



Keegan & Coppin
COMPANY, INC.

FOR LEASE

AMBULATORY SURGERY CENTER
1739 4TH STREET, SANTA ROSA, CA

6,910+/- sq. ft. Located on one of
Santa Rosa's Busiest Thoroughfares



Go beyond broker.

REPRESENTED BY:

DAVE PETERSON, PARTNER
LIC # 01280039 (707) 528-1400 EXT. 210
DPeterson@keegancoppin.com



ABULATOR SURGERY CENTER
1739 4TH STREET
SANTA ROSA, CA

Central Santa
Rosa Location

SURGERY CENTER FOR LEASE

PROPERTY INFORMATION

Space Size 6,910+/- sq. ft.

Lease Rate Negotiable

Lease Terms 5 - 10 Years

Zoning

C/O - Commercial Office

Parking

On-Site

Total Bldg SF

6,910+/- sq. ft.

DESCRIPTION OF PREMISES

Downtown district medical office building, with recently remodeled main lobby and corridors. Window lines offer natural lighting. High-identity standalone building with specialized improvements for ambulator surgery center

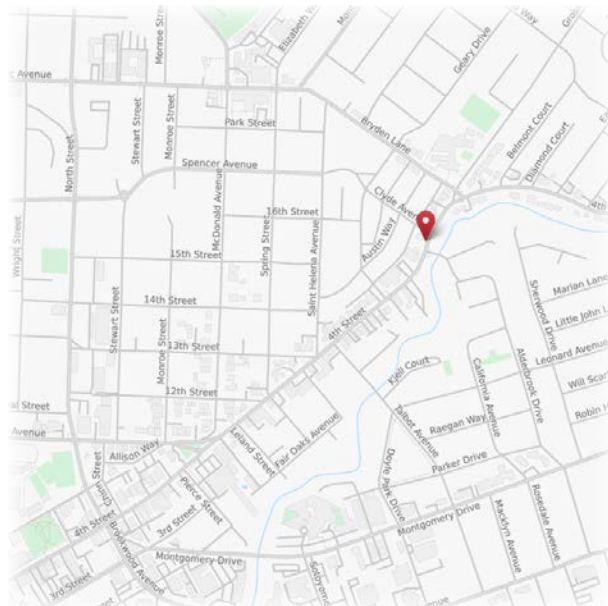
DESCRIPTION OF AREA

High Identity Location on Major East/West thoroughfare; Walking distance to 4th Street restaurants/shops; Affluent East Santa Rosa Location Near Memorial Hospital; Easy Access to Hwy 101 & Hwy 12.

HIGHLIGHTS

- 3 Operating Rooms with Vacuum/ Gas Lines & Surgical Lighting.
- Pre-Op and Recovery Area with Nurse Station.
- Sterile Corridor with Wash Station
- Reception/Waiting area with Restrooms.
- Men's' & Women's' Locker Rooms with Showers.
- Offices & Break Room
- On-Site Generator
- 1,200-AMP / 480V / 277V

AREA MAP



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.



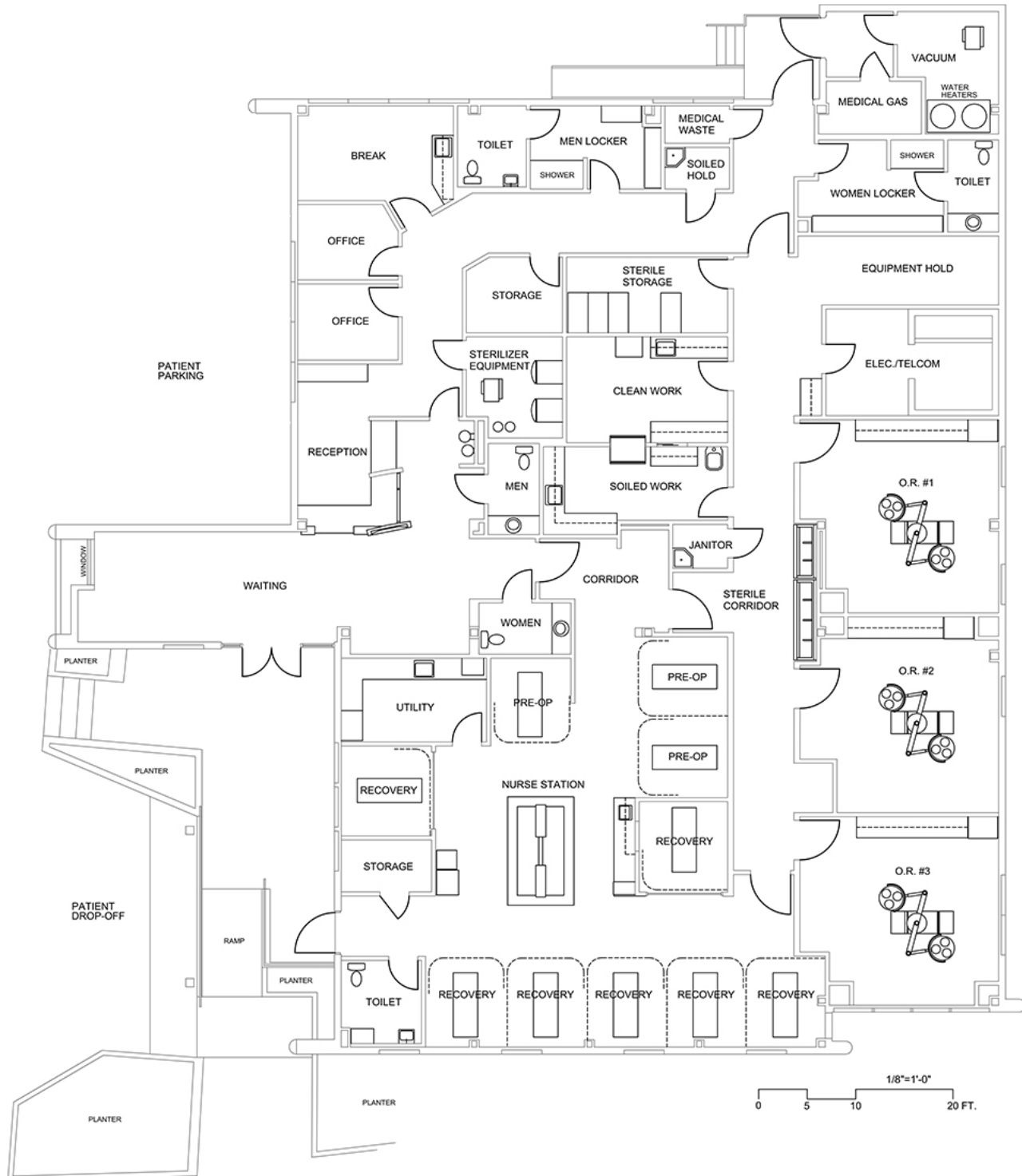
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FLOOR PLAN



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RECEPTION



WAITING AREA



OFFICE CORRIDOR



RECOVERY



RECOVERY



SURGERY PREP

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EXAM ROOM



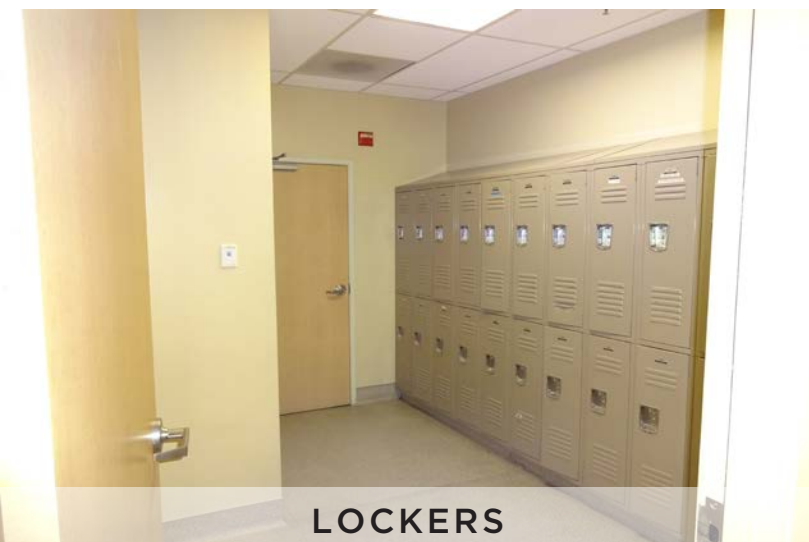
EXAM ROOM



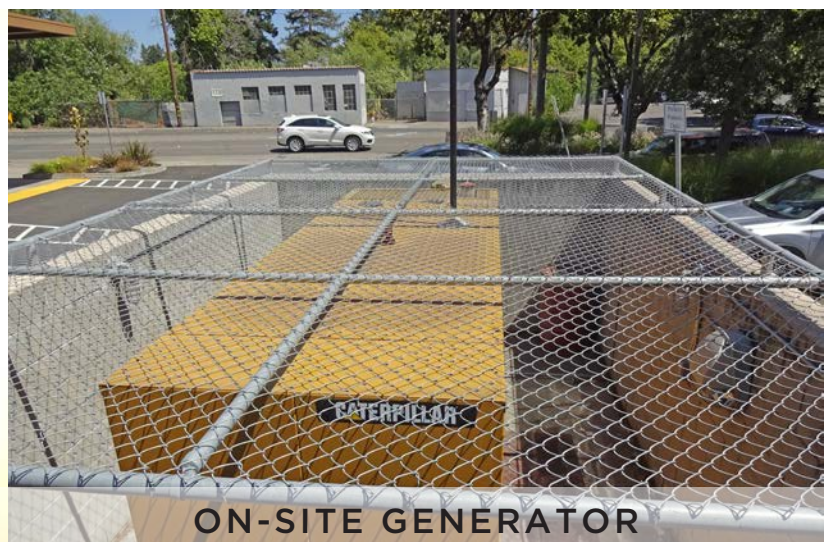
WORK ROOM



RECOVERY



LOCKERS



ON-SITE GENERATOR

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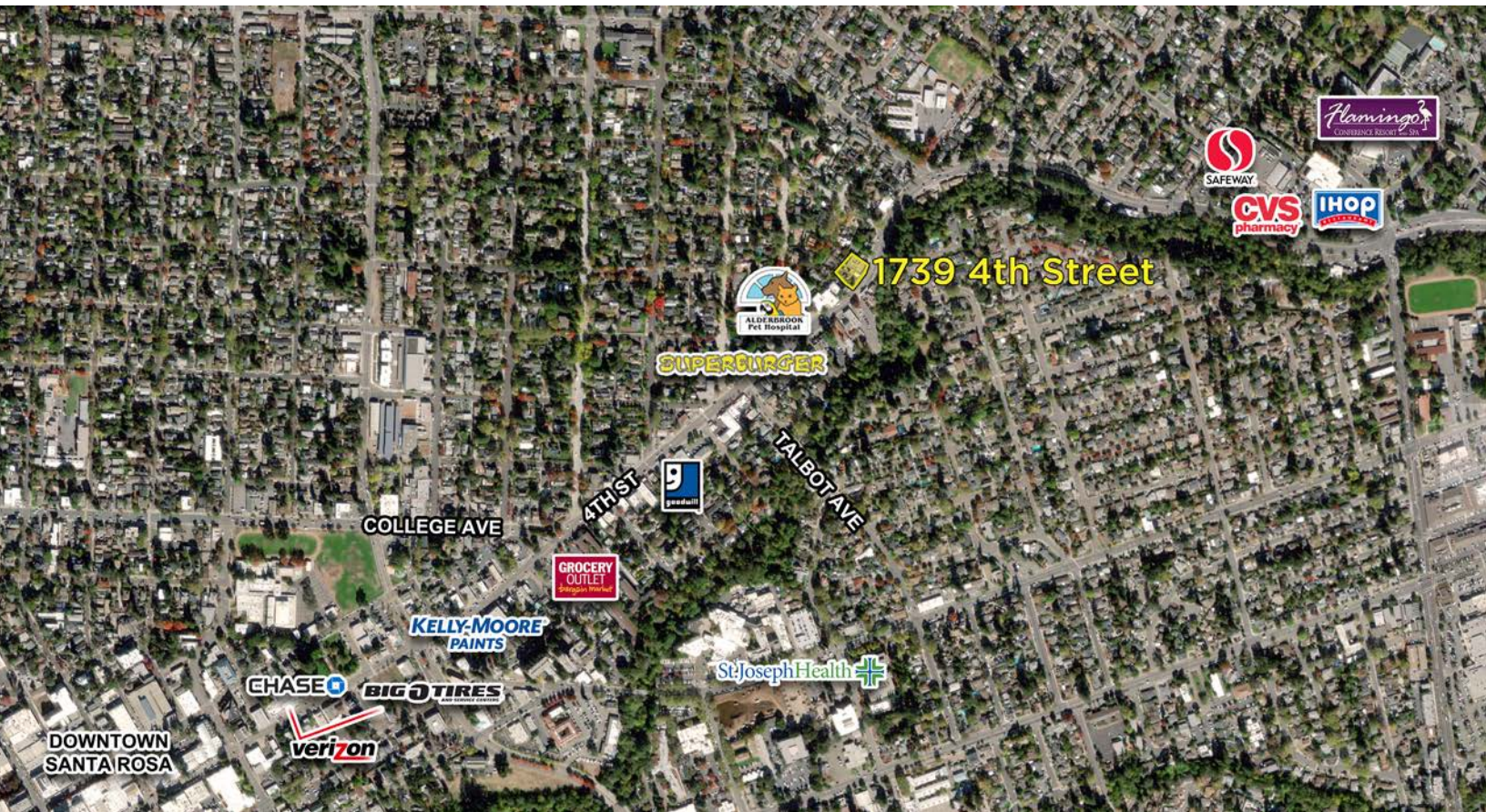
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AERIAL MAP



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(707) 528-1400

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