



Keegan & Coppin
COMPANY, INC.

FOR LEASE

200 MONTGOMERY DRIVE
SANTA ROSA, CA

OFFICE SPACE AVAILABLE

Go beyond broker.

PRESENTED BY:

JUSTIN LAWSON, AGENT
LIC # 02409058 P: (707) 528-1400, EXT. 204
JLAWSON@KEEGANCOPPIN.COM



PROPERTY DETAILS



200 MONTGOMERY DRIVE
SANTA ROSA, CA

OFFICE SPACE FOR LEASE

PROPERTY INFORMATION

Two-story 6,958+/- square foot office building with 23 on-site parking spaces. Off-site parking also available. Modern improvements throughout with spaces currently built out for office use. There are two common area restrooms on both floors. Units offer separate electric meters. Property was remodeled in 01'-02'. Security cameras.

- Ample parking with 23 stalls + off-site parking
- Close to Downtown Santa Rosa
- Modern improvements - Remodeled in 01'-02'
- Located in close proximity to both downtown and Memorial Hospital just off 4th X Brookwood
- Easy access to both Hwy 101 and Hwy 12

AVAILABLE SUITES:

- Suite E: 978+/- sf
- Suite F: 1,240+/- sf

LEASE TERMS

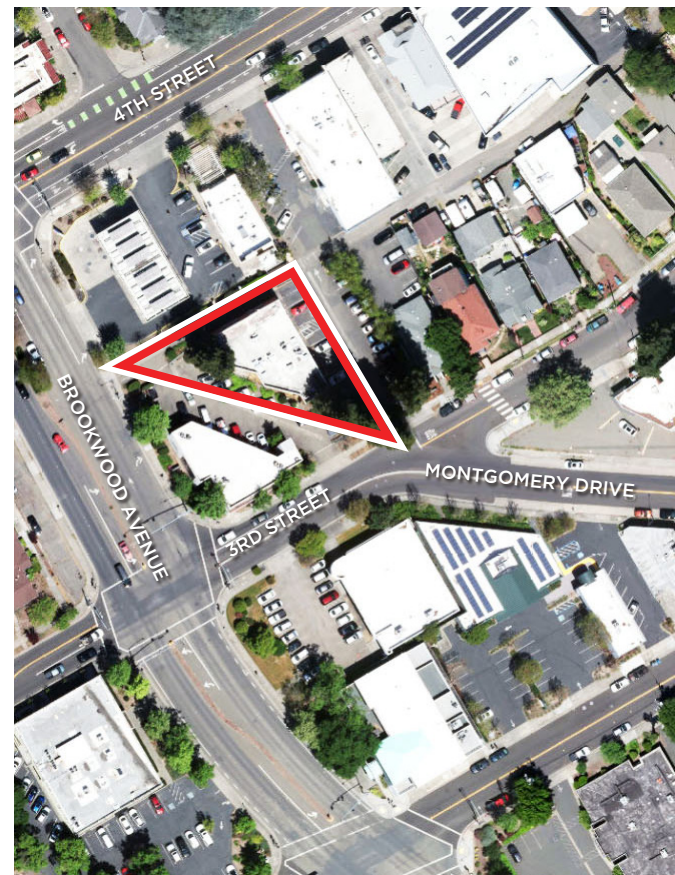
Rate

- Suite E: **\$2.05 PSF**
- Suite F: **\$2.05 PSF**

Terms

Modified Full Service.

Tenant is responsible for PG&E and their own janitorial



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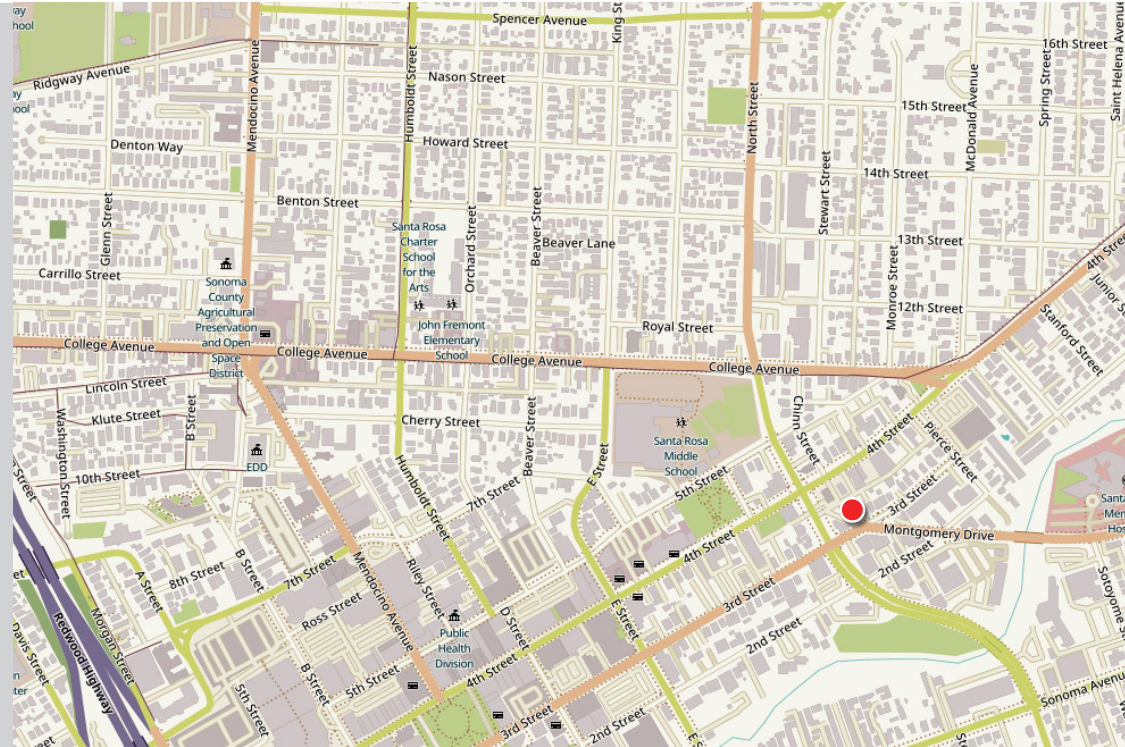


AREA DESCRIPTION



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DESCRIPTION OF AREA

Located in close proximity to both Downtown and Memorial Hospital. Easy access to Highway 12 and Highway 101. Central Santa Rosa location.

NEARBY AMENITIES

- Restaurants
- Shopping
- Close to Downtown Santa Rosa

TRANSPORTATION ACCESS

- Easy access to Highway 101
- Public transportation

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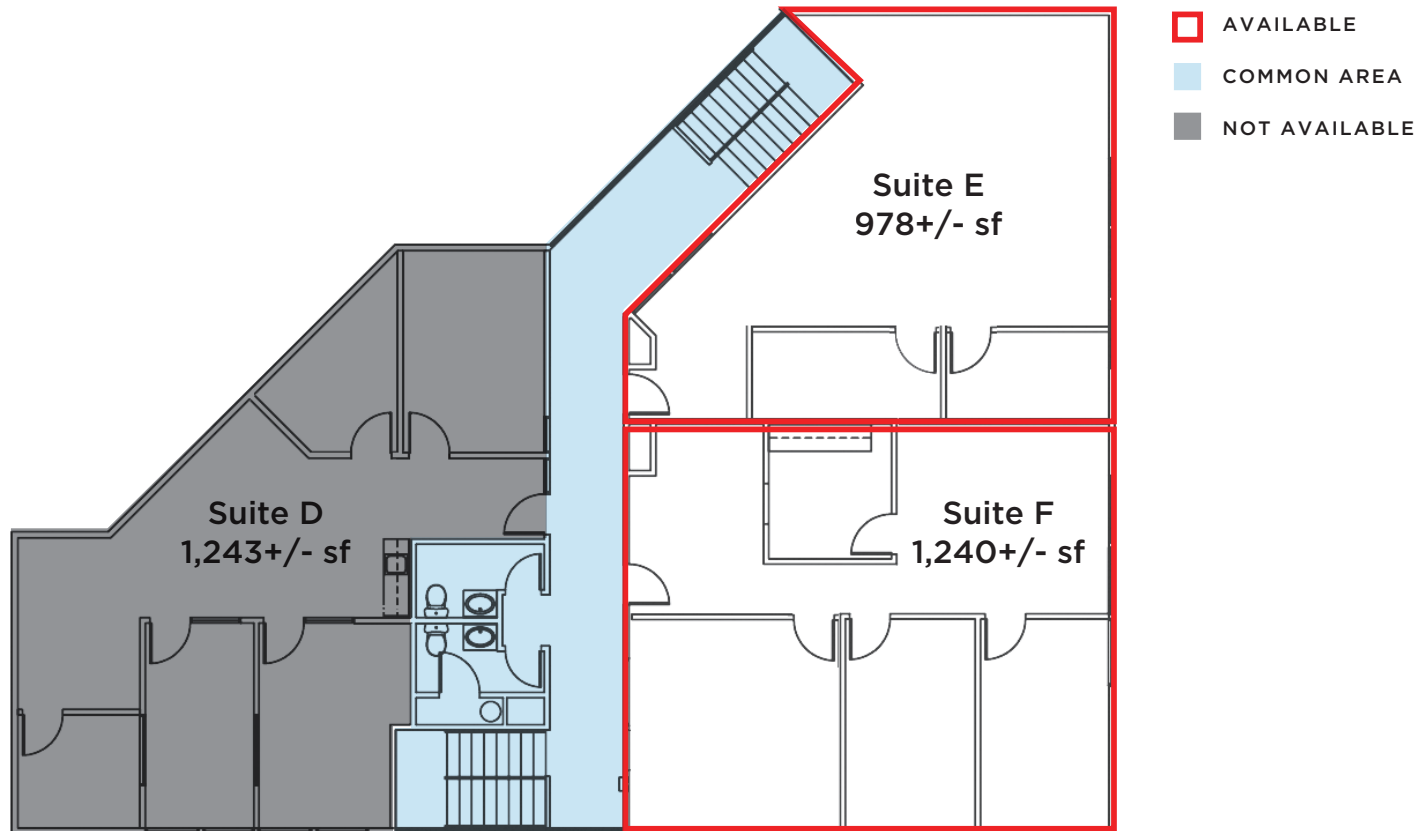
FLOOR PLAN

2ND FLOOR



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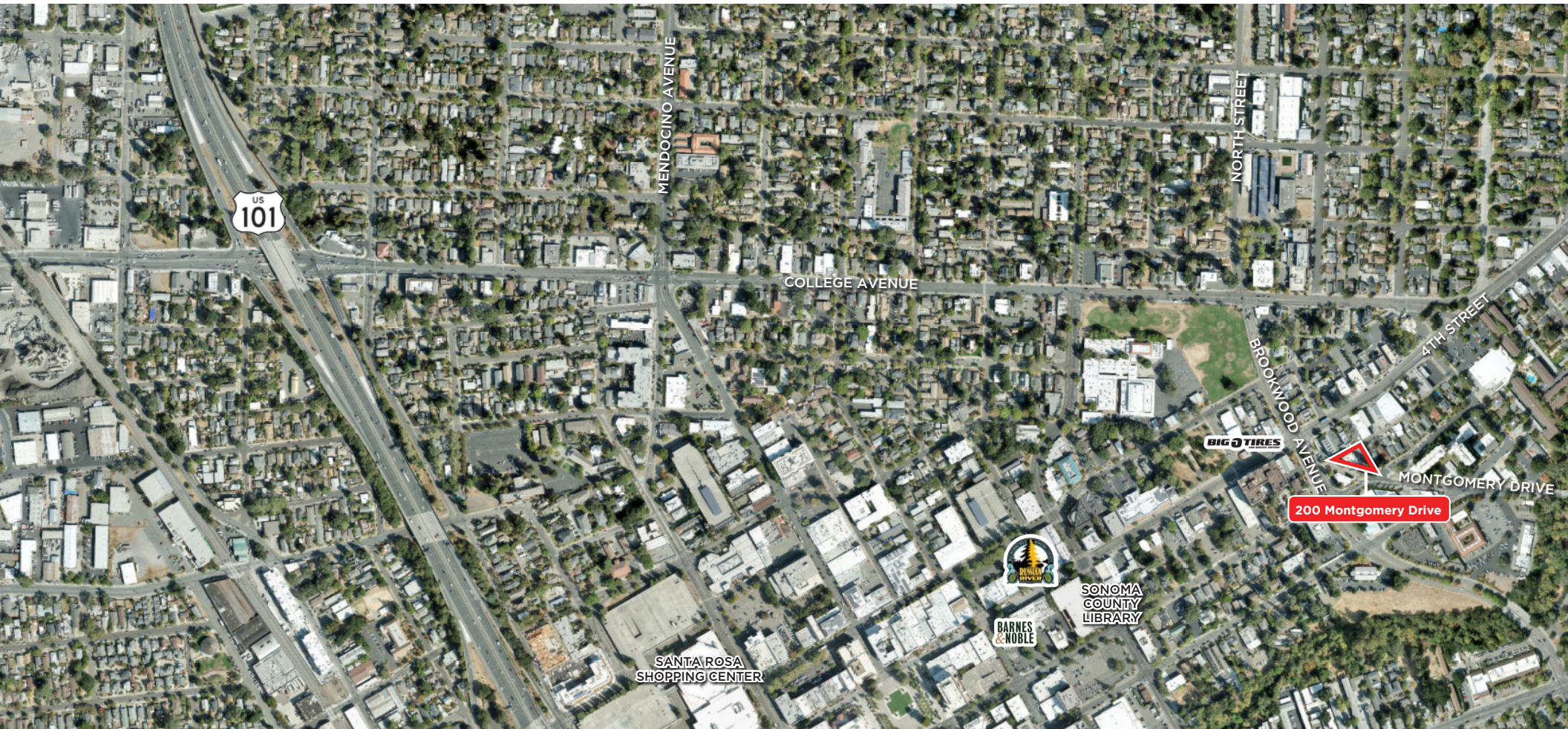


LOCATION MAP



200 MONTGOMERY DRIVE
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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(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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