



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1111 SONOMA AVENUE  
SANTA ROSA, CA

**PREMIER OFFICE OR  
MEDICAL SPACE**



Go beyond broker.

PRESENTED BY:

**KEVIN DORAN, PARTNER**  
LIC # 01704987 (707) 528-1400, EXT 270  
[KDORAN@KEEGANCOPPIN.COM](mailto:KDORAN@KEEGANCOPPIN.COM)





## PROPERTY DESCRIPTION

**"IN THE HEART OF THE SANTA ROSA MEDICAL COMMUNITY  
ON THE CAMPUS OF PROVIDENCE-MEMORIAL HOSPITAL"**



1111 SONOMA AVENUE  
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### PREMIER OFFICE OR MEDICAL SPACE

- **990-26,000 SF Available**
- **Suite 108:** 1,187+/- SF
- **Suite 110:** 990+/- SF
- **Suite 114:** 1,100+/- SF
- **Suite 212 - 214:** 2,529+/- SF  
- Can be split/demised into two (2) suites with variable suite sizes
- **Suite 214:** 2,529+/- SF  
- Newly remodeled/ refurbished turnkey ready
- **Suite 220:** 2,714+/- SF  
- Currently Built out as dental office
- **Suite 302:** 1,327+/- SF
- **Suite 306:** 1,197+/- SF
- **Suite 308:** 3,260+/- SF  
- Ideal for attorneys/ accountants/general office
- **Suite 322:** 1,560+/- SF
- **Lower Level:** 8,000+/- SF
- Rare Medical or Office Space within Walking Distance to Memorial Hospital
- Adjacent to the New Providence-Memorial Hospital Building
- Several Offices and/or Exam Rooms
- There are Kitchens/Break Rooms throughout the Suites
- Ideal For - Medical Office, Dental Office, Massage Services, Esthetician, Hair Salon, General Office, and any other Professional Office Users
- Owner has a Strong Incentive to do a Lease this Quarter. Rent Incentives are Available
- Abundant On-Site Parking
- Monument Signage
- **SALE PRICE NEGOTIABLE**  
- Owner will entertain purchase offers

## LEASE RATE

**MAKE AN OFFER - NEGOTIABLE  
FULL SERVICE**

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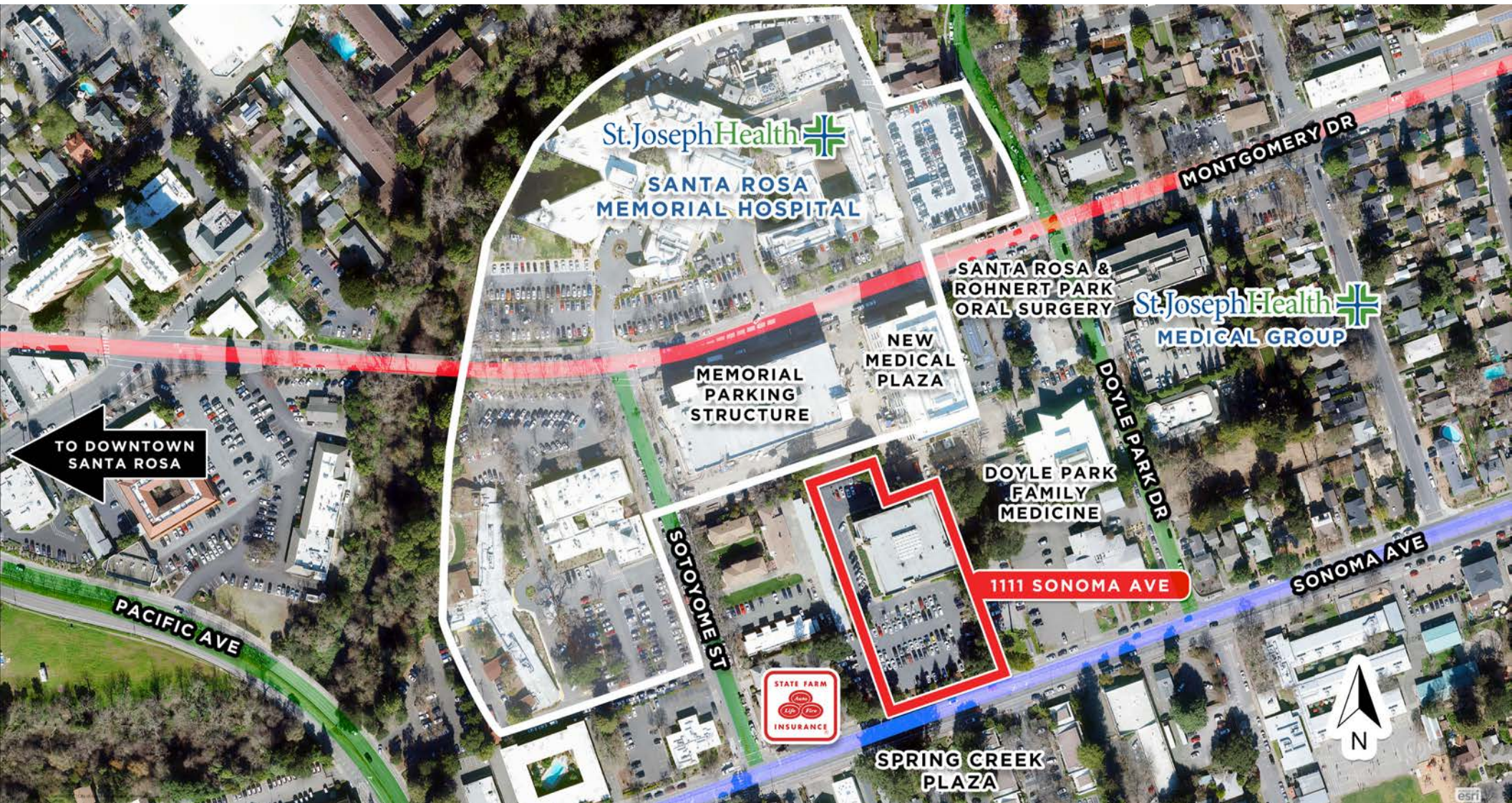


## VICINITY AERIAL



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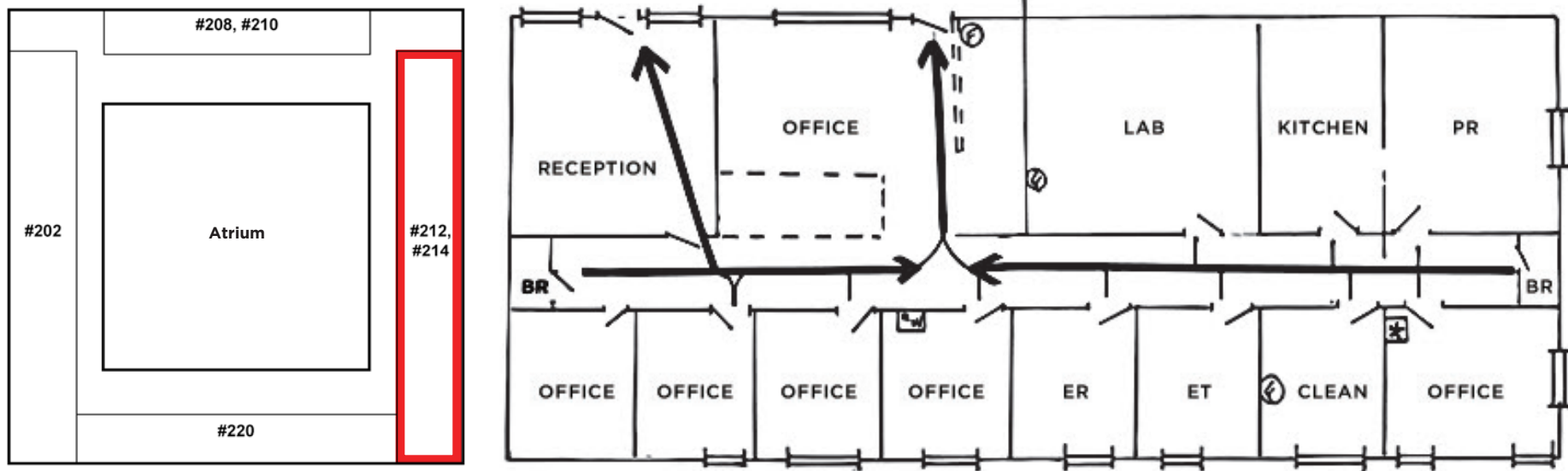
# FLOOR PLAN

## SECOND FLOOR



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## PROPERTY PHOTOS



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# AERIAL PHOTO



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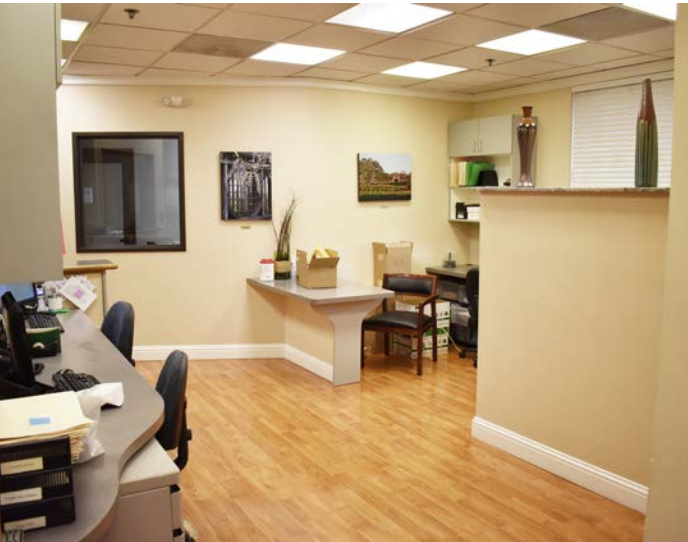


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