



Keegan & Coppin
COMPANY, INC.

FOR LEASE

8499 OLD REDWOOD HIGHWAY
WINDSOR, CA

OFFICE/MEDICAL SPACE AT
WINDSOR PALMS PLAZA



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM



PROPERTY DETAILS



8499 OLD REDWOOD HWY.
WINDSOR, CA

MEDICAL/OFFICE SPACE AT WINDSOR PALMS PLAZA

FEATURES

- Multi-tenant neighborhood retail center
- Anchored by Round Table Pizza, MD Liquor & Food, Maison Porcella, Palms Nail Salon, Plaza Paints, Alliance Dental Group, & Mango's
- Central Windsor on the east side of town

TYPE

Medical/Office

RENTABLE SPACE

Suite #110: 2,042+/- sq. ft.: Four(4) private offices, large open area, breakroom/kitchenette, lab area, waiting room, reception area, private restroom (ADA compliant when constructed).

PARKING

On-Site

DESCRIPTION OF LOCATION - AREA

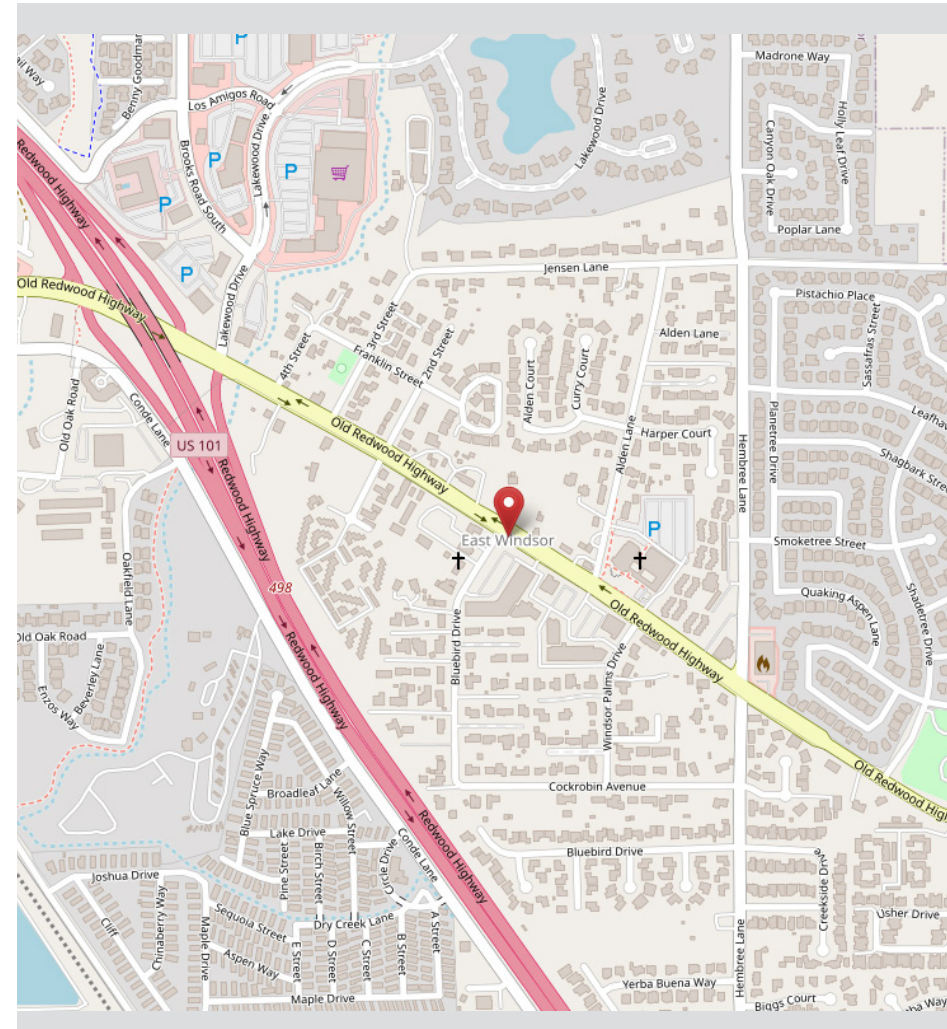
This is a prime area east of Highway 101 and near the intersection of Old Redwood Highway and Lakewood Drive. The area has good population density and income levels and is minutes from the Windsor Town Square.

LEASE RATE

SUITE #110: \$1.35 PSF NNN

LEASE TERMS

3-5 Years



PRESENTED BY:

RHONDA DERINGER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM

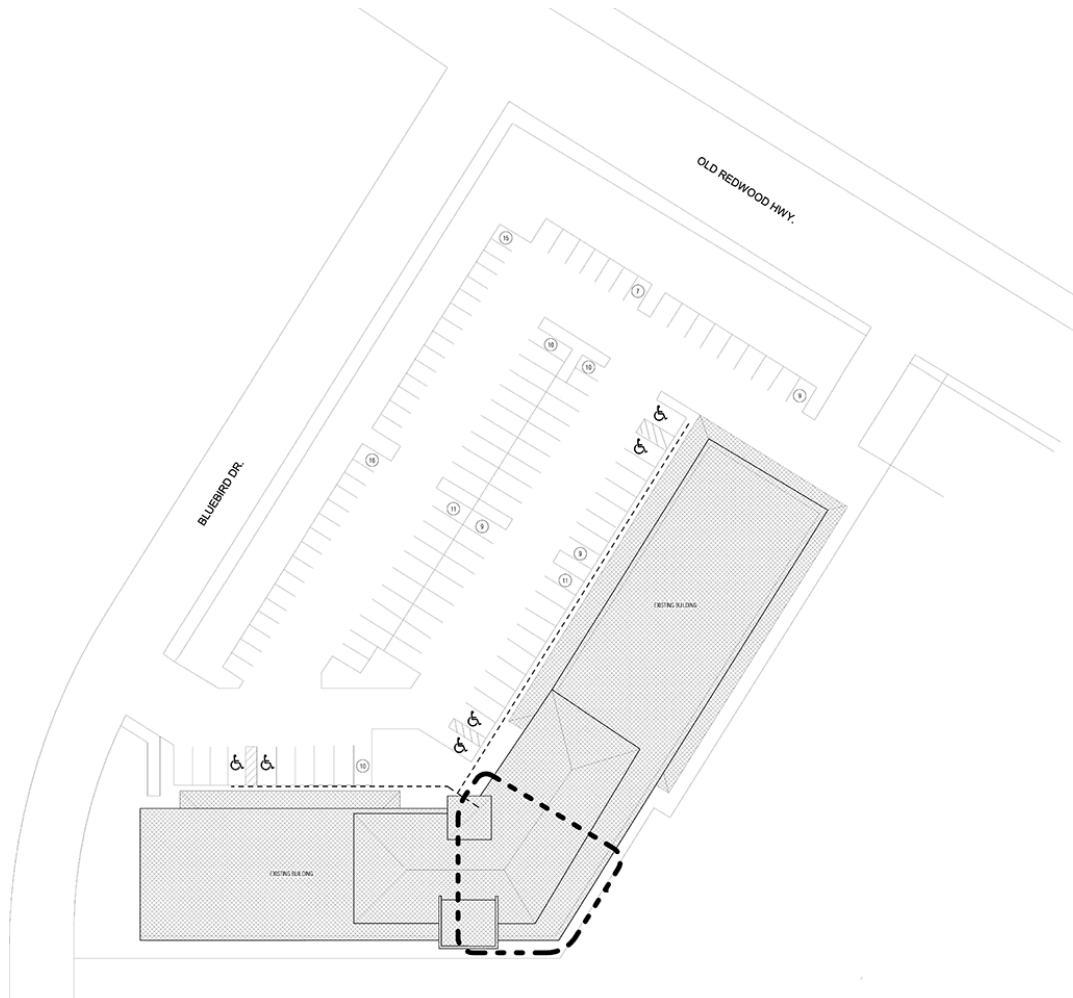


SITE PLAN



8499 OLD REDWOOD HWY.
WINDSOR, CA

MEDICAL/OFFICE SPACE AT WINDSOR PALMS PLAZA



UNIT	RSF	TENANT
100	5,305+/-	Round Table Pizza
104	2,556+/-	Plaza Paints
106	1,333+/-	Palms Cleaners
107	1,724+/-	Palms Nail Spa
108	1,691+/-	Mango's
110	2,042+/-	AVAILABLE
111	2,403+/-	Alliance Dental
114	3,600+/-	Maison Porcella Bistro & Catering
116	2,400+/-	MD Liquor & Food
200	1,321+/-	Alliance Medical Center
202	376+/-	Vino Shipper
203 & 206	2,322+/-	Alliance Medical Center
204	1,947+/-	Windsor Chiropractic Center
TOTAL	29,020+/-	

PRESENTED BY:

RHONDA DERINGER, PARTNER
KEEGAN & COPPIN CO., INC.
 LIC # 01206401 (707) 528-1400, EXT 267
 RDERINGER@KEEGANCOPPIN.COM

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.

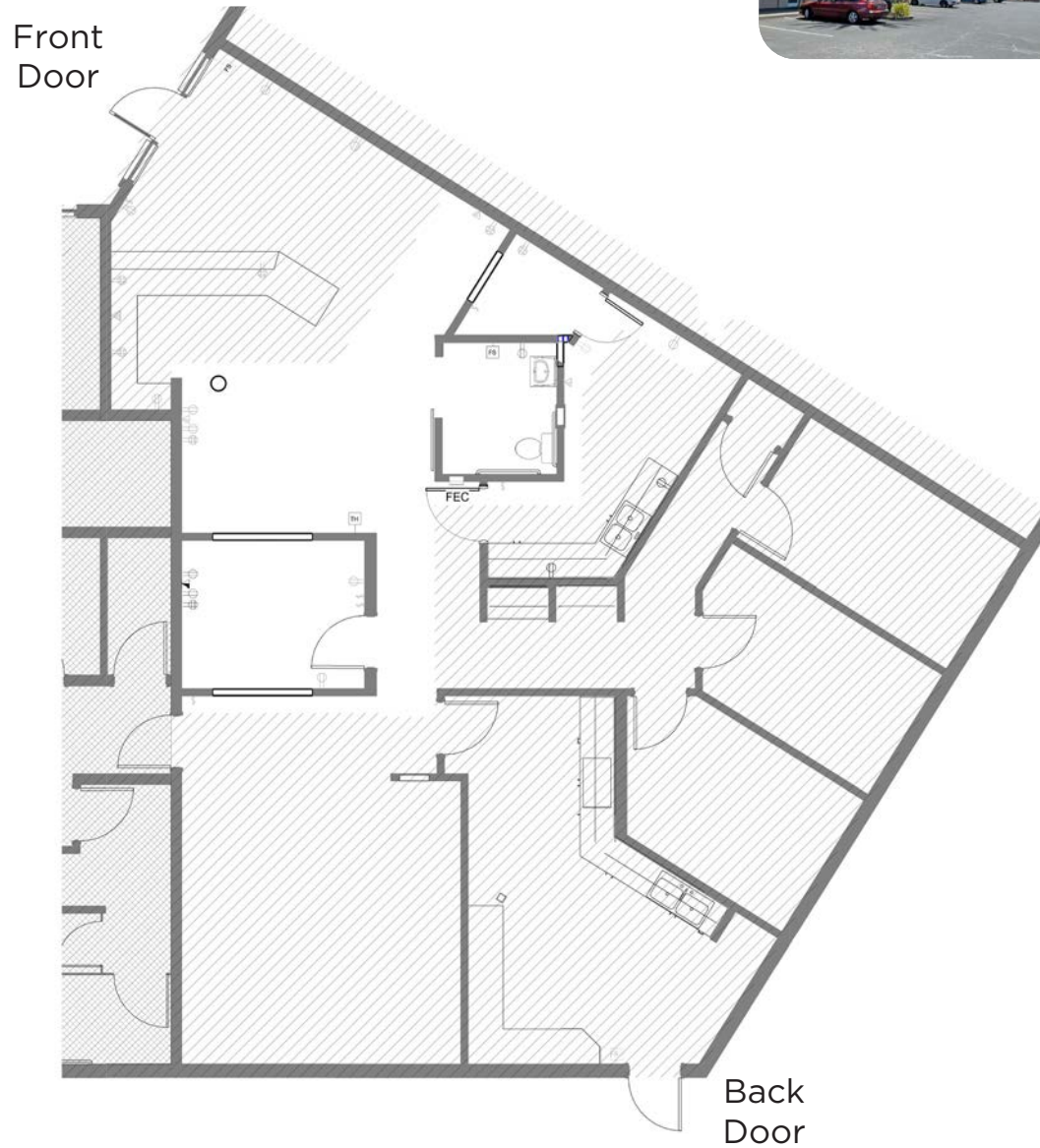


SUITE 110 FLOOR PLAN



8499 OLD REDWOOD HWY.
WINDSOR, CA

MEDICAL/OFFICE SPACE
AT WINDSOR PALMS
PLAZA



PRESENTED BY:

RHONDA DERINGER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM



PROPERTY PHOTOS



8499 OLD REDWOOD HWY.
WINDSOR, CA

**MEDICAL/OFFICE SPACE
AT WINDSOR PALMS
PLAZA**



PRESENTED BY:

**RHONDA DERINGER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM**

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.



PROPERTY PHOTOS SUITE 110



8499 OLD REDWOOD HWY.
WINDSOR, CA

**MEDICAL/OFFICE SPACE
AT WINDSOR PALMS
PLAZA**



PRESENTED BY:

**RHONDA DERINGER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM**



PROPERTY PHOTOS SUITE 110



8499 OLD REDWOOD HWY.
WINDSOR, CA

**MEDICAL/OFFICE SPACE
AT WINDSOR PALMS
PLAZA**



PRESENTED BY:

**RHONDA DERINGER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM**

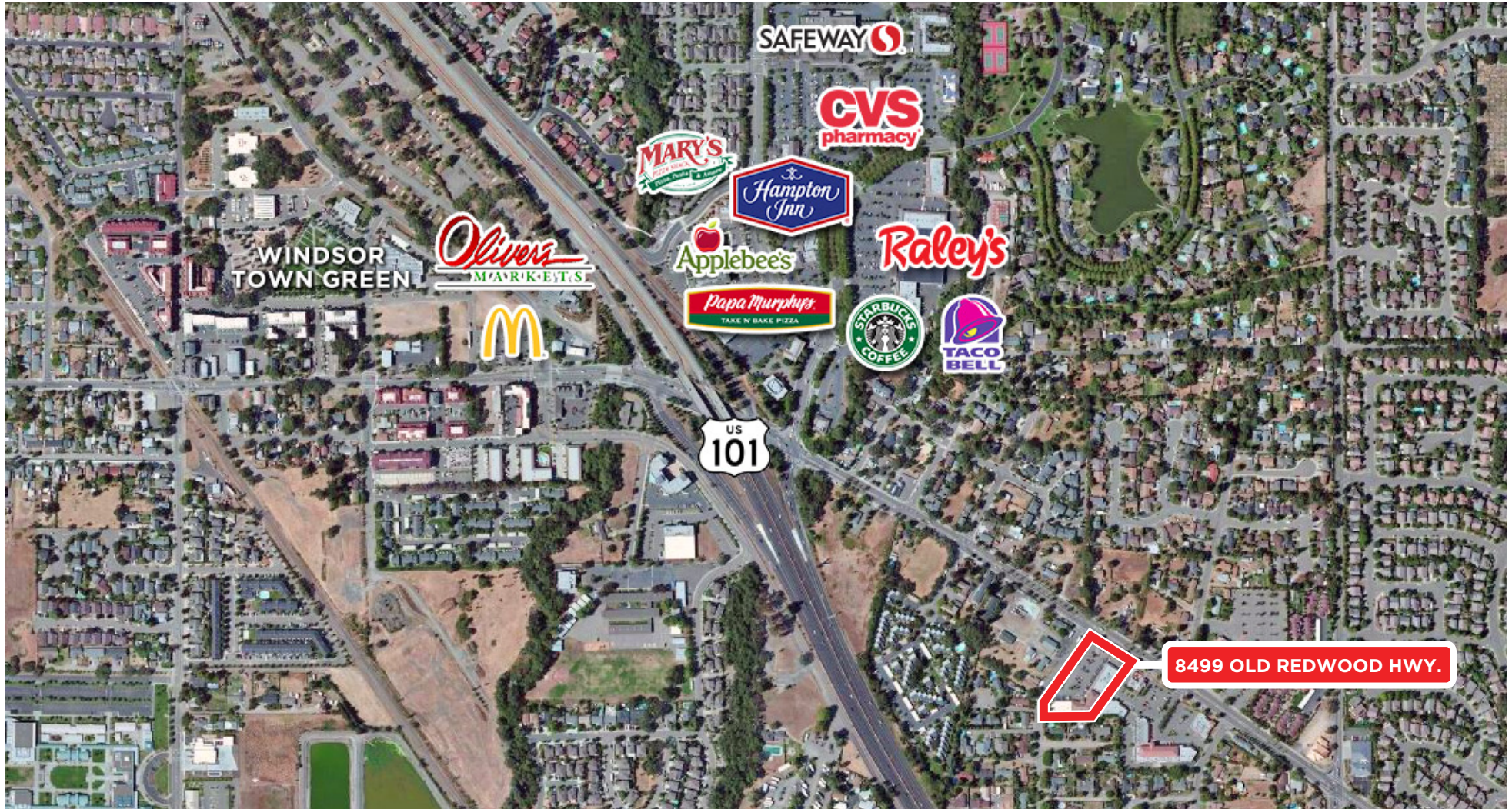


AERIAL MAP



8499 OLD REDWOOD HWY.
WINDSOR, CA

MEDICAL/OFFICE SPACE
AT WINDSOR PALMS
PLAZA



PRESENTED BY:

RHONDA DERINGER, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM