



Keegan & Coppin
COMPANY, INC.

FOR LEASE

100 BRUSH CREEK ROAD
SANTA ROSA, CA

CREEKSIDE SUITES



Go beyond broker.

PRESENTED BY:

BRIAN KEEGAN, PARTNER
LIC # 01809537 (707) 528-1400, EXT 249
BKEEGAN@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
LIC # 01855674 (707) 528-1400 EXT. 246
KFLAHERTY@KEEGANCOPPIN.COM



PROPERTY DETAILS



100 BRUSH CREEK ROAD
SANTA ROSA, CA

CREEKSIDE SUITES FOR LEASE

FEATURES

THREE OF FIVE INDIVIDUAL SUITES
CURRENTLY AVAILABLE, READY FOR
IMMEDIATE OCCUPANCY:

SUITE 100: 2,002+/- SF

SUITE 101: 959+/- SF

SUITE 102: 996+/- SF

- Signalized corner at Highway 12 & Brush Creek Road
- Established Rincon Valley location
- Professional multi-tenant office setting
- Mature landscaping and creekside setting
- Adjacent pedestrian trail
- Easy access to Downtown Santa Rosa and Fountaingrove Parkway
- Modified full-service lease includes base year utilities to premises in rental rate

USER SPACE

Professional Office / Service-Oriented Uses

PARKING

On-Site

IDEAL USES

Ideal tenant users include professional services, CPA/ accounting, insurance, financial services, therapists, consultants, wellness providers, medical-adjacent office users, and select personal service businesses reviewed on a case-by-case basis.

LEASE RATE

**\$1.75 PSF/MONTH MODIFIED
FULL SERVICE**

LEASE TERMS

3-5 Year Lease Preferred

Shorter terms considered depending on tenant, use, and economics

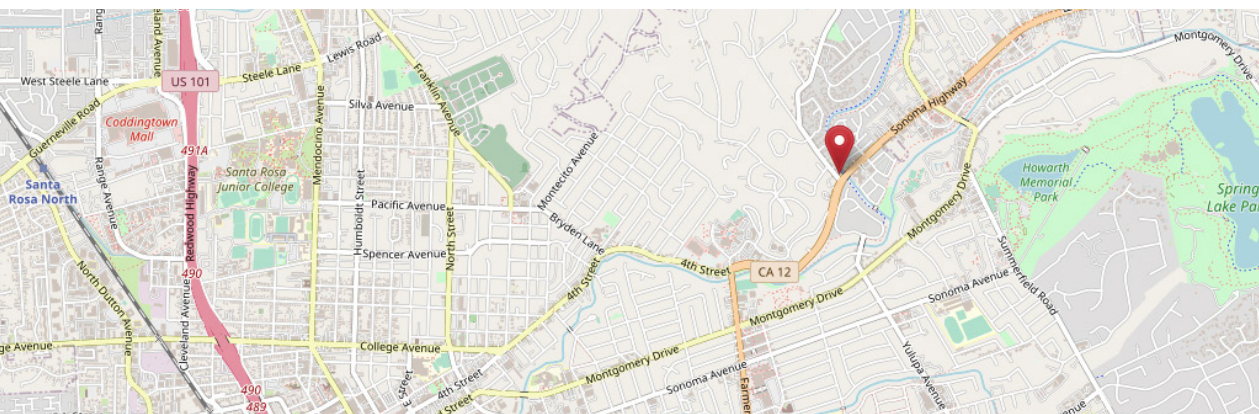
DESCRIPTION OF PREMISES - FEATURES

Creekside Suites is a professionally configured two-story office building located at 100 Brush Creek Road in Santa Rosa's Rincon Valley. The property offers a functional multi-tenant layout with a prominent upstairs anchor suite and three well-sized ground-floor suites, making it well suited for professional office, consulting, financial services, insurance, accounting, therapy, wellness, medical-adjacent, and other service-oriented users.

The building is positioned at the signalized corner of Highway 12 and Brush Creek Road, providing strong visibility, convenient access, and a recognizable address within one of Santa Rosa's most established east side corridors. The location offers direct connectivity to Downtown Santa Rosa, Fountaingrove Parkway, and the surrounding Rincon Valley residential neighborhoods. The property offers a functional multi-tenant layout with three well-sized ground floor suites currently available for immediate lease.

Set along the Brush Creek corridor, the property benefits from mature landscaping, a welcoming arrival experience, and an adjacent pedestrian trail that reinforces a calm, professional working environment. Creekside Suites offers the rare combination of visibility, access, parking, and a quieter suburban setting outside of the downtown core.

This is a strong fit for businesses seeking an accessible, professional location with identity, convenience, and a more relaxed work environment.



PRESENTED BY:

**BRIAN KEEGAN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 0180953 (707) 528-1400
BKEEGAN@KEEGANCOPPIN.COM**

**KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT. 246
KFLAHERTY@KEEGANCOPPIN.COM**



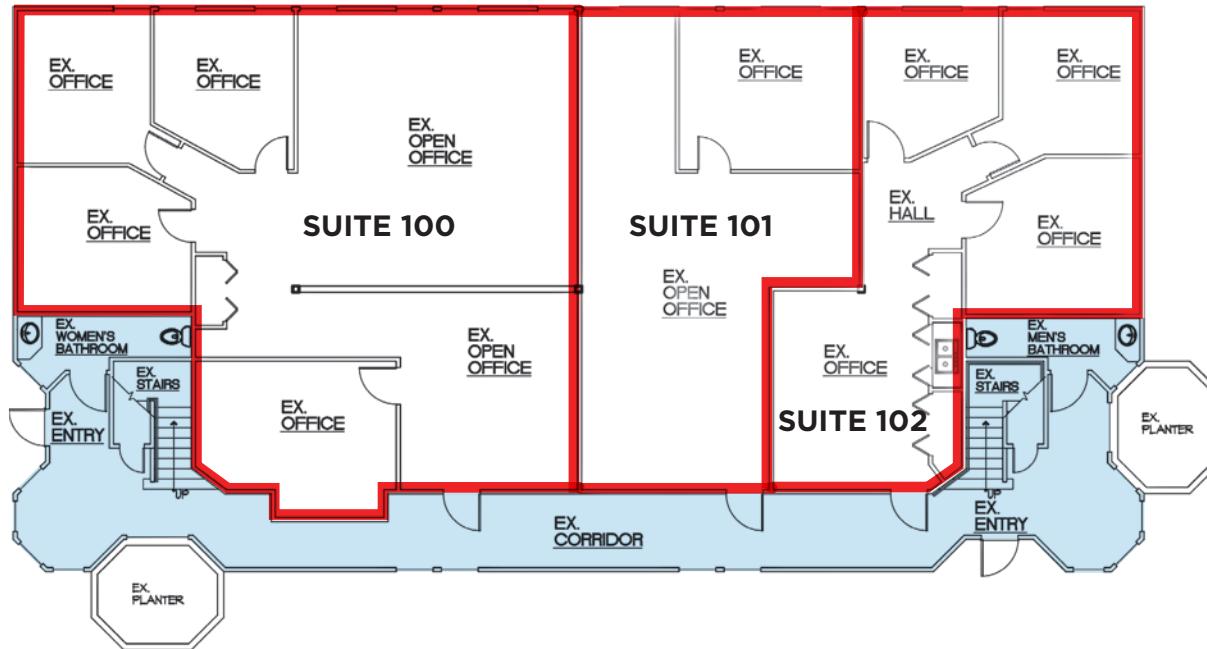
FLOOR PLAN



100 BRUSH CREEK ROAD
SANTA ROSA, CA

**CREEKSIDE SUITES
FOR LEASE**

FIRST FLOOR



| SUITE | RSF | LEASE |
|-------|----------|--------|
| 100 | 2,002+/- | VACANT |
| 101 | 959+/- | VACANT |
| 102 | 996+/- | VACANT |

- AVAILABLE
- COMMON AREA
- NOT AVAILABLE

PRESENTED BY:

BRIAN KEEGAN, PARTNER
KEEGAN & COPPIN CO., INC.
 LIC # 0180953 (707) 528-1400
 BKEEGAN@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
 LIC # 01855674 (707) 528-1400, EXT. 246
 KFLAHERTY@KEEGANCOPPIN.COM



PROPERTY PHOTOS



100 BRUSH CREEK ROAD
SANTA ROSA, CA

**CREEKSIDE SUITES
FOR LEASE**



PRESENTED BY:

BRIAN KEEGAN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 0180953 (707) 528-1400
BKEEGAN@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT. 246
KFLAHERTY@KEEGANCOPPIN.COM



PROPERTY PHOTOS



100 BRUSH CREEK ROAD
SANTA ROSA, CA

**CREEKSIDE SUITES
FOR LEASE**



PRESENTED BY:

BRIAN KEEGAN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 0180953 (707) 528-1400
BKEEGAN@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT. 246
KFLAHERTY@KEEGANCOPPIN.COM

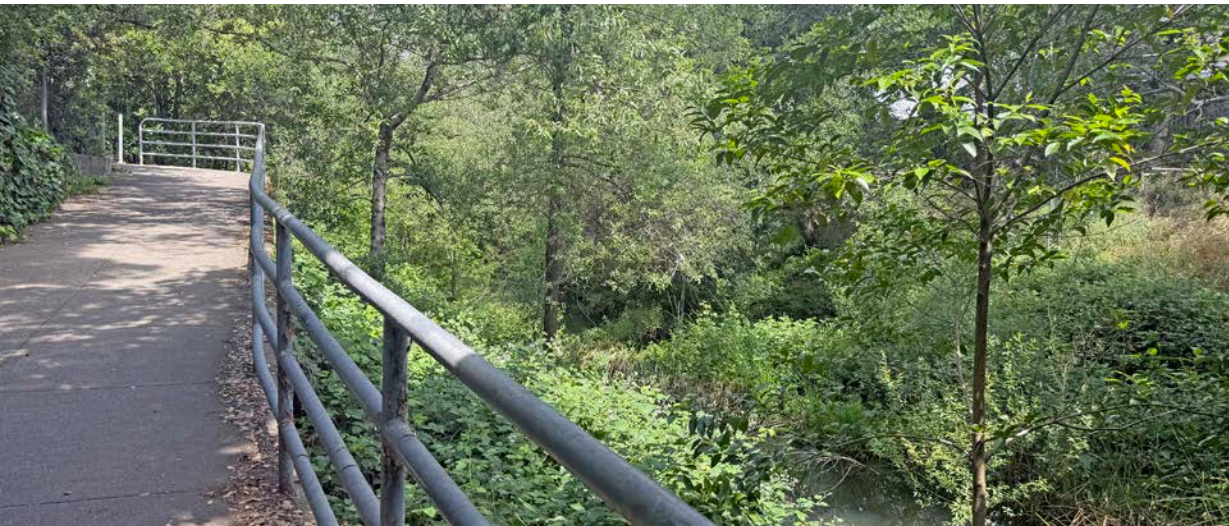


CREEKSIDE PHOTOS



100 BRUSH CREEK ROAD
SANTA ROSA, CA

**CREEKSIDE SUITES
FOR LEASE**



PRESENTED BY:

BRIAN KEEGAN, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 0180953 (707) 528-1400
BKEEGAN@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
KEEGAN & COPPIN CO., INC.
LIC # 01855674 (707) 528-1400, EXT. 246
KFLAHERTY@KEEGANCOPPIN.COM



LOCATION MAP



100 BRUSH CREEK ROAD
SANTA ROSA, CA

**CREEKSIDE SUITES
FOR LEASE**



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.

REPRESENTED BY:

BRIAN KEEGAN, PARTNER
LIC # 01809537 (707) 528-1400, EXT 249
BKEEGAN@KEEGANCOPPIN.COM

KEVIN FLAHERTY, BROKER ASSOCIATE
LIC # 01855674 (707) 528-1400 EXT. 246
KFLAHERTY@KEEGANCOPPIN.COM