



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**3400-3460 MENDOCINO AVENUE
SANTA ROSA, CA**

Fountain Grove Office Park

Go beyond broker.

REPRESENTED BY:

SARA WANN, PARTNER
LIC # 01437146 (707) 664-1400, EXT 308
SWANN@KEEGANCOPPIN.COM



FOUNTAIN GROVE OFFICE PARK SPACE FOR LEASE

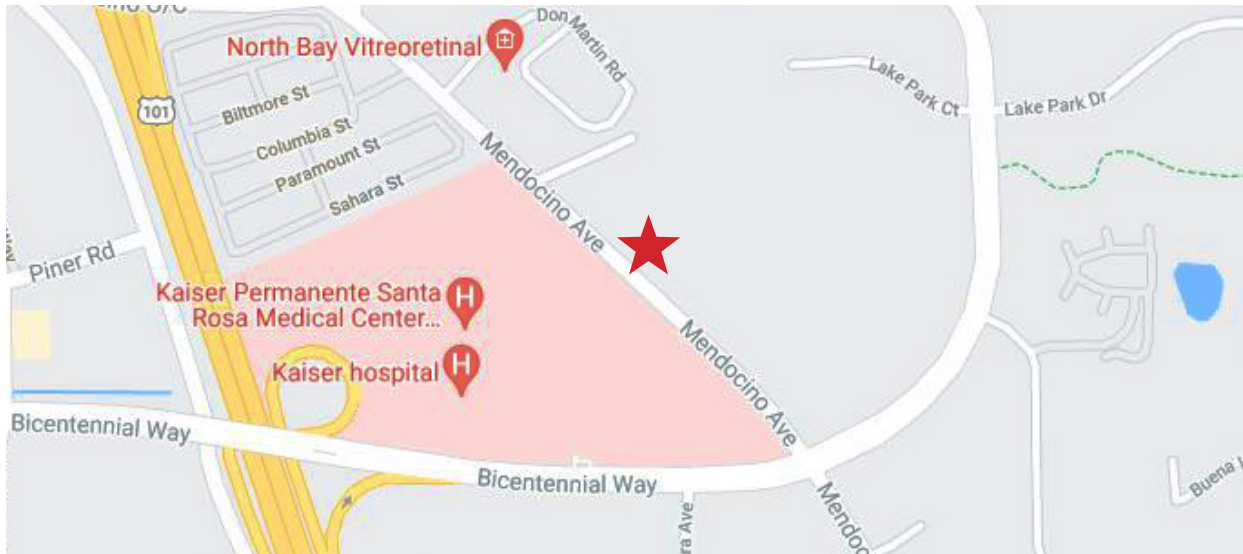


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FOUNTAIN GROVE OFFICE PARK

PROPERTY INFORMATION

Fountain Grove Office Park includes a total of 5 buildings set on an expansive 3.22 acres. The property offers a unique opportunity to be located on a beautiful campus with lush landscaping and mature trees. Most suites come with private balconies, operable sliding glass doors and private restrooms. Perfect for a variety of medical uses, professional/business services, general office use and personal services.



LEASE TERMS

RATE

\$1.85 PSF

TERMS

Modified Full Service

PARKING

3.5/1,000

ZONING

CO - Office Commercial

USER SPACE

Office, Medical & Personal Services

Keegan & Coppin Co., Inc.
1201 N McDowell Boulevard
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

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AVAILABLE SPACE

BUILDING A:	SUITE 3430:	850+/- sq ft	First floor office suite with two private offices, open area and private restroom. Suite includes sliding doors leading out to a small private balcony area.
BUILDING B:	SUITE 3404:	838+/- sq ft	Second floor suite with large open front room, private restroom and large open private room with sliding door access to balcony.
BUILDING B:	SUITE 3406:	1,196+/- sq ft	Second floor, bright open office suite with private room, break room/kitchenette with water and private restroom.
BUILDING B:	SUITE 3408:	1,248+/- sq ft	Second floor office suite with front reception waiting area, four private offices, break room, kitchenette and private restroom. Nice bright unit on the end cap with wood laminate flooring and lot's of light throughout.
BUILDING B:	SUITE 3412:	866+/- sq ft	First floor office suite with waiting room, three private offices and private restroom.
BUILDING D:	SUITE 3438A:	1,101+/- sq ft	First floor office suite with one private office, reception, open bullpen area or large oversized private, and private restroom. Suite includes sliding doors leading out to private balcony area.
BUILDING E:	SUITE 3440A/B:	1,250+/- sq ft	Second floor office suite with four private offices, break room with kitchenette, private restroom and reception area.
BUILDING E:	SUITE 3450A:	1,116+/- sq ft	Second floor office suite currently configured with four private offices, storage/break room, private restroom and open bullpen space.

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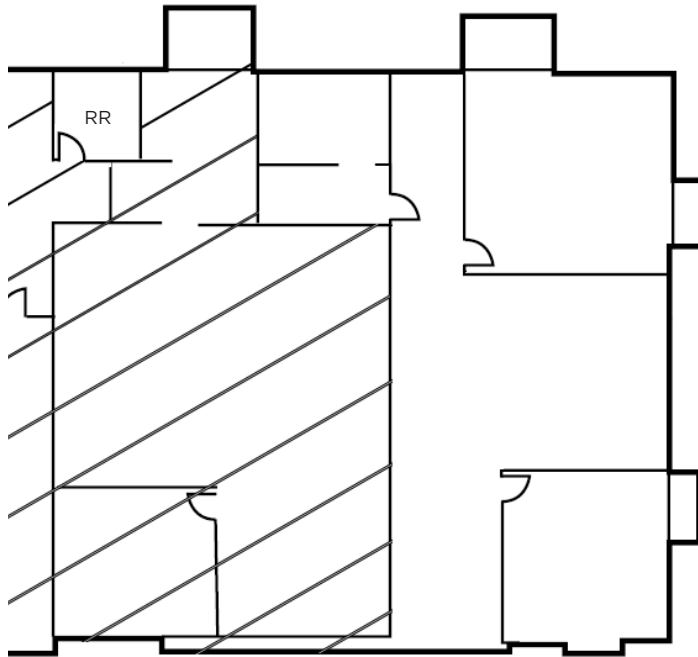
3400-3460 MENDOCINO AVENUE FLOOR PLANS



3400-3460 MENDOCINO AVE
SANTA ROSA, CA

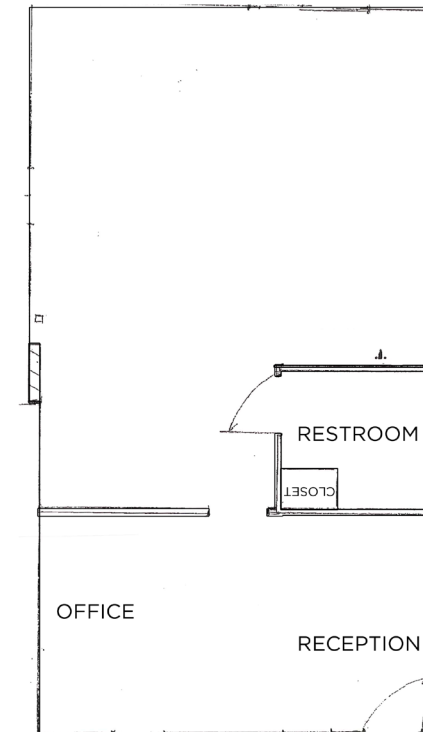
FOUNTAIN GROVE OFFICE PARK

BUILDING A: FIRST FLOOR SUITE 3430: 850+/- RSF



First floor office suite with two private offices, open area and private restroom. Suite includes sliding doors leading out to a small private balcony area.

BUILDING B: SECOND FLOOR SUITE 3404: 838+/- RSF



Second floor suite with large open front room, private restroom and large open private room with sliding door access to balcony.

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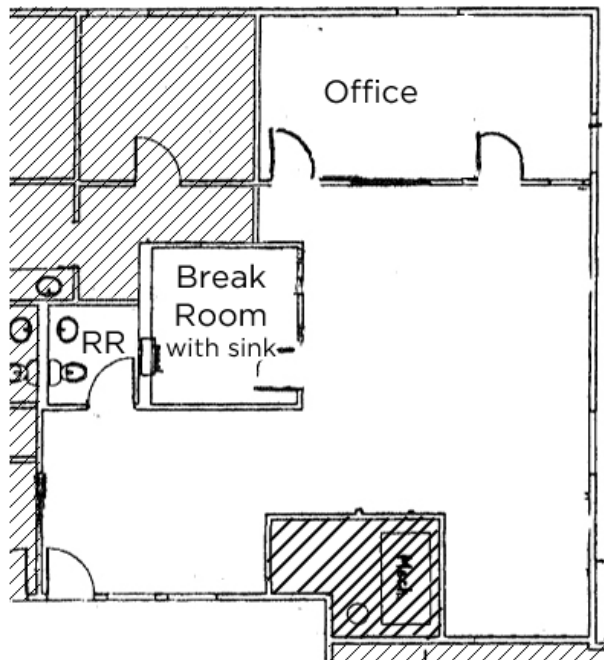
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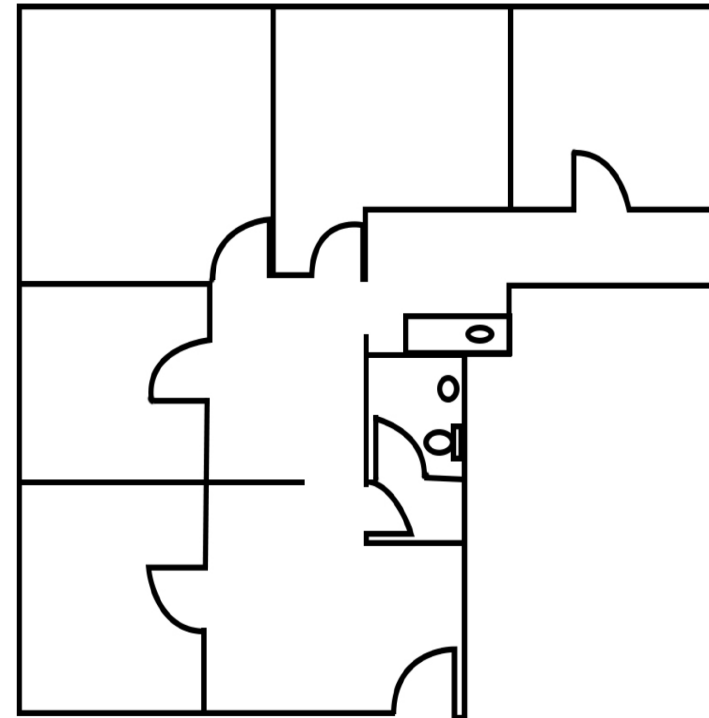
FOUNTAIN GROVE OFFICE PARK

BUILDING B: SECOND FLOOR SUITE 3406: 1,196+/- RSF



Second floor, bright open office suite with private room, break room/kitchenette with water and private restroom.

BUILDING B: SECOND FLOOR SUITE 3408: 1,248+/- RSF



Second floor office suite with front reception waiting area, four private offices, break room, kitchenette and private restroom. Nice bright unit on the end cap with wood laminate flooring and lot's of light throughout.

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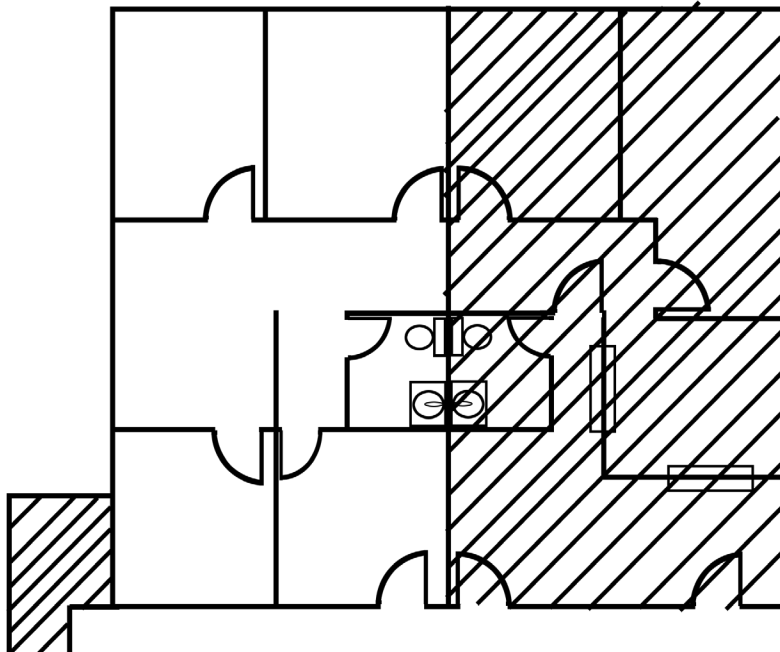
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3400-3460 MENDOCINO AVE
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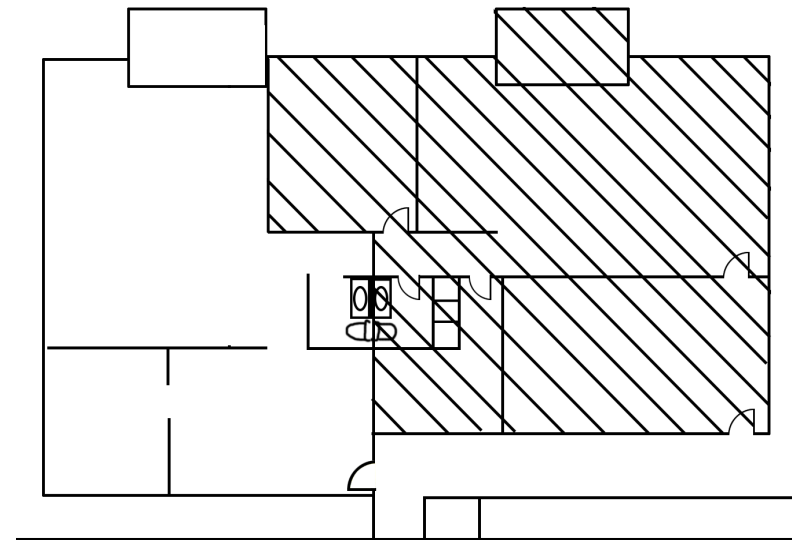
**FOUNTAIN GROVE
OFFICE PARK**

BUILDING B: FIRST FLOOR SUITE 3412: 866+/- RSF



First floor office suite with waiting room, three private offices and private restroom.

BUILDING D: FIRST FLOOR SUITE 3438A: 1,101+/- RSF



First floor office suite with one private office, reception, open bullpen area or large oversized private, and private restroom. Suite includes sliding doors leading out to private balcony area.

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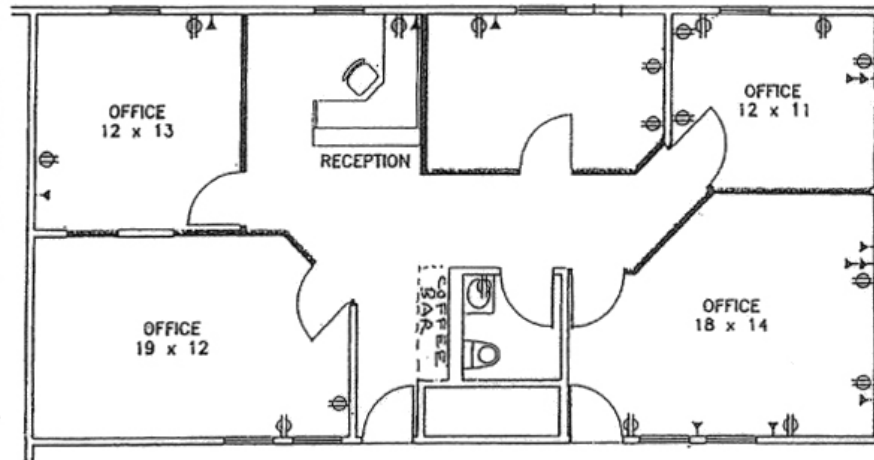
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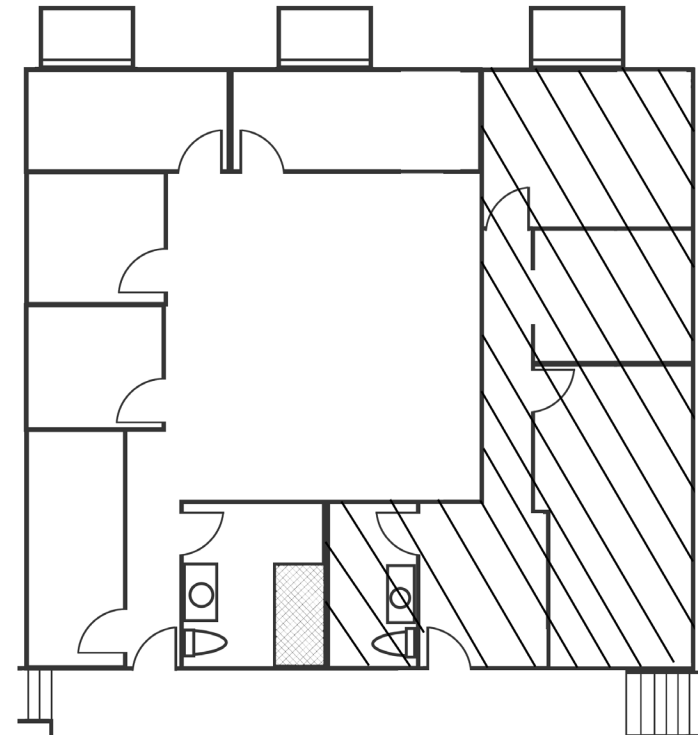
FOUNTAIN GROVE OFFICE PARK

BUILDING E: SECOND FLOOR SUITE 3440A/B: 1250+/- RSF



Second floor office suite with four private offices, break room with kitchenette, private restroom and reception area.

BUILDING E: SECOND FLOOR SUITE 3450A: 1,116+/- RSF



Second floor office suite currently configured with four private offices, storage/break room, private restroom and open bullpen space.

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3400-3460 MENDOCINO AVENUE SITE PLAN



3400-3460 MENDOCINO AVE
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