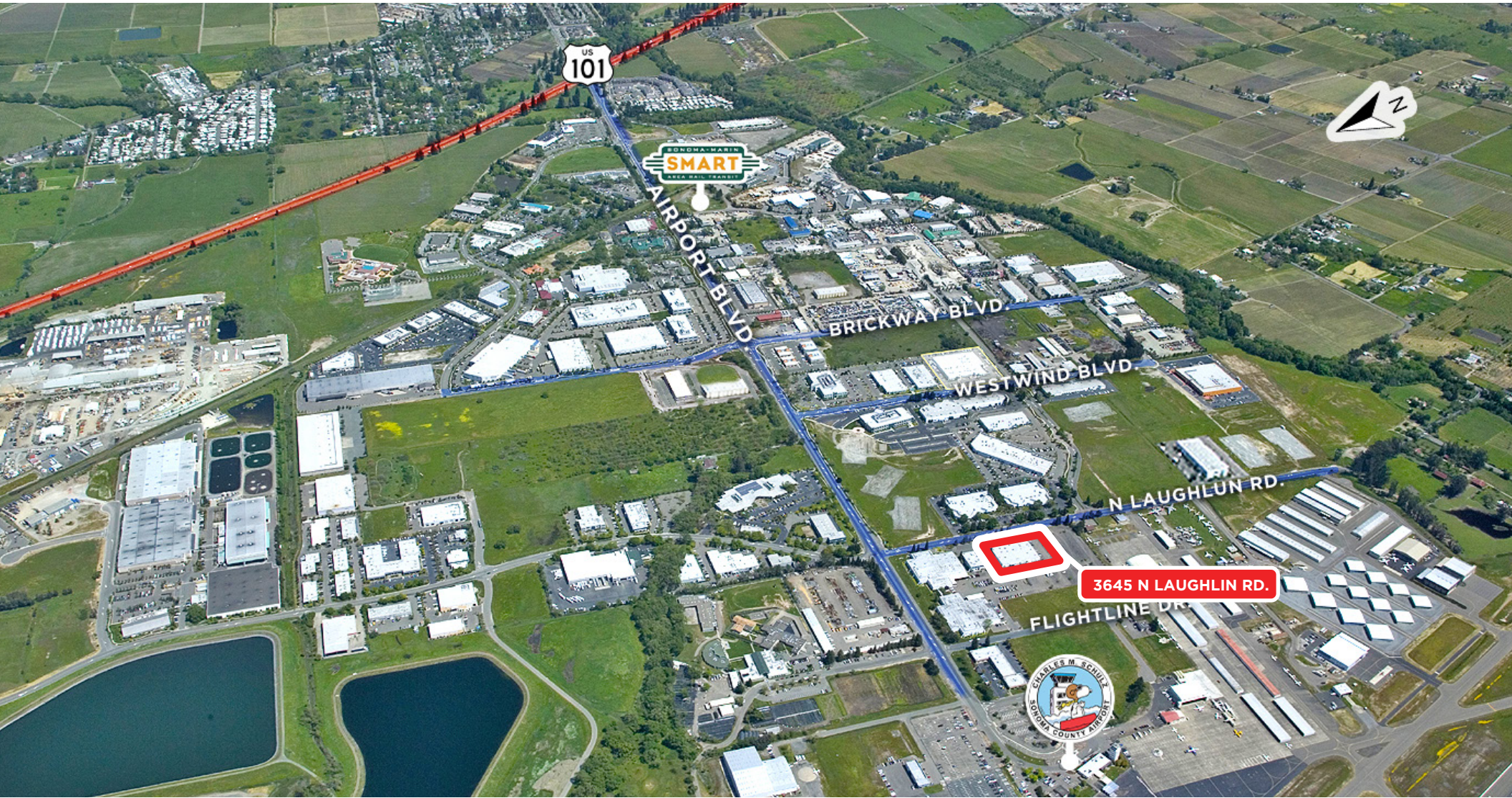


# AERIAL MAP



3645 N LAUGHLIN ROAD  
SUITE 102A  
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# LOCATION DESCRIPTION



3645 N LAUGHLIN ROAD  
SUITE 102A  
SANTA ROSA, CA

**OFFICE/  
WAREHOUSE  
BUILDING**

## DESCRIPTION OF AREA

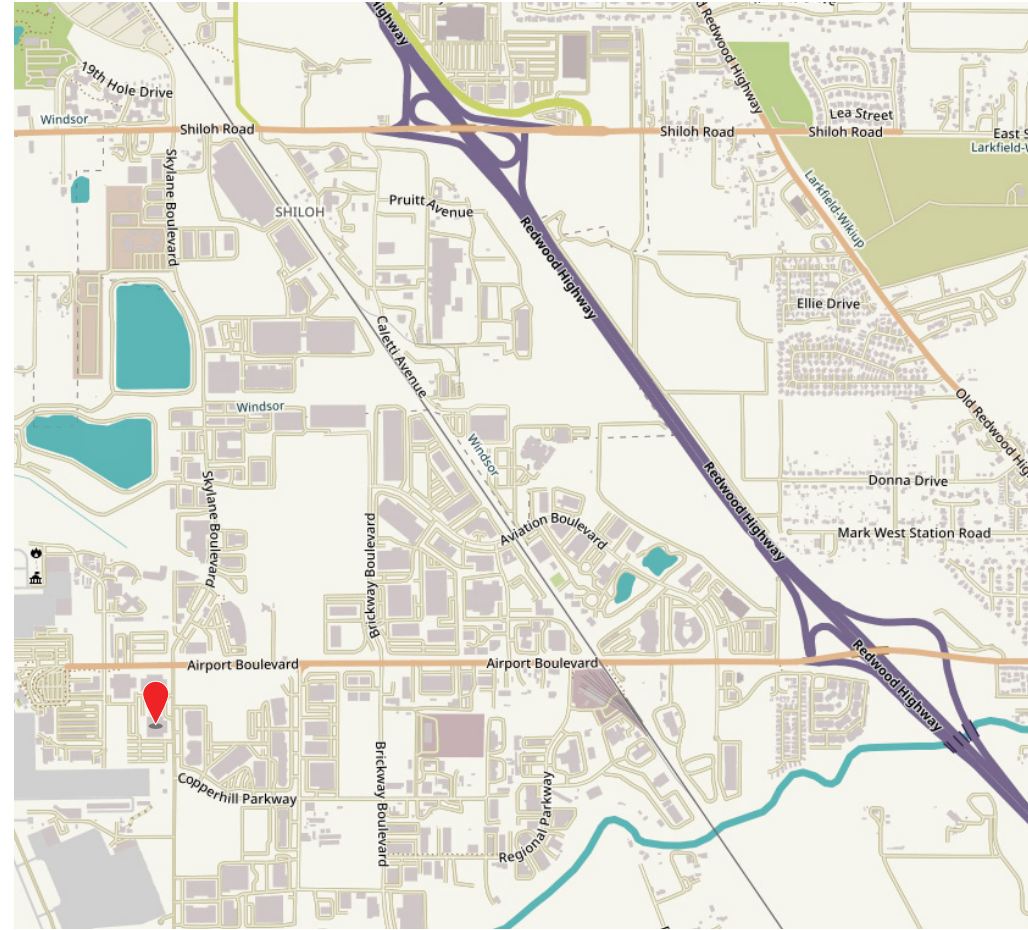
3645 N Laughlin Road is located just 52 miles north of San Francisco, in the urban heart of wine country in Central Sonoma County. Its thriving downtown boasts three distinct shopping districts, five historic residential neighborhoods, arts and culture, events, great restaurants, famous chefs, wine tasting rooms, brew pubs, and a comfortable inviting atmosphere.

## NEARBY AMENITIES

- Within 1/2 mile to a choice of amenities including:
  - Popular restaurants, banks and shopping centers
  - Hilton Hotel
  - Airport health club
  - Windsor Golf Course

## TRANSPORTATION ACCESS

- Sonoma County Airport, 1/2 mile
- SMART Train Station, 1/2 mile
- Golden Gate Transit Mall, 7.7 miles



Keegan & Coppin Co., Inc.  
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