



Keegan & Coppin
COMPANY, INC.

SALE / LEASE

50 PROFESSIONAL CENTER DR
ROHNERT PARK, CA

1ST AND 2ND FLOOR OFFICE SPACE
CENTRAL ROHNERT PARK LOCATION

PRICE REDUCTION

Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER / SIOR
LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
LIC # 01855674 (707) 528-1400, EXT 246
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SALE/LEASE OFFERING

12,250+/- sf attractive high visibility office building for sale for an owner user or space available for lease on the 1st and 2nd floors in Rohnert Park, CA. The office has both enclosed private offices as well as open work areas. First floor office space has existing furniture available. The building is elevator served and has warehouse space included.

Mature landscaping, excellent for professional office uses. With ample onsite parking.

- 1st & 2nd floor office space
- Elevator
- Beautiful glass line and visibility
- Second floor outdoor balcony
- Warehouse space
- Ample parking
- Easy access to Highway 101

OFFERING

Sale Price	\$2,790,000 \$2,388,750
Price PSF	\$195+/-
Lease Rate	\$1.69 PSF GROSS



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ATTRACTIVE OFFICE
SPACE FOR SALE/LEASE



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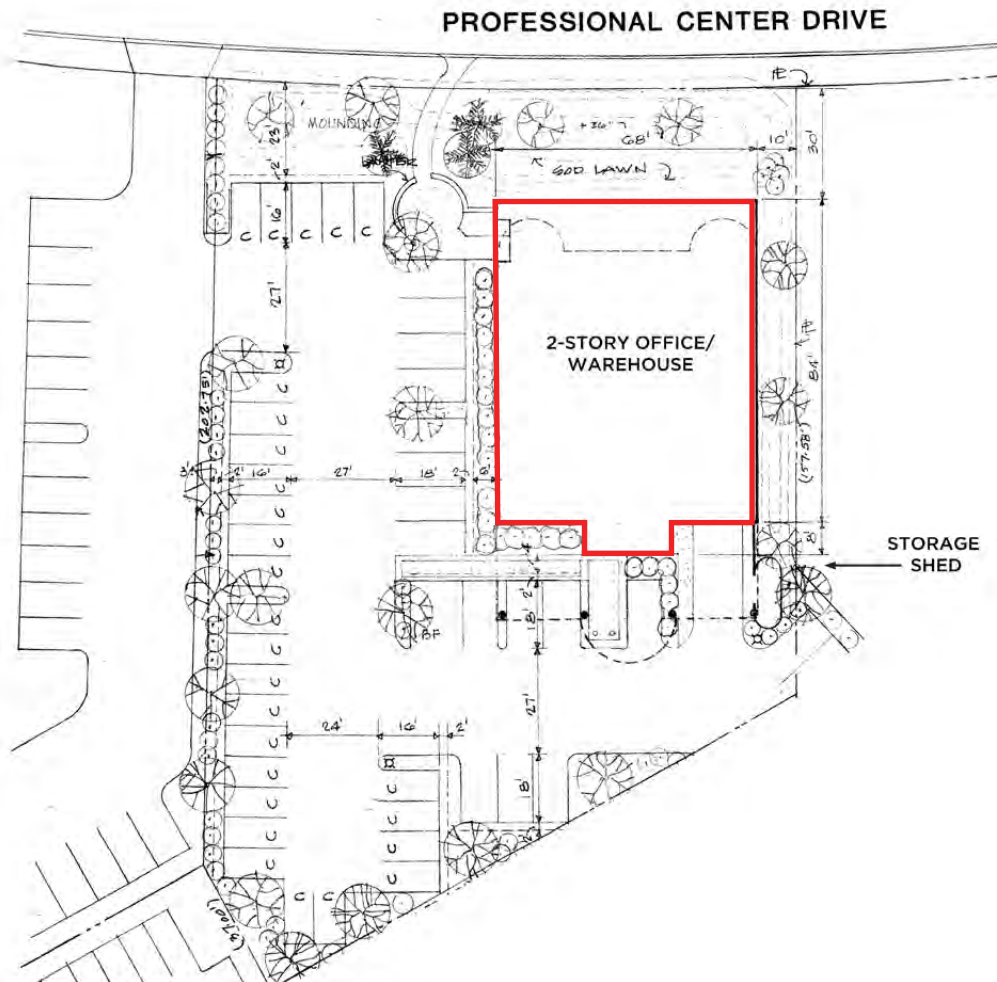


SALE/LEASE OFFERING



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LEASE TERMS

\$1.69 PSF GROSS

with the tenant paying pro-rata expenses of electricity, gas, refuse, pest control, and common area maintenance costs, interior janitorial, telephone and internet costs

3-5 year lease term preferred

Lease requires tenant to have \$2,000,000 in liability insurance.

SUITES AVAILABLE FOR LEASE

FIRST FLOOR:

Suite 100: 5416 +/- rsf including approx. 4,073 sf of office and approx. 1,343 sf of warehouse space with additional storage of 212 sf as well as an outside separate storage unit. This unit is substantially furnished.

SECOND FLOOR:

Suite C: 1,174 +/- RSF Office with outside balcony

Suite 201: 1,615 +/- RSF Office

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PROPERTY DESCRIPTION



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BUILDING SIZE

12,250 +/- SF

PARCEL SIZE

30,408 +/- sf

YEAR BUILT

1988

STORIES

2 Story Office Building with Warehouse

PARKING

On-site

MISC

High Quality Improvements

Elevator

Great visibility

Potential for High Leverage SBA Financing

Separate Storage Unit adjacent to the building

Air conditioned warehouse

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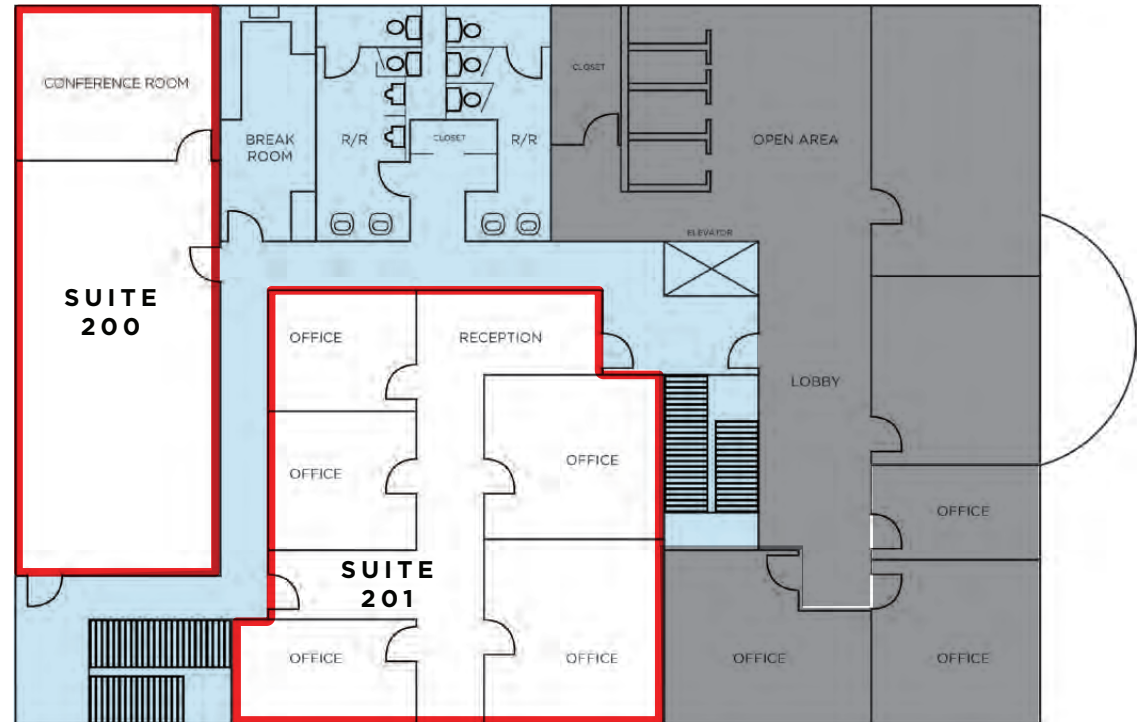
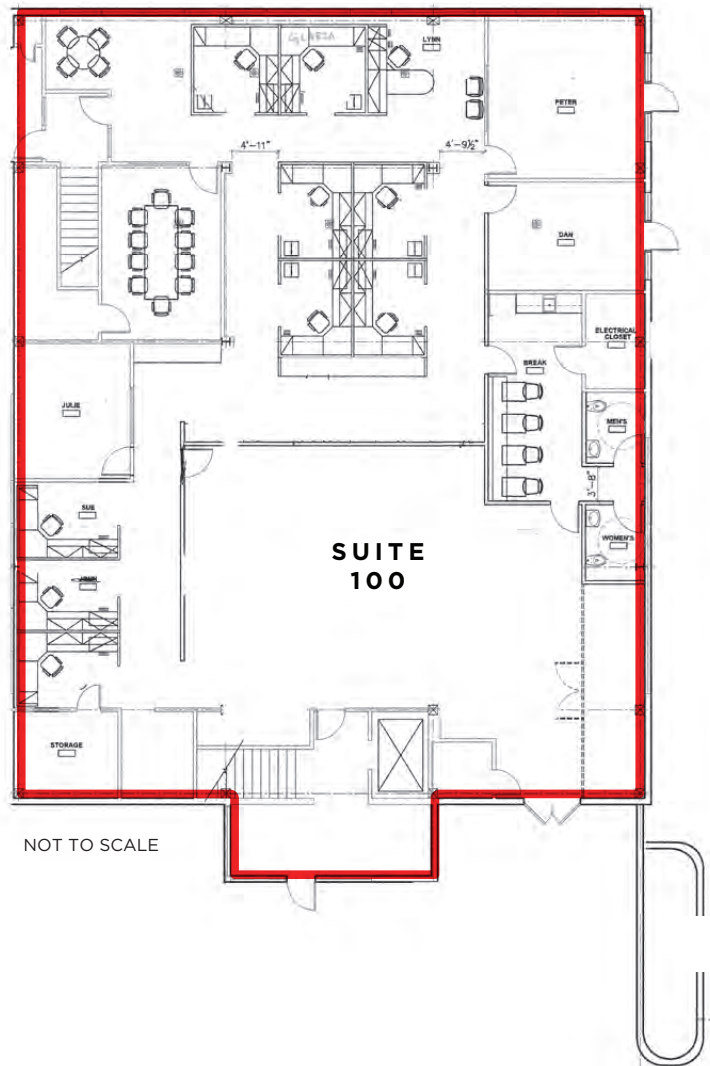
FLOOR PLAN

1ST & 2ND FLOORS



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- AVAILABLE
- COMMON AREA
- NOT AVAILABLE

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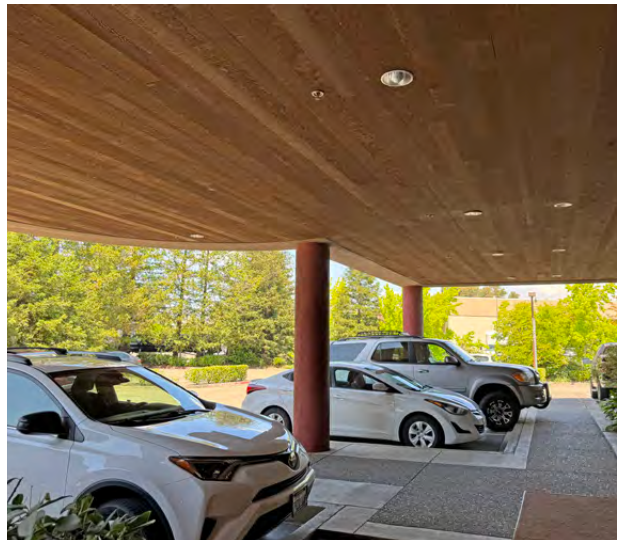


PROPERTY PHOTOS



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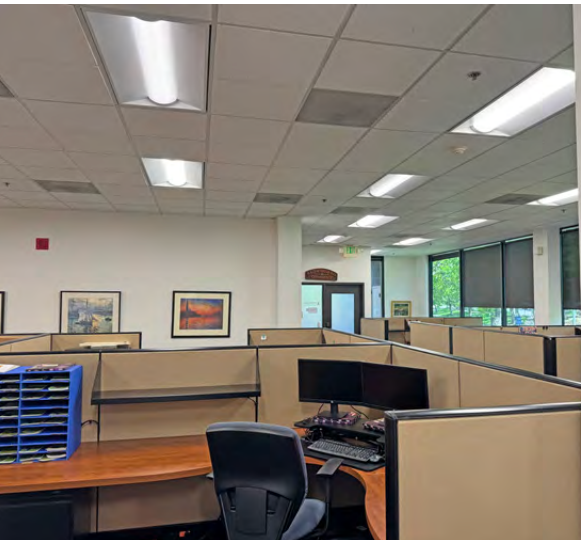
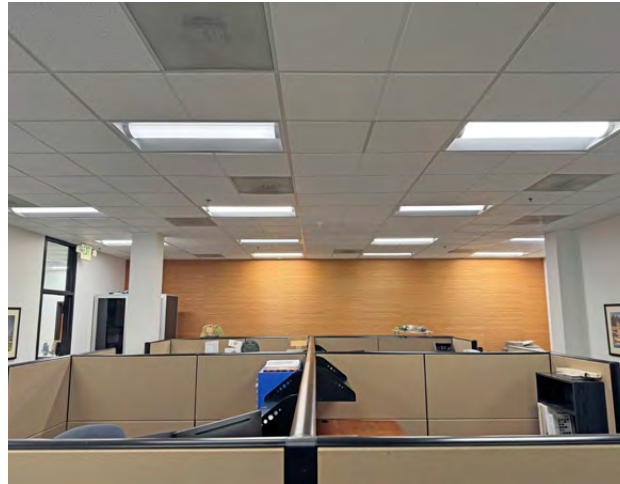
PROPERTY PHOTOS

1ST FLOOR



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PROPERTY PHOTOS

2ND FLOOR



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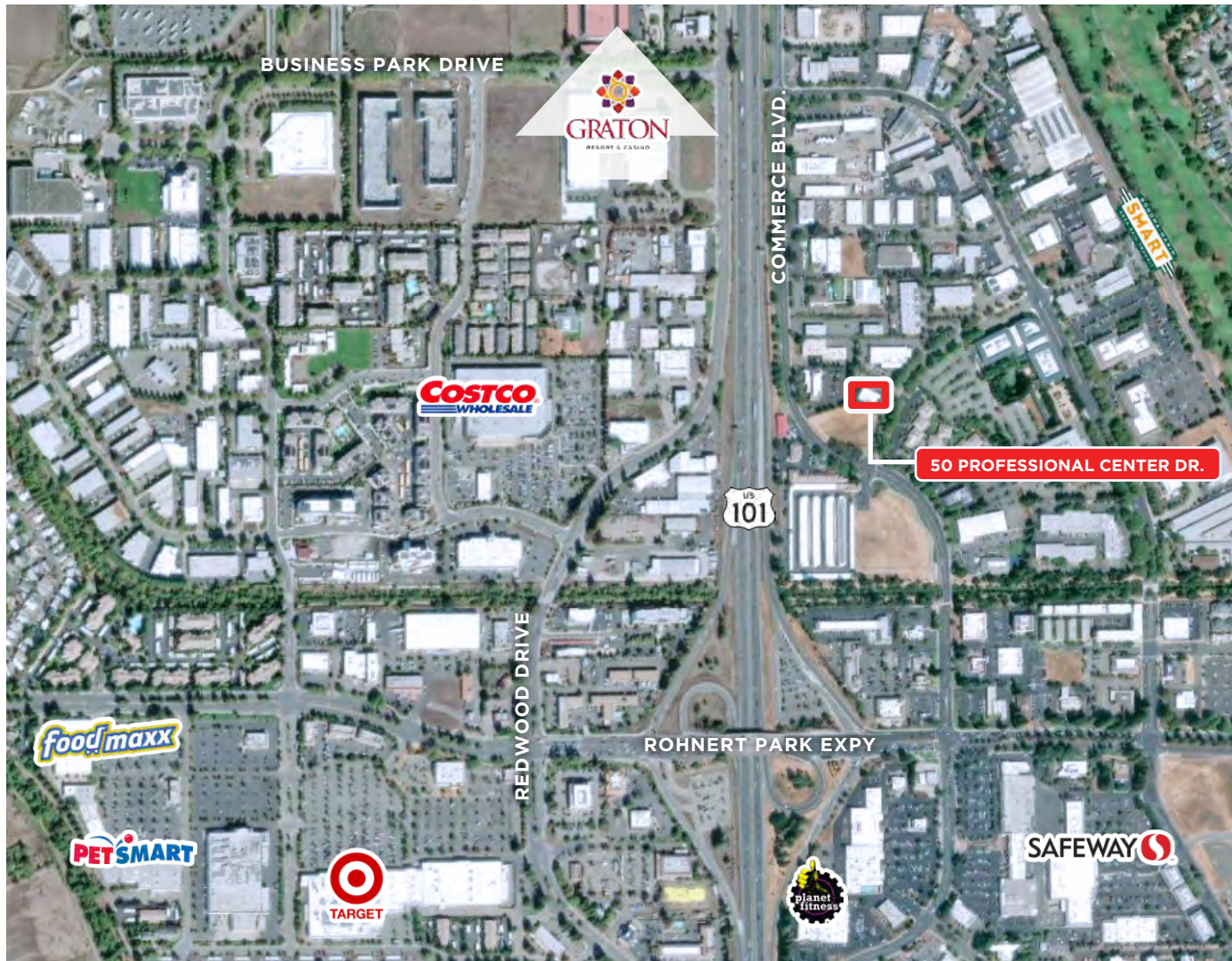


AERIAL MAP



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SMART TRAIN

EASY WALKING DISTANCE TO 50 PROFESSIONAL CENTER DRIVE

Sonoma-Marín Area Rail Transit (SMART) is the San Francisco Bay Area's Newest transportation option for travel, offering passenger rail service in Sonoma and Marin counties. The Rohnert Park SMART station is walking distance to 50 Professional Center Drive,

SMART's initial 43 mile of rail corridor includes 10 stations, from the Sonoma County Airport to Downtown San Rafael. Future extensions include: Larkspur, which is scheduled to be completed in 2019; Windsor; Healdsburg; and Cloverdale. The full project will provide 70 miles of passenger rail service, connecting SMART passengers with jobs, education centers, retail hubs and housing along the Sonoma-Marín corridor, and a bicycle-pedestrian pathway.

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MARKET SUMMARY



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ROHNERT PARK SUMMARY

With the anticipated commuter rail that will have stops in Rohnert Park, coupled with efforts to develop a central district that includes the vacated State Farm complex, the incentives for businesses moving into the area are becoming increasingly desirable.

The opening of Graton Casino in Rohnert Park has brought great new excitement to the area. Graton Resort & Casino has a commanding presence amongst rolling hills of Northern California's wine country. Owned and operated by the Federated Indians of Graton Rancheria, Graton Resort & Casino is the complete entertainment experience, featuring table games, the latest slot machines, upscale and casual dining, plus entertainment options for visitors and locals alike.

The subject property is located 1.6 miles from Graton Resort & Casino that opened its doors on November 5, 2013. The \$800 million 340,000 square foot casino is the most expensive private development project in Sonoma County history and is one of the largest casinos in the state of California.

Sonoma State University (SSU) is located east of the subject property with direct access from Rohnert Park Expressway. The university is comprised of six schools and offers degrees in 46 majors and 47 minors at the bachelor's level and 15 at the master's level. Sonoma State is a mid-size campus with 9,120 students and located on 2693 acres. With 34% of the student body living on campus, SSU is one of the most residential campuses within the California State University system.

The site boasts strong demographics with over 59,125 residents within a 3-mile radius with an average household income of \$71,355. The population has increased by 1.66% since 2000. New housing developments totaling approximately 4,300 homes puts Rohnert Park in a position to grow the population by 25% over the next 5 years.

SONOMA COUNTY

Sonoma County is the premier location for R&D, professional services and entrepreneurial businesses. Today, the County is a magnet for all local industries, including government, winemaking, healthcare, engineering, biotechnology, financial services, education, tourism, state, county and local government offices.

With easily accessible, high-quality office/industrial buildings at attractive rental rates, Rohnert Park is positioned to attract value conscious tenants who are increasingly seeking high-value occupancy alternatives in the expensive Bay Area real estate market. This demand will help tighten the Sonoma County office/industrial market.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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