

Owner/User Midtown Office Building

700 College Avenue, Santa Rosa, CA



**FOR SALE OR LEASE
STANDALONE OFFICE BUILDING**



Vicinity Map

FEATURES

- ◆ 2,420± sf building on 2 Floors
- ◆ Features 1 ADA Compliant Bathroom Downstairs, ADA Ramp at Back of Building and Additional Bathroom Upstairs
- ◆ Operable Windows
- ◆ Former Attorney Office
- ◆ On Site Parking in rear

- ◆ Great Exposure & Curb Appeal, on Signaged Corner
- ◆ Includes Janitorial and Landscaping Services
- ◆ Easy access to downtown and Highway 101

SALE PRICE LEASE RATE
\$750,000 \$3,900/mo Gross



**KEEGAN & COPPIN
COMPANY, INC.**

ONCOR INTERNATIONAL

Kevin Doran, Partner

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

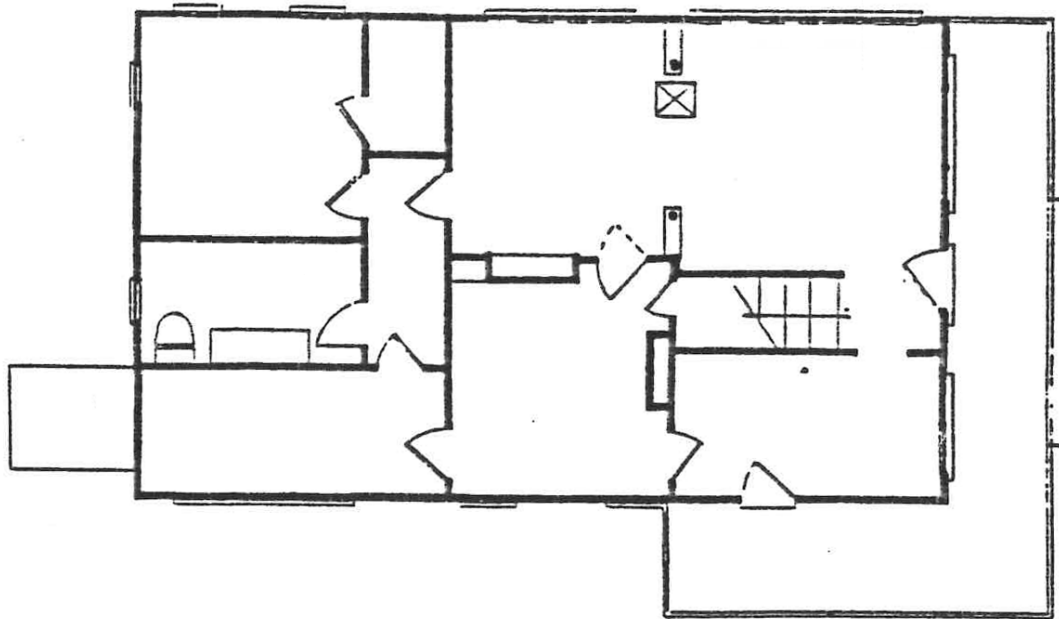
Lic #: 01704987

KDoran@KeeganCoppin.com

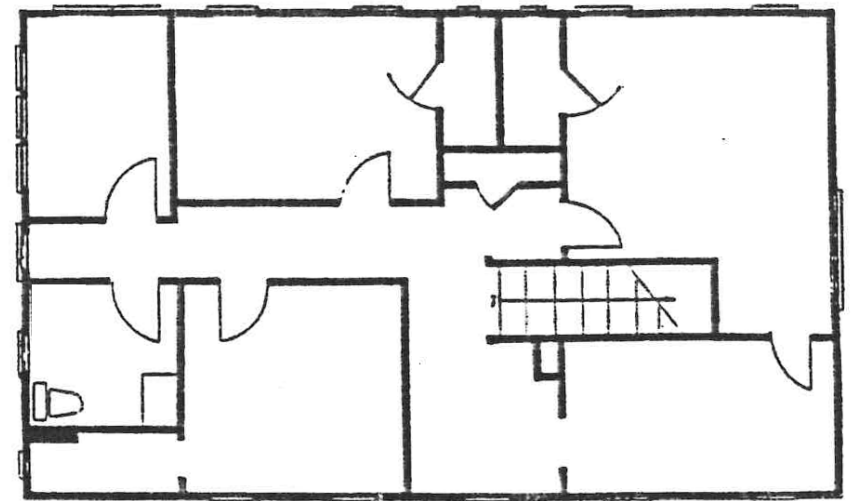
Owner/User Midtown Office Building

700 College Avenue, Santa Rosa, CA

FLOOR PLANS



FIRST FLOOR

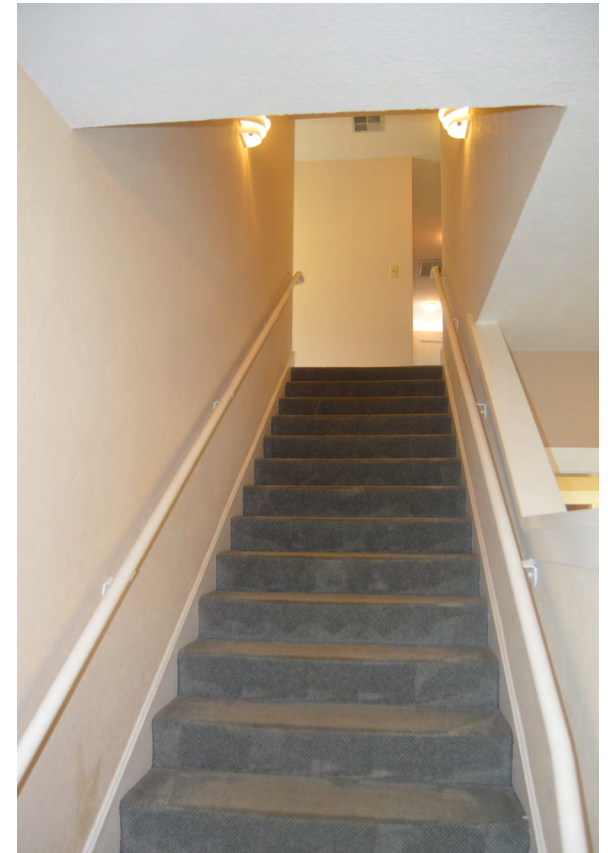


SECOND FLOOR



Owner/User Midtown Office Building

700 College Avenue, Santa Rosa, CA



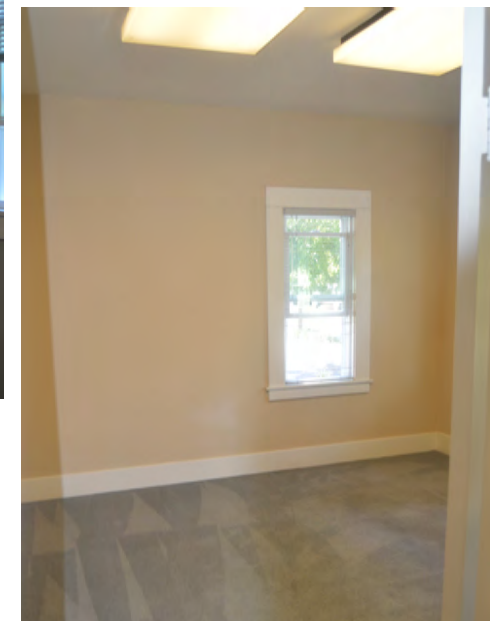
Owner/User Midtown Office Building

700 College Avenue, Santa Rosa, CA



Owner/User Midtown Office Building

700 College Avenue, Santa Rosa, CA



Owner/User Midtown Office Building

700 College Avenue, Santa Rosa, CA



Owner/User Midtown Office Building

700 College Avenue, Santa Rosa, CA

USER SPACE

Office

SALE PRICE

\$750,000

DESCRIPTION OF PREMISES - FEATURES

Very attractive two-story professional building on a prime site. Building features high quality interior improvements, and on-site parking in rear. Formerly occupied by a law firm. The current floor plan offers 8 private offices, a reception area and a large work area. This historic building offers a great alternative to a "plain vanilla" office suite in a modern complex.

CITY

Santa Rosa

LEASE RATE

\$3,900/mo Gross

DESCRIPTION OF LOCATION - AREA

Highly visible, east side location on College Avenue. Easy Access to Highway 101 and downtown. Attorneys, mortgage lenders and other professional services predominate in this area.

ADDRESS

700 College Avenue

LEASE TERMS

Short term (1-2 years)

RENTABLE SPACE

2,420± sf

PARKING

10±

