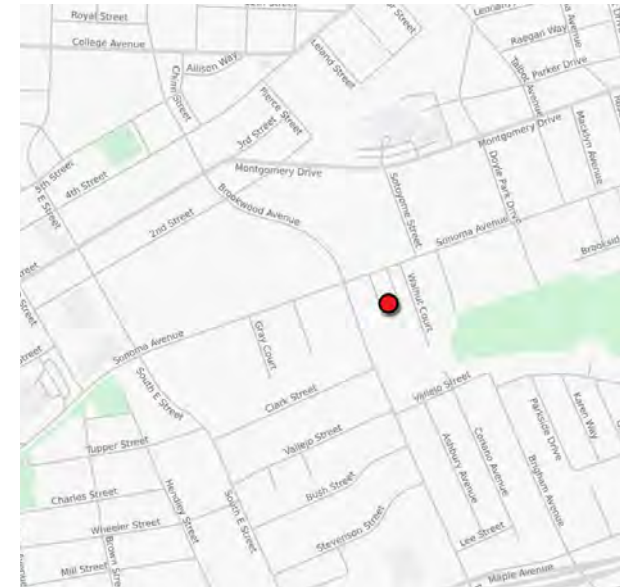


Rare Medical Space for Lease

990 Sonoma Avenue, Units 18 & 21, Santa Rosa, CA



GREAT MEDICAL SPACE!



Vicinity Map

FEATURES

- ◆ Hard to find Medical Space
- ◆ **Unit 18:** 1,600± sf Built Out Medical Offices
 - ◆ 4 Private Exam Rooms, 3 Offices, Attractive Waiting Room, Lab, Restroom and Breakroom
- ◆ **Unit 21:** 700± sf
- ◆ Within Walking Distance to Memorial Hospital
- ◆ Great Visibility in Medical Campus
- ◆ Operating Expenses Include Tenants use of PG&E, Water, Trash, Common Area Expenses; no property taxes and owner's insurance are passed through to the tenants

**“In the Heart of the
Santa Rosa Medical Community
near the Campus of “Memorial Hospital”**

LEASE RATE

**\$1.70 psf Net or \$2.45 Full Service
(\$0.75 psf Includes all Utilities)**



KEEGAN & COPPIN
COMPANY, INC.
ONCOR INTERNATIONAL

Kevin Doran, Partner

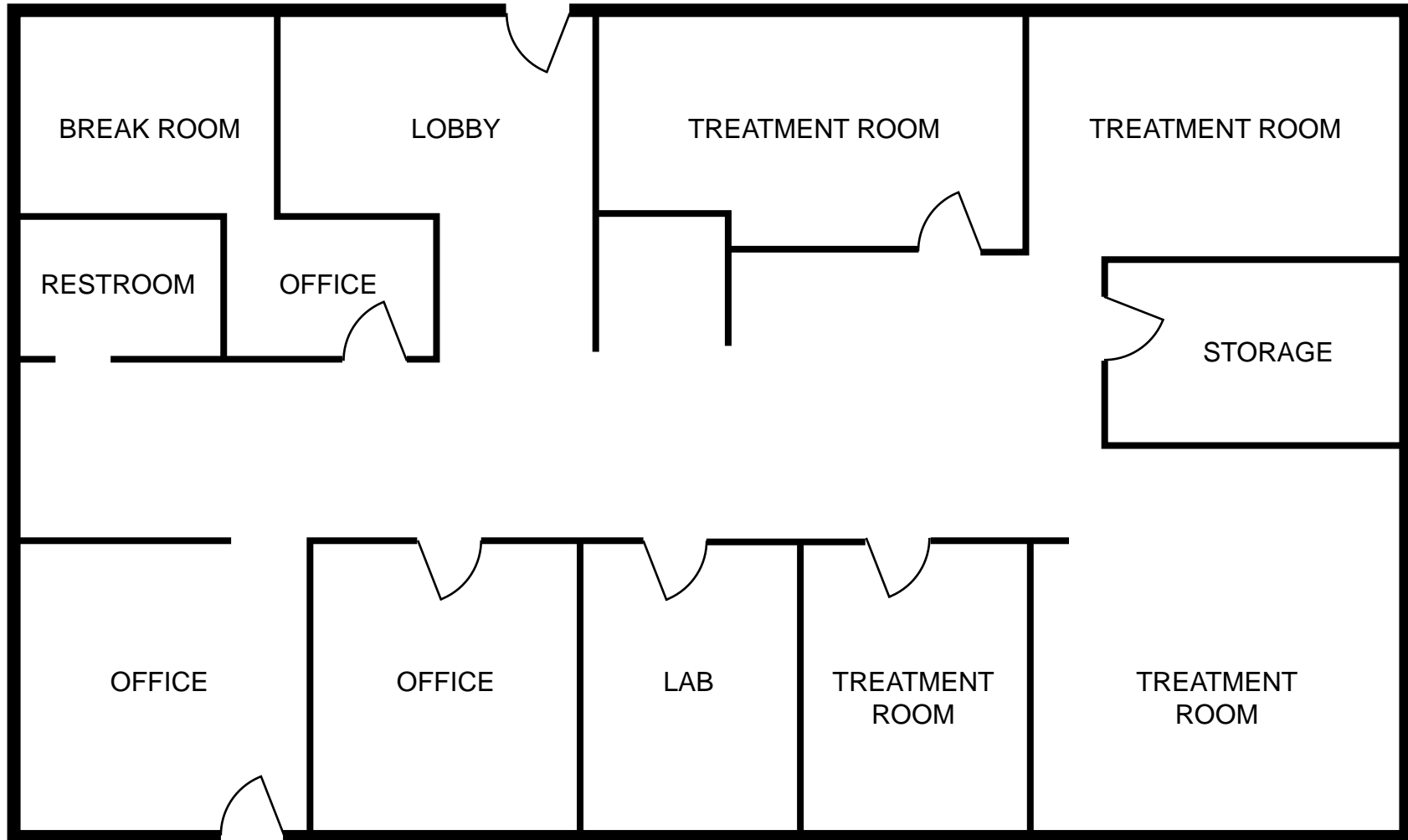
1355 N Dutton Ave., Santa Rosa, CA 95401
(707) 528-1400 • Fax: (707) 524-1419
Lic #: 01704987

KDoran@keegancoppin.com

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UNIT #18 FLOOR PLAN



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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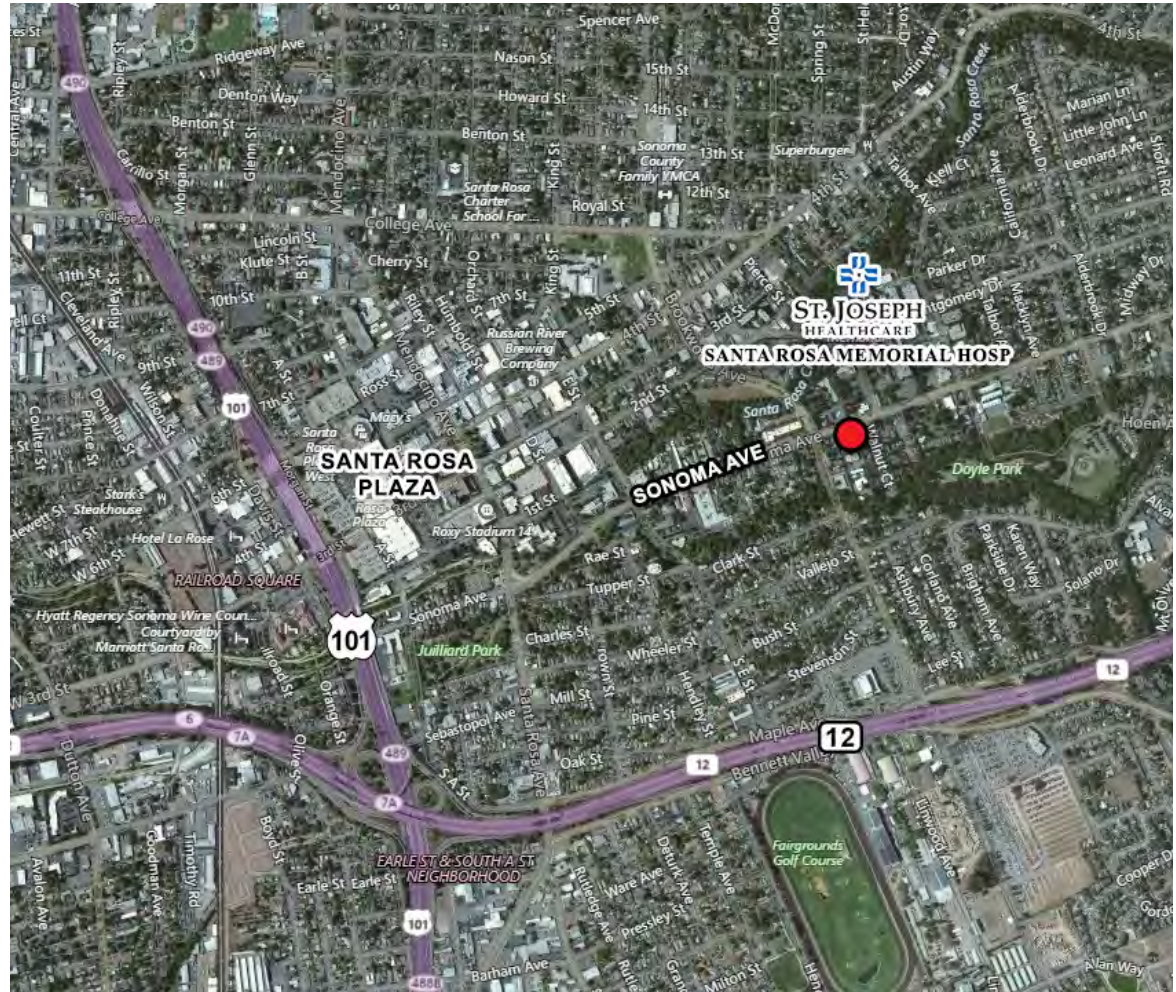
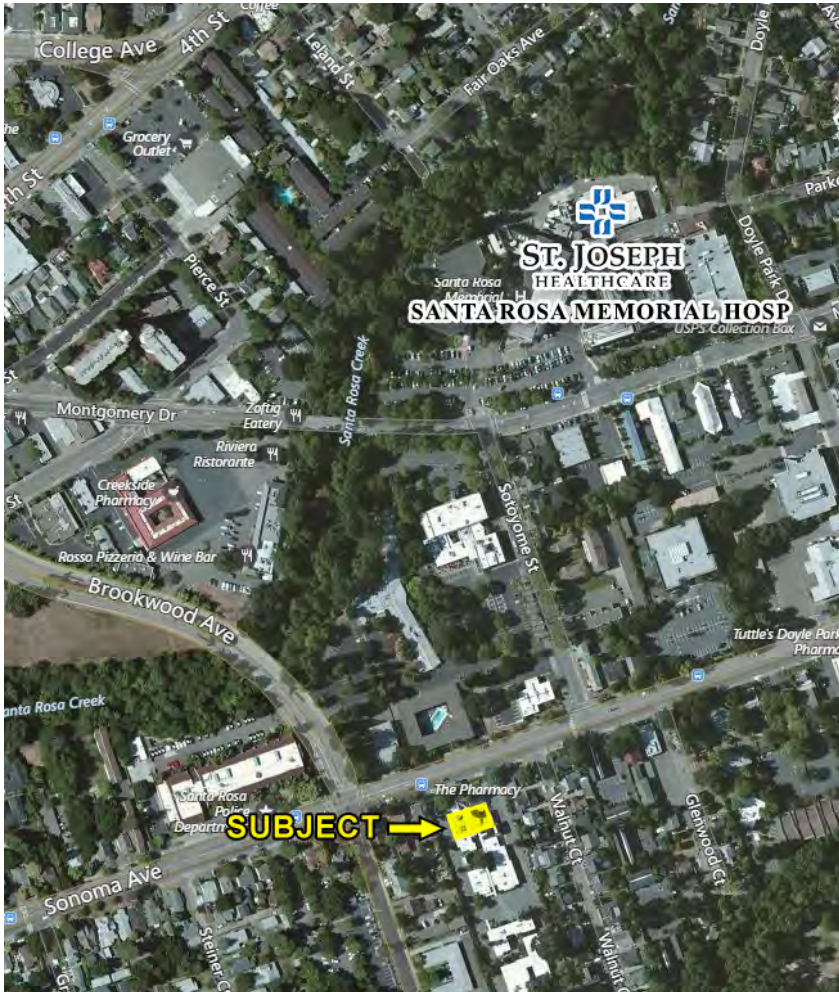
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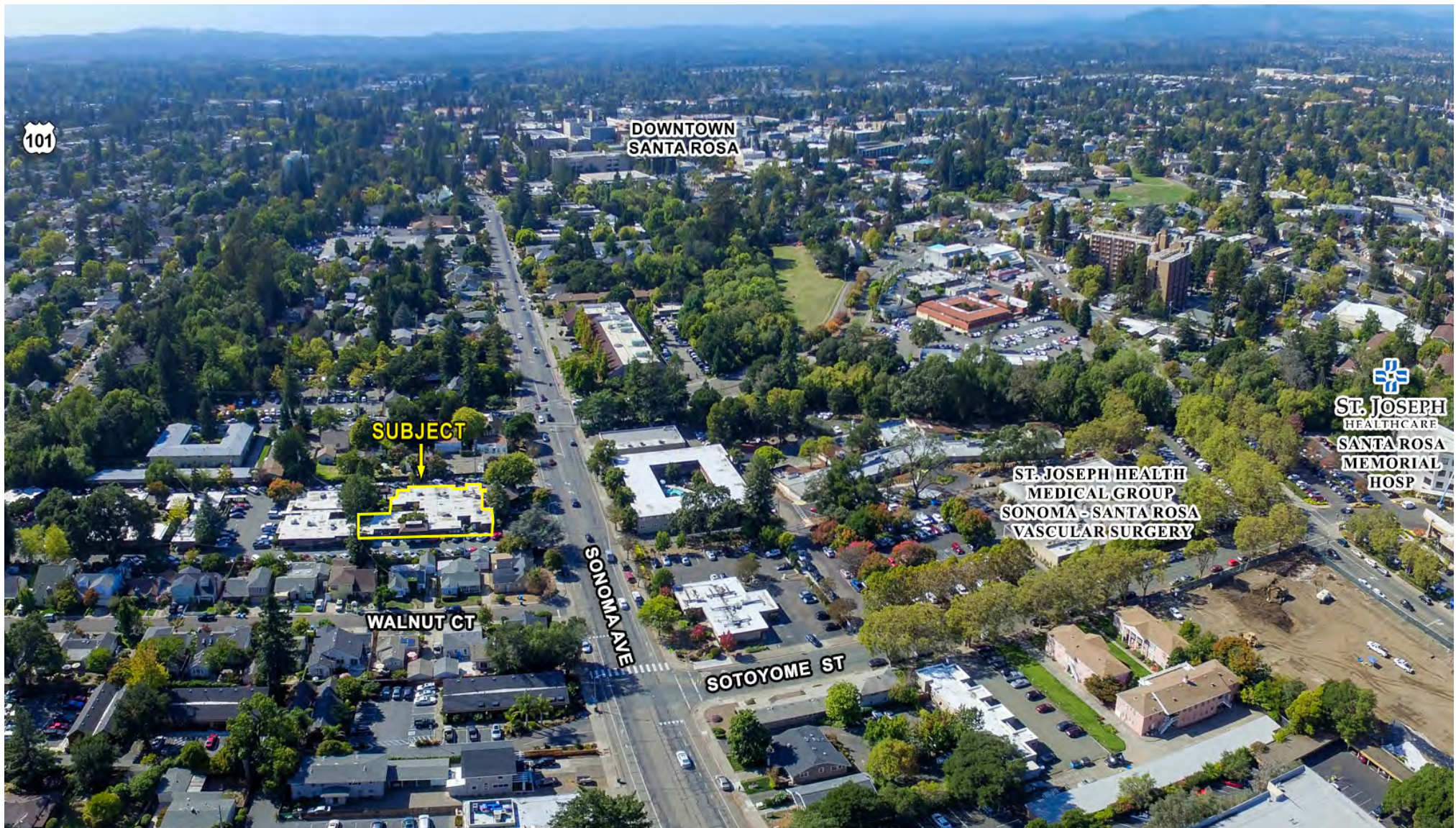
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USER SPACE

Medical Office

PARKING

On-Site

LEASE RATE/SALE PRICE

\$1.70 psf Net or \$2.45 Full Service
(\$0.75 psf Includes all Utilities)

SIZE

Unit 18: 1,600± Built out Medical Offices

Unit 21: 700± sf

DESCRIPTION OF PREMISES - FEATURES

This medical complex features several amenities for the patient and the doctor. There is a full service Coffee Shop in the front of the complex called the "Pharmacy". The visibility is high along Sonoma Avenue. Great Location for all Doctors.

LEASE TERMS

3-5 Years

DESCRIPTION OF LOCATION - AREA

In the heart of the Southeast Santa Rosa Medical Community walking distance to Memorial Hospital and other professional offices. Close to downtown with easy access to and from US Highway 12 and 101 and major SE Santa Rosa arterial roads.



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