



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1260 HEALDSBURG AVE
HEALDSBURG, CA

OFFICE SUITE MINUTES TO
DOWNTOWN HEALDSBURG



PREMIER



SECURE



WINE
COUNTRY



Go beyond broker.

PRESENTED BY:

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



PROPERTY DETAILS



1260 HEALDSBURG AVE
HEALDSBURG, CA

OFFICE SUITE FOR LEASE

PROPERTY INFORMATION

HIGHLIGHTS

- Zoning: CS - Service Commercial
- Rare dental office opportunity
- 8 fully plumbed operatories (significant TI cost savings)
- 3,500+/- SF ground-floor suite
- Immediate occupancy available
- Abundant natural light
- Ample on-site parking
- Close proximity to downtown Healdsburg
- Ideal for dental, orthodontic, medical, and many more uses

PROPERTY DESCRIPTION

Available suite within one of Healdsburg’s premier professional environments. This 3,500+/- RSF Class A space presents a rare opportunity to lease a fully improved dental office.

Previously operated as a dental practice, the suite features eight (8) fully plumbed operatories, offering significant cost savings and allowing for immediate occupancy with minimal tenant improvements.

The space is designed with efficiency and patient experience in mind, featuring an optimal layout,

natural light, and infrastructure that would be costly to replicate today.

Located along a primary commercial corridor with excellent visibility and access, the property is just minutes from downtown Healdsburg, surrounded by top-tier dining, retail, and wine country amenities—creating an elevated experience for both employees and clients.

While previously used as a dental office, the space is excellent for office, retail, restaurant, and many more uses.

LEASE TERMS

Rate

\$2.25 PSF NNN

Terms

3 - 5 year lease term



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AREA DESCRIPTION



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DESCRIPTION OF AREA

Minutes to Downtown Healdsburg

Located in the heart of Healdsburg, this property benefits from one of Northern California's most desirable markets.

Healdsburg is known for its wine country lifestyle, high-end dining, and boutique retail environment, attracting affluent residents and visitors year-round.

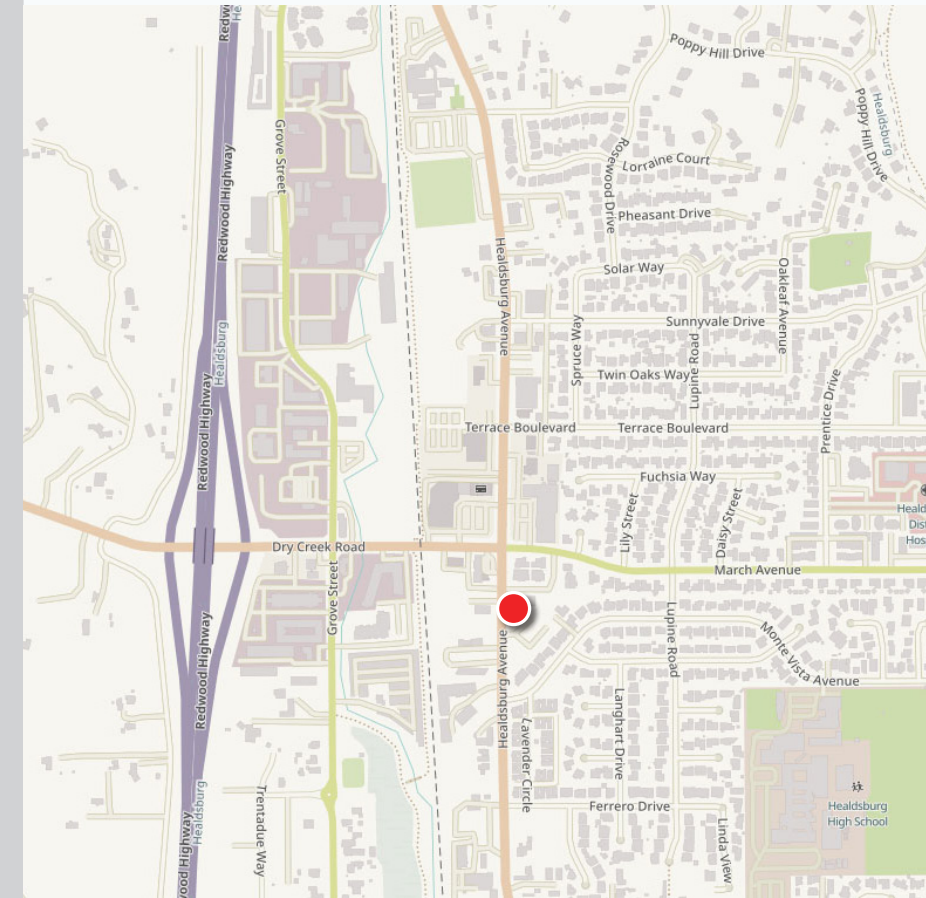
Tenants benefit from:

- Proximity to downtown and the Plaza
- Access to top-tier restaurants and tasting rooms
- Strong local demographics and household income
- Convenient access to Highway 101

This setting is ideal for businesses that prioritize client experience, branding, and long-term growth.

AMENITIES

- Healdsburg Plaza
- Downtown core
- Big John's Market



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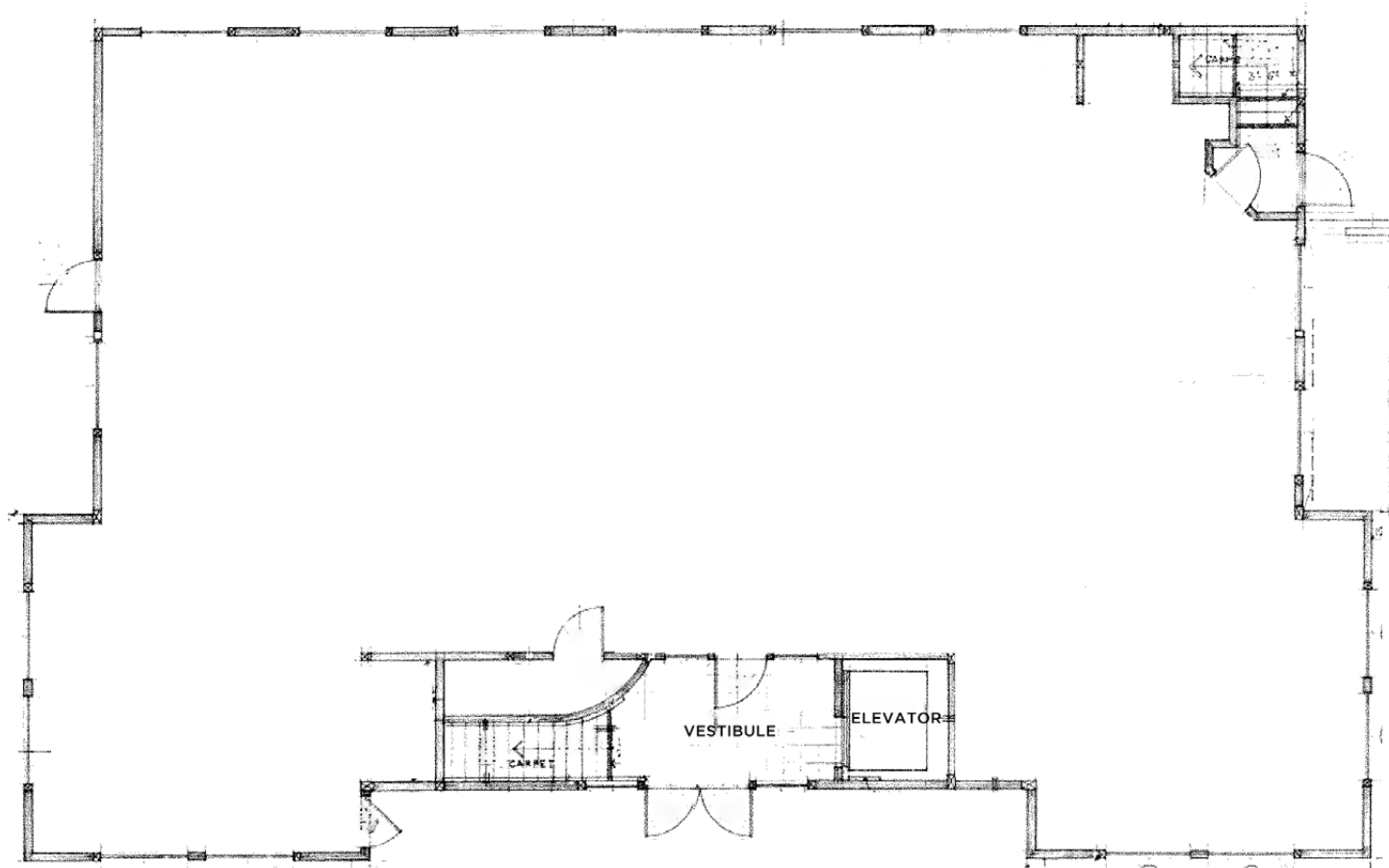


FLOOR PLAN



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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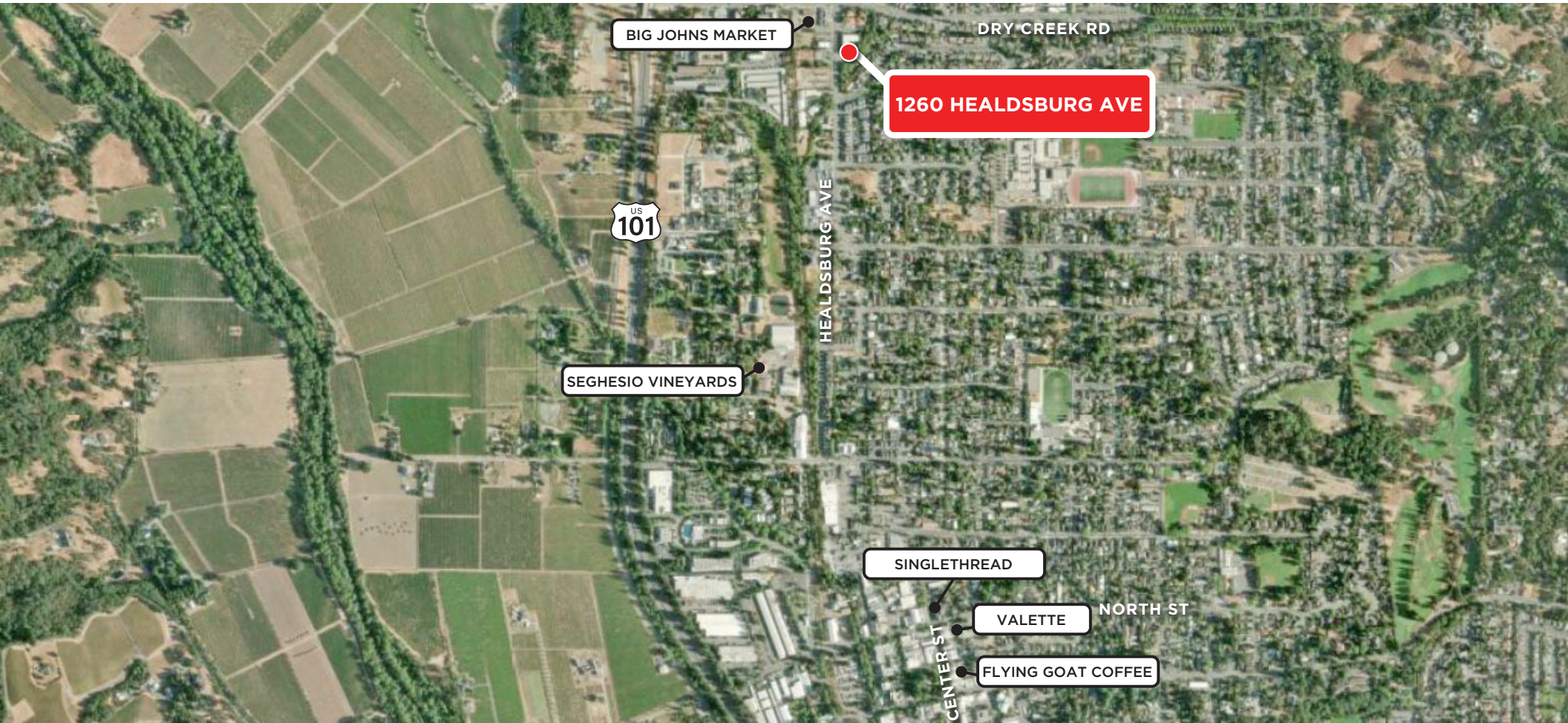


LOCATION MAP



1260 HEALDSBURG AVE
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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
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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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