



# FOR LEASE – OFFICE SPACES

85 BROOKWOOD AVE  
SANTA ROSA, CA 95404

*Northern California's Premier Commercial Real Estate*



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



# SITE SUMMARY

## BUILDING/SITE

Lease Term:	Flexible
Parking:	Private Parking Lot with 42 Spaces
Access / Exposure:	Signalized corner easy access
Zoning:	NMU - Neighborhood Mixed Use
Water & Sewer:	City of Santa Rosa
Gas & Electric:	PG&E



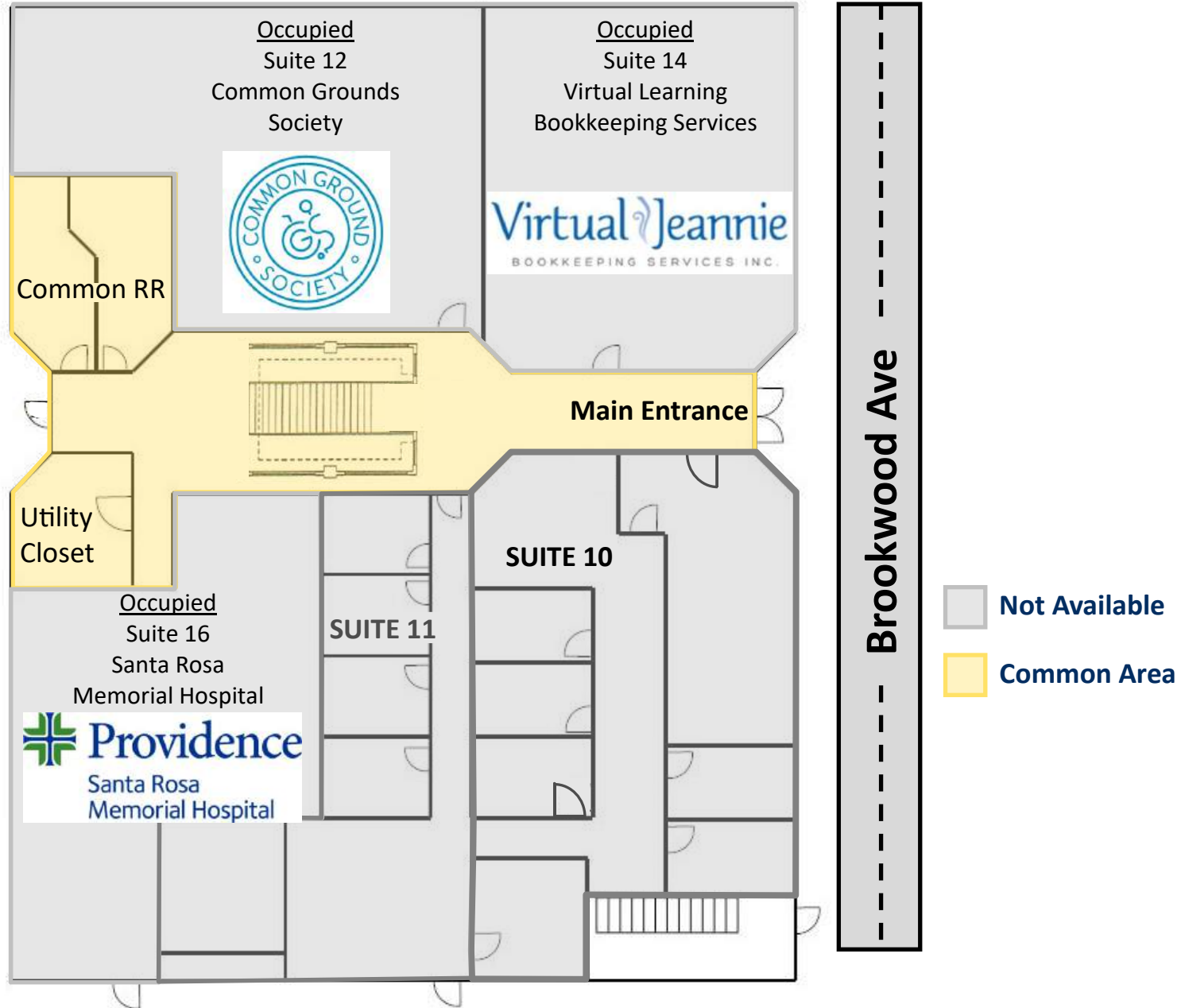
SUITE AVAILABLE	PRIVATE OFFICES	RENTABLE SQ. FT.	RENT PER SQ. FT.	LEASE	TOTAL MO.
Suite 22	2 Private Offices	522+/- Sq. Ft.	\$1.60 per Sq. Ft	Full Service	\$835
Suites 23	3 Private Offices	1,645+/- Sq. Ft.	\$1.40 per Sq. Ft	Full Service	\$2,303
Suites 24	3 Private Offices	1,345+/- Sq. Ft.	\$1.40 per Sq. Ft	Full Service	\$1,883

Discover an extraordinary opportunity at 85 Brookwood Ave, a premier office building situated in the heart of Santa Rosa! With 3,512 +/- square feet of available office space, this property is a game-changer for businesses ready to thrive. Step into a world of potential with a welcoming reception and waiting area, private offices, and specialized exam rooms, making it a dream location for medical professionals or visionary entrepreneurs.

On the second floor, where a collection of private office spaces awaits, each with flexible configurations designed to adapt seamlessly to your business's unique ambitions. Offering unparalleled visibility, commanding local presence, and effortless access to on-site parking. At 85 Brookwood Ave, you're not just leasing space; you're claiming a coveted spot in Santa Rosa's bustling core, perfect for establishing your brand or elevating your enterprise to dazzling new heights. Current ownership wants to compete for leases as evidence by our low full service rate.

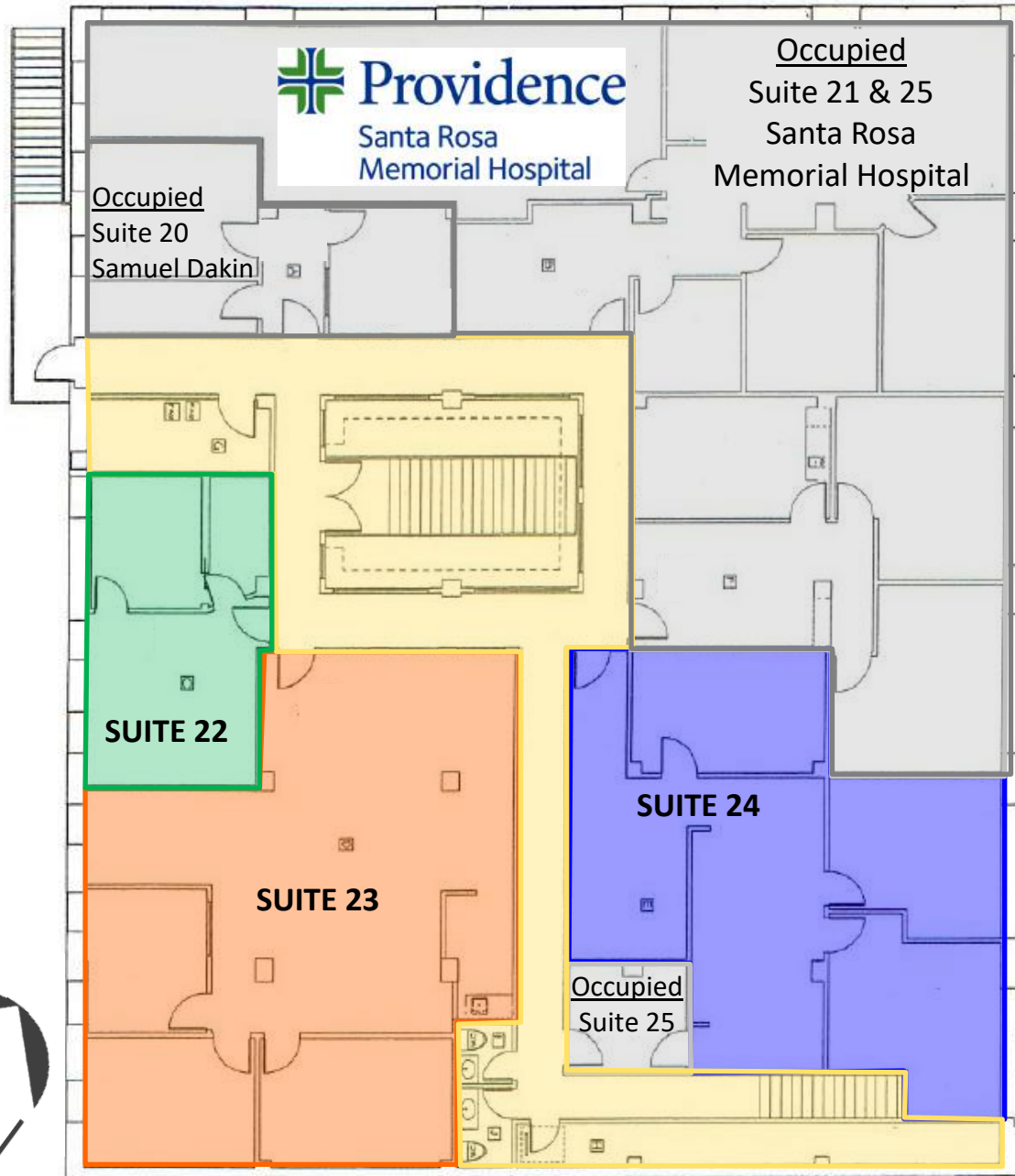


# 85 BROOKWOOD GROUND FLOOR PLAN





# 85 BROOKWOOD SECOND FLOOR PLAN



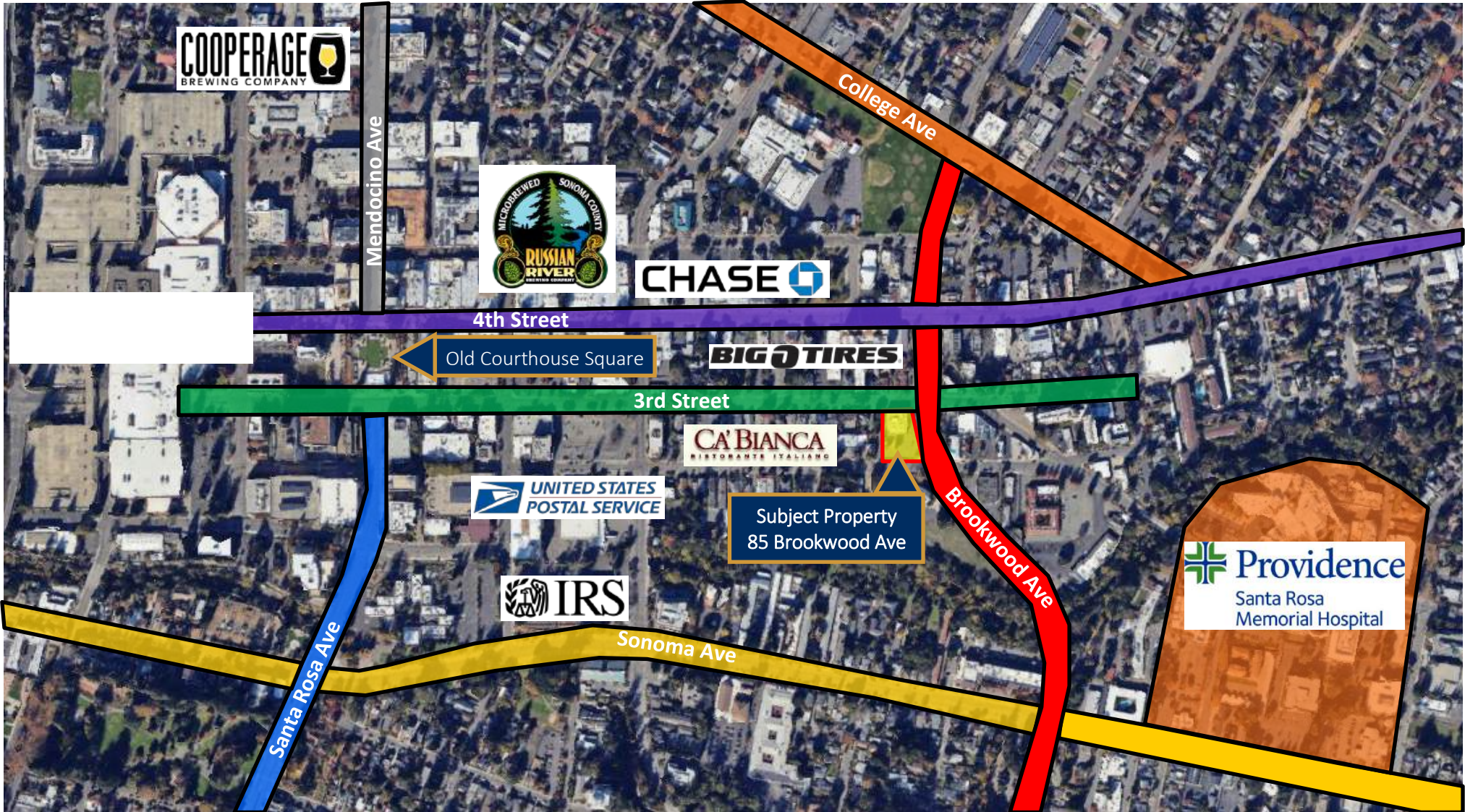
--- Brookwood Ave ---

- Not Available
- Common Area
- SUITE 22 (522+/- Sq. Ft.)
- SUITE 23 (1,645+/- Sq. Ft.)
- SUITE 24 (1,345+/- Sq. Ft.)

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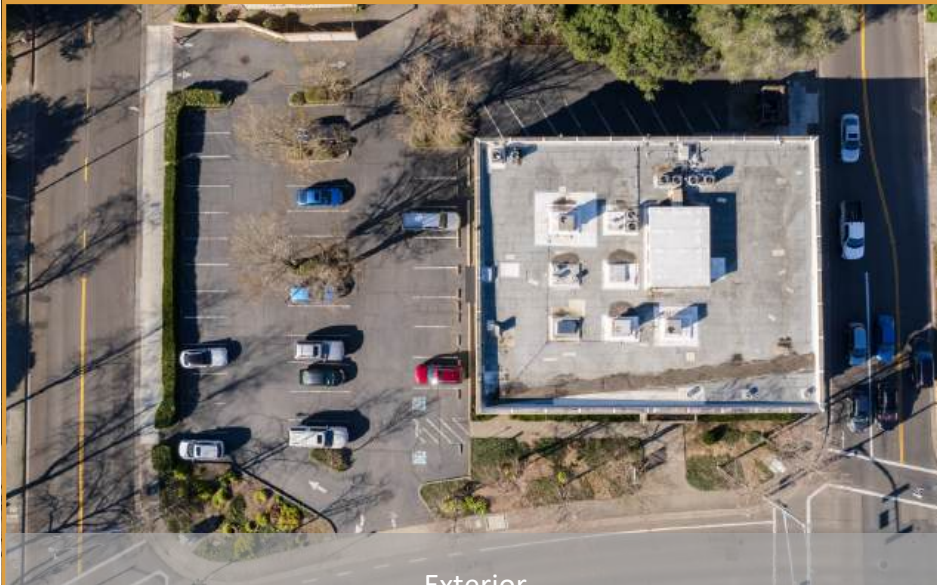
# 85 BROOKWOOD AVE STREET MAP



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# PHOTOS



Exterior



Exterior



Suite 22



Suite 22

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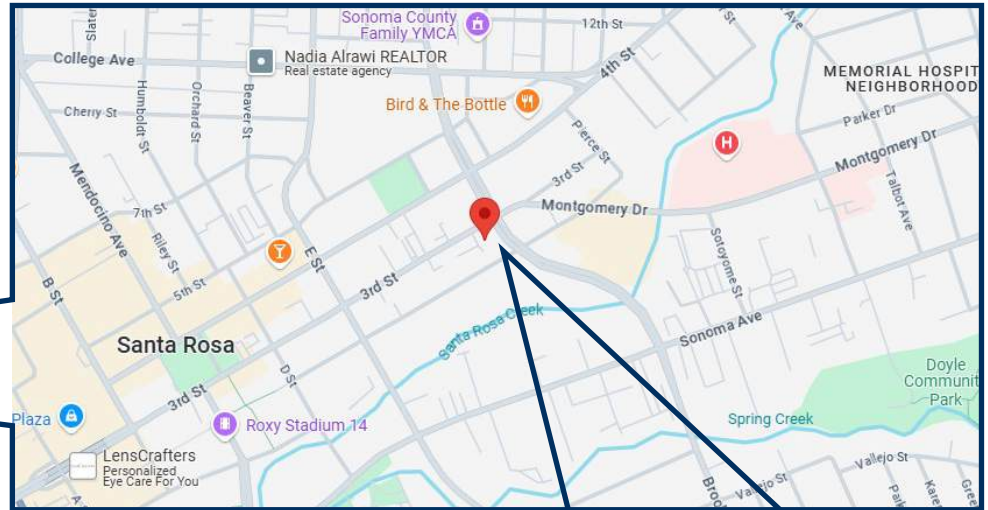
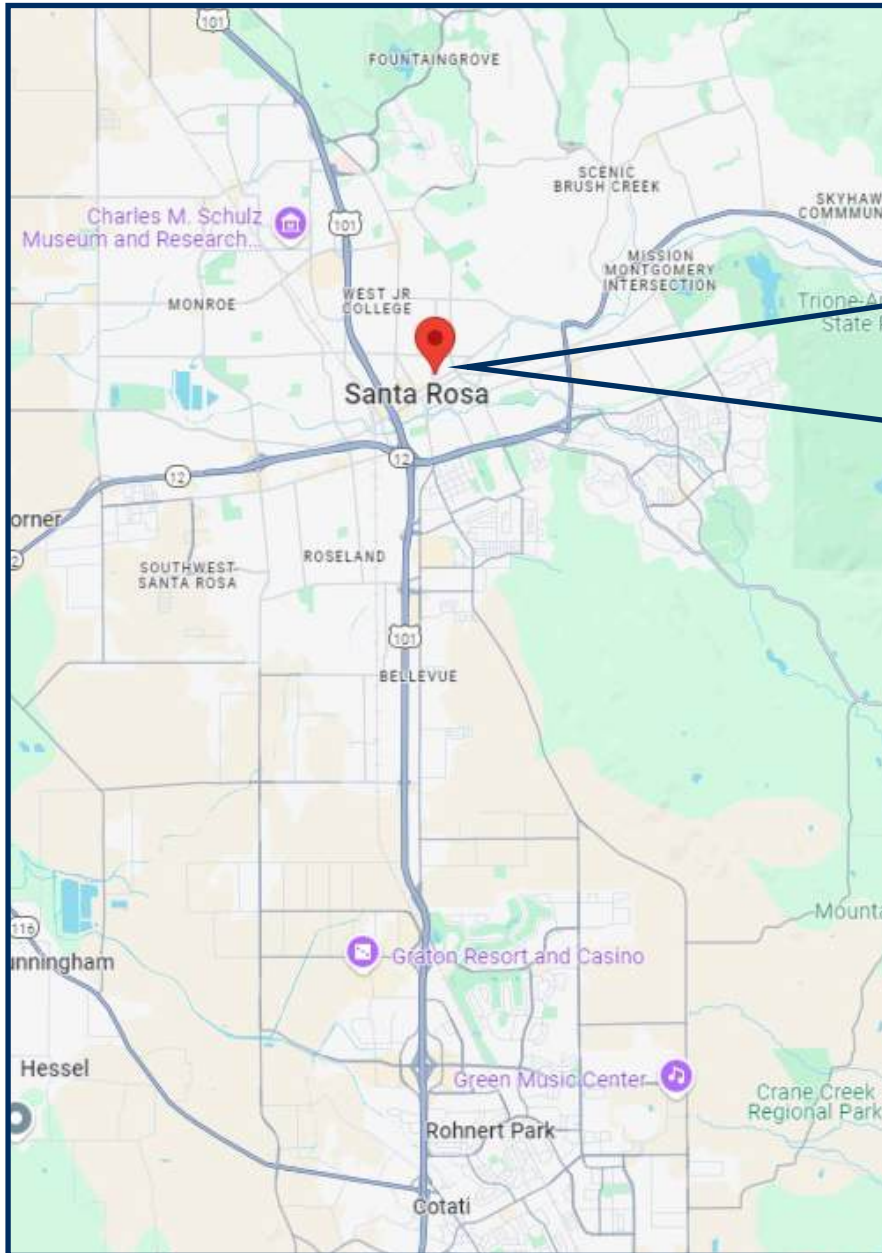
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# STREET MAP



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# LISTING TEAM



**Nick Abbott, CCIM**

CA BRE # 01357548

Direct: 707-529-1722

Office: 707-523-2700

Email: Nabbott@NorthBayProp.com



**Alexis Perez**

CA BRE # 02238668

Direct: 707-304-5841

Office: 707-523-2700

Email: Aperez@northbayprop.com



**Jonathan Melgarejo**

CA BRE # 02185571

Direct: 707-523-2700

Cell: 707-615-6047

Email: Jonathan@NorthBayProp.com

## North Bay Property Advisors

**Santa Rosa Office**

823 Sonoma Ave

Santa Rosa, CA 95404

707-523-2700

www.NorthBayProp.com



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