



Keegan & Coppin
COMPANY, INC.

FOR SUB-LEASE

2930 DUTTON AVE
SANTA ROSA, CA

OFFICE SPACE



Go beyond broker.

PRESENTED BY:

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



PROPERTY DETAILS



2930 DUTTON AVE.
SANTA ROSA, CA

OFFICE/WAREHOUSE BUILDING FOR SUB-LEASE

PROPERTY HIGHLIGHTS

SECOND FLOOR WALK UP OFFICE SPACE: 1,920+/- SF

2930 Dutton Avenue:

- Second floor offices: 1,920 sf

DESCRIPTION OF PREMISES

Office space with good quality tenant improvements. There are 5 private offices and open office. Very nice second floor space with ample glass exposure.

LEASE TERMS

Sub-lease term expires May 24, 2031.

LEASE TYPE: INDUSTRIAL GROSS

LEASE RATE: \$1.25 PSF GROSS

Parking

18 On-Site Parking Spots
Shared with adjacent tenants.

Zoning

IL - Light Industrial

Rentable Space

2930 Dutton Ave.: 1,920+/- sf



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AREA DESCRIPTION

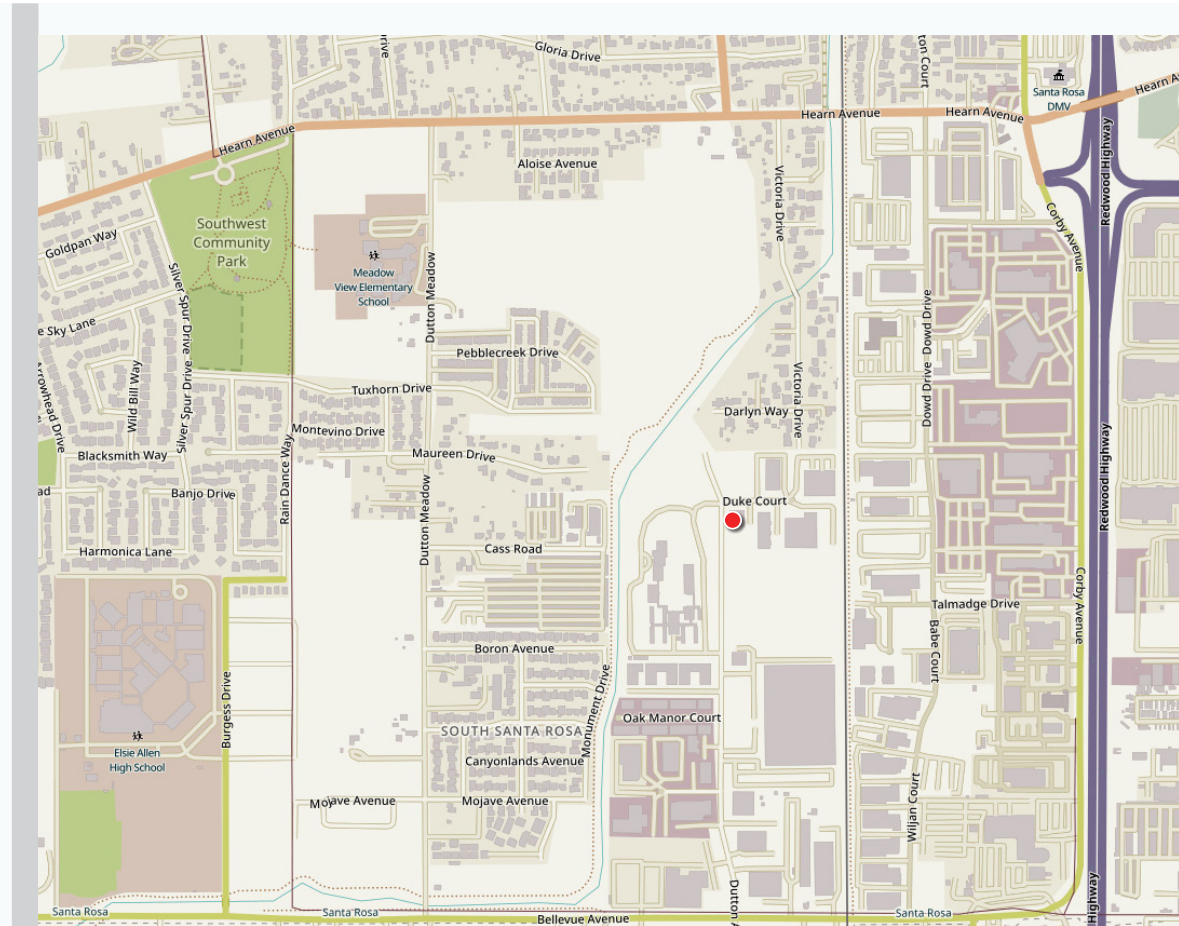


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DESCRIPTION OF AREA

The property is located behind the Corby Auto Row and provides ready access to U.S. 101 via Hearn Avenue or Todd Road. Other businesses in the area include: Pace Supply, Shakley Bros., Canine Companions, American Storage, Wright Contracting, G&C Auto, and DaDa's Delicatessen.



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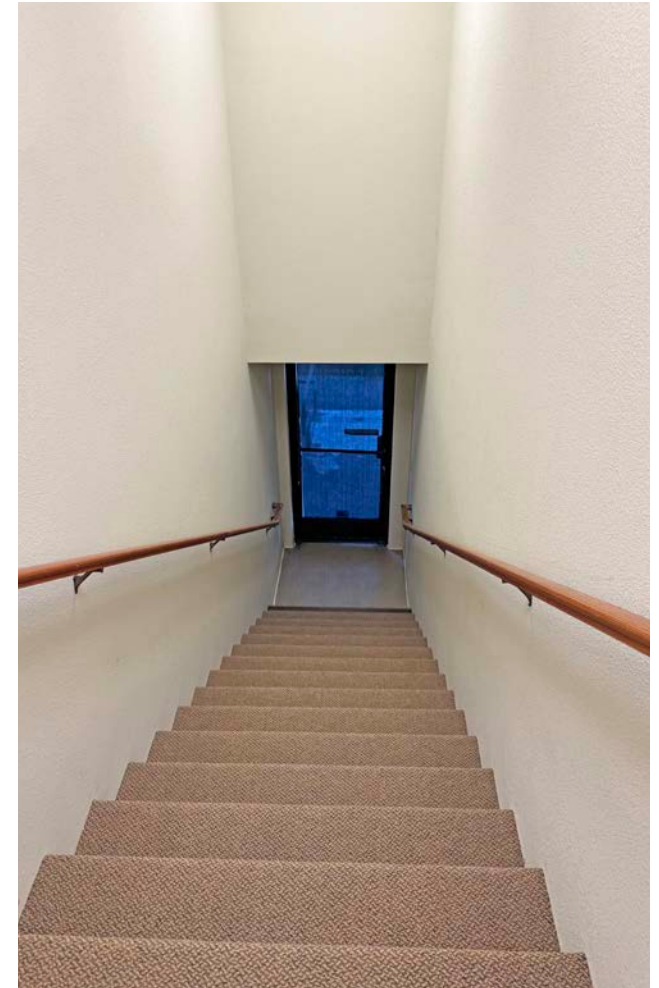


PROPERTY PHOTOS



2930 DUTTON AVE.
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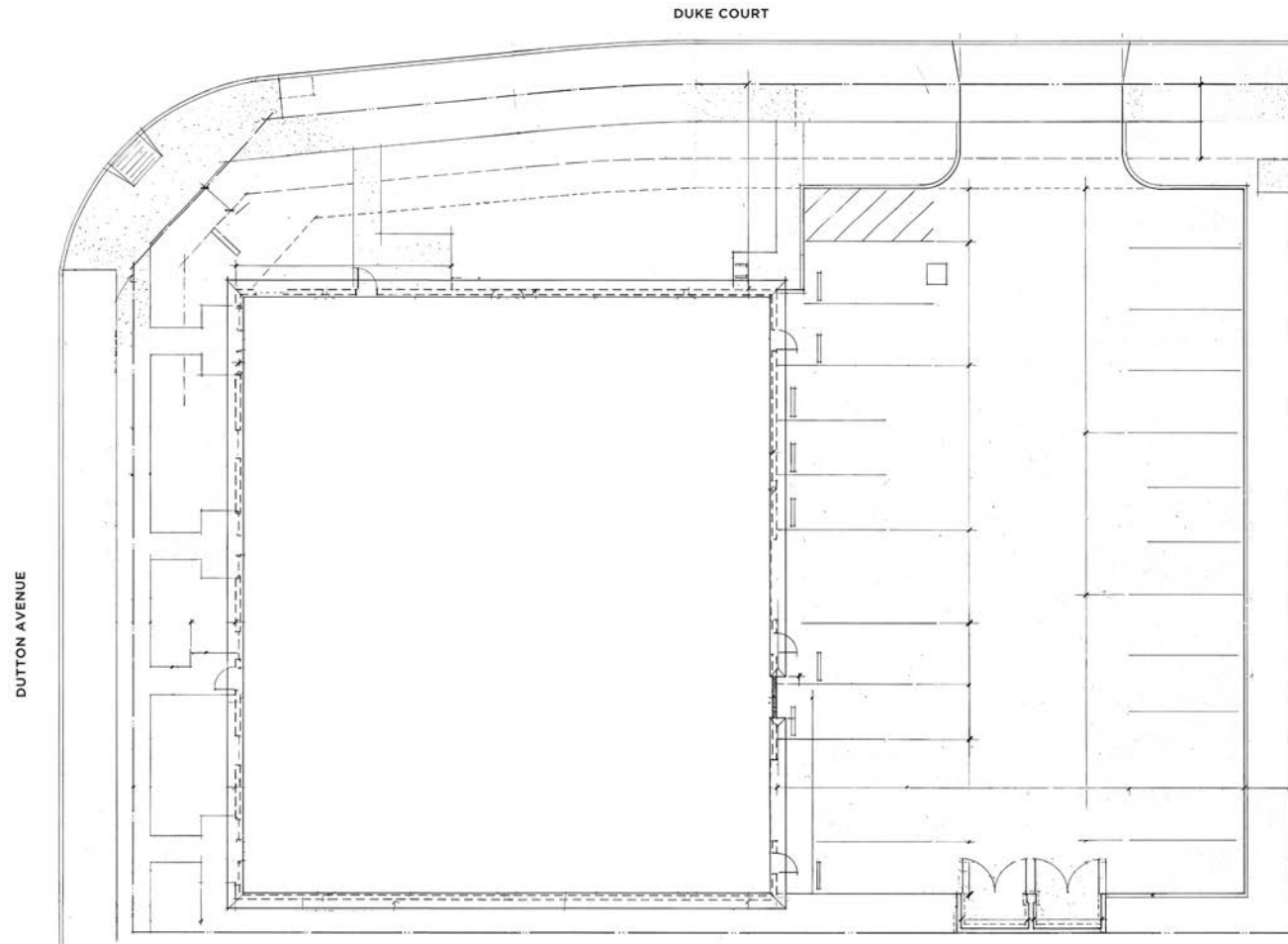


SITE PLAN



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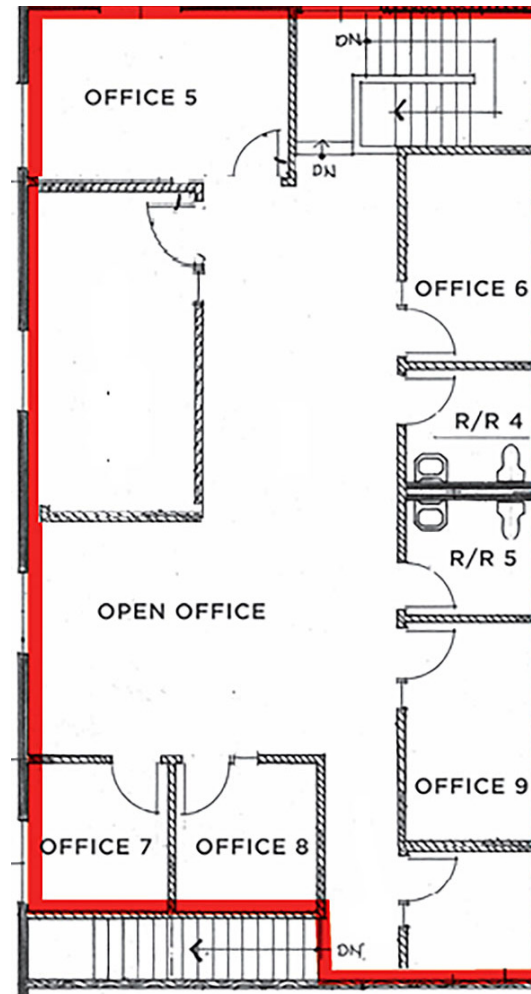
FLOOR PLAN



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SECOND FLOOR



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VICINITY MAP



2930 DUTTON AVE.
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(707) 528-1400

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.

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