



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**8465 OLD REDWOOD HIGHWAY  
WINDSOR, CA**

**PROFESSIONAL OFFICE / WELLNESS  
SUITE AVAILABLE**

**8465 OLD REDWOOD HWY**

Go beyond broker.

PRESENTED BY:

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

**KEVIN FLAHERTY, BROKER ASSOCIATE**  
LIC # 01855674 (707) 528-1400 EXT. 246  
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# PROPERTY DETAILS



8465 OLD REDWOOD HIGHWAY  
WINDSOR, CA

## OFFICE SUITE FOR LEASE

## PROPERTY INFORMATION

### HIGHLIGHTS

- 1,653+/- SF medical / wellness / professional office suite
- Existing medical-style build out
- Multiple private rooms / exam rooms
- Several rooms include sinks / wet areas
- Built-in cabinetry, counters, and work surfaces
- Reception / administrative work areas
- Storefront windows and natural light
- Clean, functional interior condition
- Located in Windsor Palms Plaza
- Convenient Old Redwood Highway location
- Easy access to Highway 101
- Good fit for medical, wellness, chiropractic, therapy, massage, skin care, aesthetics, or professional office users

### Parking

On-site surface parking within Windsor Palms Plaza

### Zoning

C2PD / commercial zoning per public record source — tenant to verify use with Town of Windsor

## DESCRIPTION OF PREMISES

8465 Old Redwood Highway offers a clean, functional medical-style office suite in Windsor Palms Plaza. The space is approximately 1,700 square feet and includes multiple private rooms / exam rooms, sinks / wet areas, built-in cabinetry, work counters, reception or administrative areas, and storefront windows providing natural light.

The existing improvements make the suite a strong fit for medical, wellness, chiropractic, physical therapy, massage, skin care, aesthetics, counseling, or other appointment-based professional service users seeking a move-in ready Windsor location.

## LEASE TERMS

- o Term: Negotiable
- o Lease Type: Gross
- o Lease Rate: \$1.99 psf

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# AREA DESCRIPTION



8465 OLD REDWOOD HIGHWAY  
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### DESCRIPTION OF AREA

The property is located in Windsor Palms Plaza along Old Redwood Highway in Windsor, California. The location serves the east Windsor trade area and provides convenient access to Highway 101, Windsor River Road, Shiloh Road, surrounding residential neighborhoods, and nearby retail, service, medical, and professional office users.

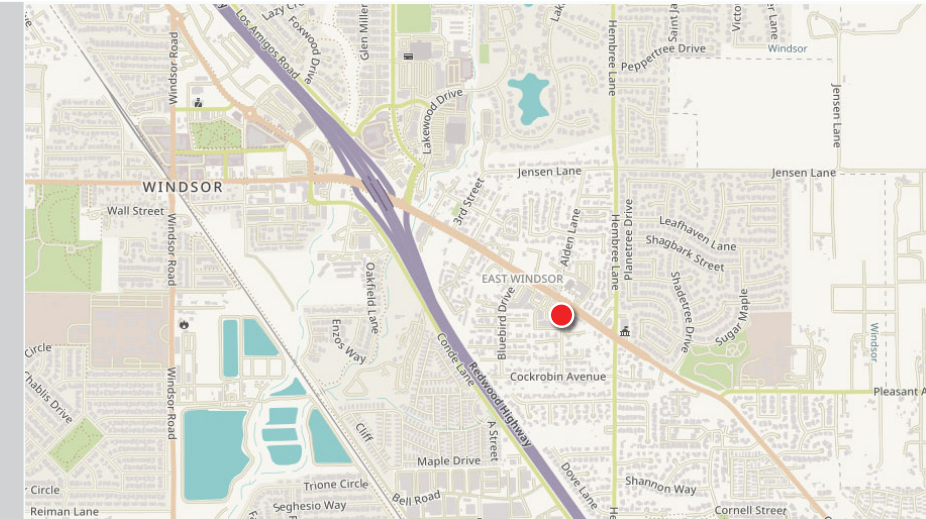
Windsor is a strong Sonoma County market positioned between Santa Rosa and Healdsburg, with a high-income residential base and convenient regional access along the Highway 101 corridor.

### NEARBY AMENITIES

- Windsor Palms Plaza retail and service businesses
- Nearby restaurants, service retail, and professional office users
- Windsor Town Green area
- Old Redwood Highway commercial corridor
- Highway 101 access
- Nearby residential neighborhoods
- Medical, wellness, and professional service users in the surrounding area

### TRANSPORTATION ACCESS

- Located on Old Redwood Highway
- Convenient access to Highway 101
- Near Windsor River Road and Shiloh Road corridors
- Regional access to Healdsburg, Santa Rosa, and greater Sonoma County
- On-site surface parking within Windsor Palms Plaza



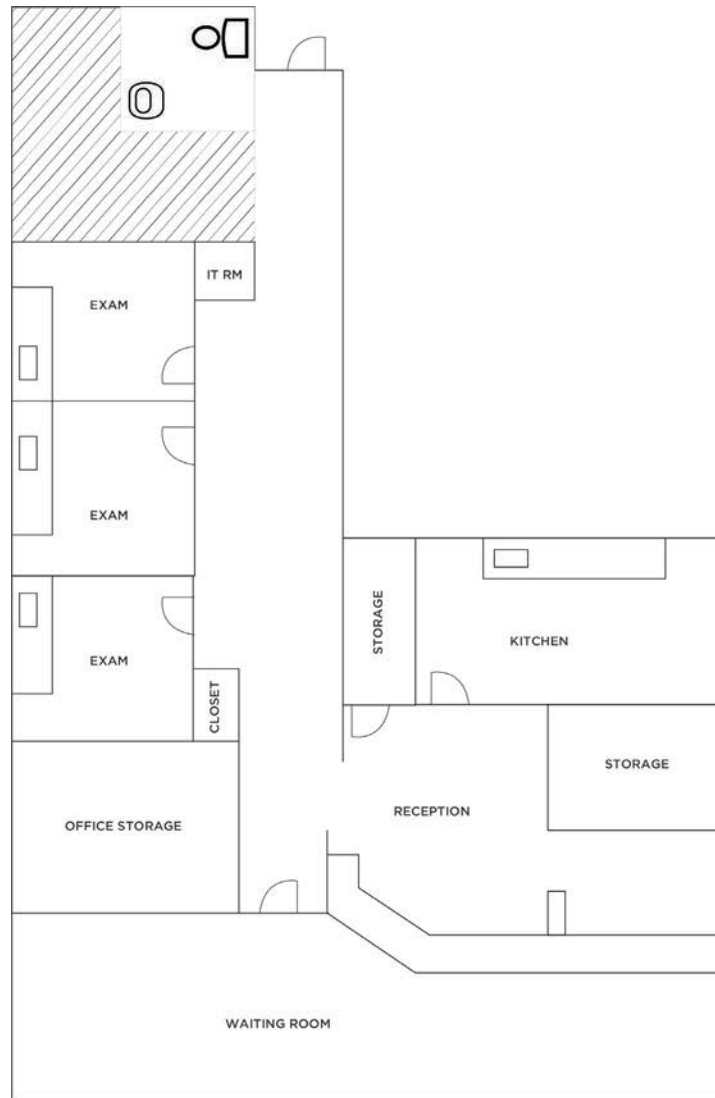
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# FLOOR PLAN



NOT TO SCALE.



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### FLOOR PLAN INFORMATION

Existing layout includes private rooms/exam rooms, wet areas, built-in cabinetry, reception/work areas, and storefront windows. Exact dimensions to be confirmed.

1,653+/- SF Medical / Wellness Office Suite build-out with private rooms, sinks, cabinetry, reception/work areas, and storefront windows.

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## PROPERTY PHOTOS



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## LOCATION MAP



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Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
[www.keegancoppin.com](http://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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