



Keegan & Coppin
COMPANY, INC.

FOR LEASE

593 & 577 FIFTH STREET WEST
SONOMA, CA

NEIGHBORHOOD SHOPPING
CENTER RETAIL/OFFICE



Go beyond broker.

REPRESENTED BY:

NATHAN COOGAN,
REAL ESTATE ADVISOR

LIC # 02078748 (707) 528-1400, EXT 204

NCOOGAN@KEEGANCOPPIN.COM



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**NEIGHBORHOOD
SHOPPING CENTER
RETAIL/OFFICE
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PROPERTY DETAILS

PROPERTY INFORMATION

Parking

On-site shared, unreserved

Zoning

CG - General Commercial

593 Fifth St. W (Building 1)

- 1,144+/- sq. ft.
- High Traffic Location
- On-Site parking
- One restroom in space
- Four Private Offices
- Storage/Server
- Open Reception Area

Lease Rate

\$2.00 PSFT/Month Gross or
\$2,288/Month Modified Gross

CAM

\$250 - Includes HVAC maintenance and replacement, water & sewer, trash, parking lot & exterior building maintenance, landscaping

577 Fifth St. W (Suites A, B, and C)

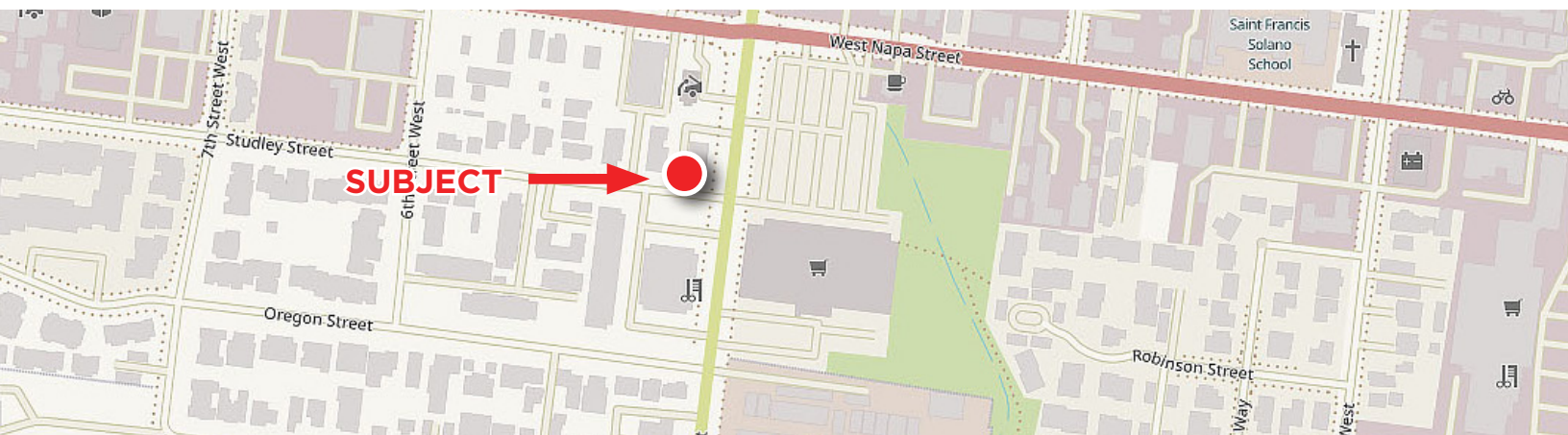
Suite A: Previous Architectural firm studio - 844 sf w/ kitchenette, private employee restroom.

Suite B: Previous Retail Local goods store - 836 sf private employee restroom.

Suite C: Previous Yoga studio - 1,572 sf, ADA restroom and private employee restroom.

Lease Rate

\$2.00 PSFT Gross



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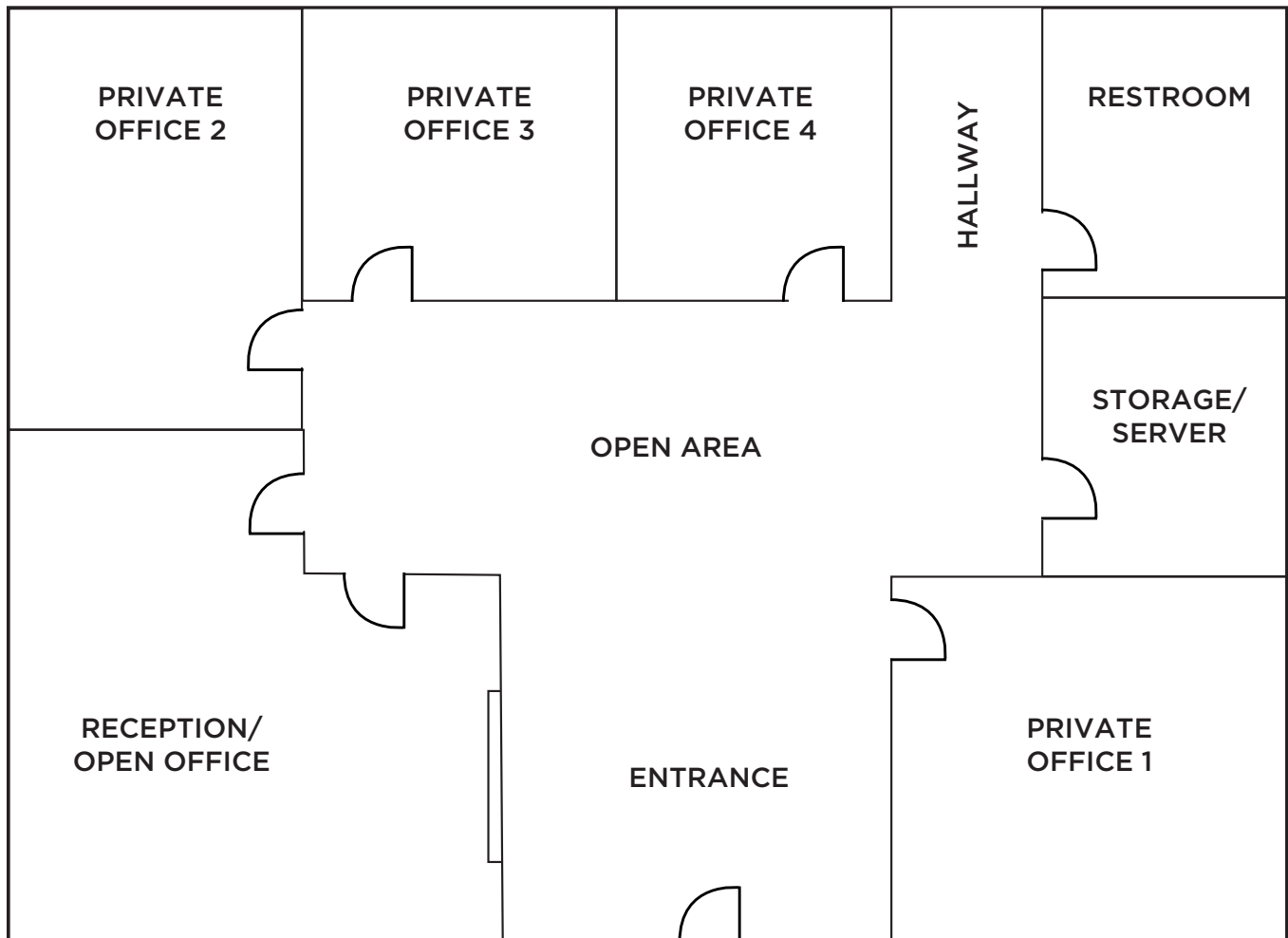


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FLOOR PLAN

593 FIFTH STREET W



NOT TO SCALE

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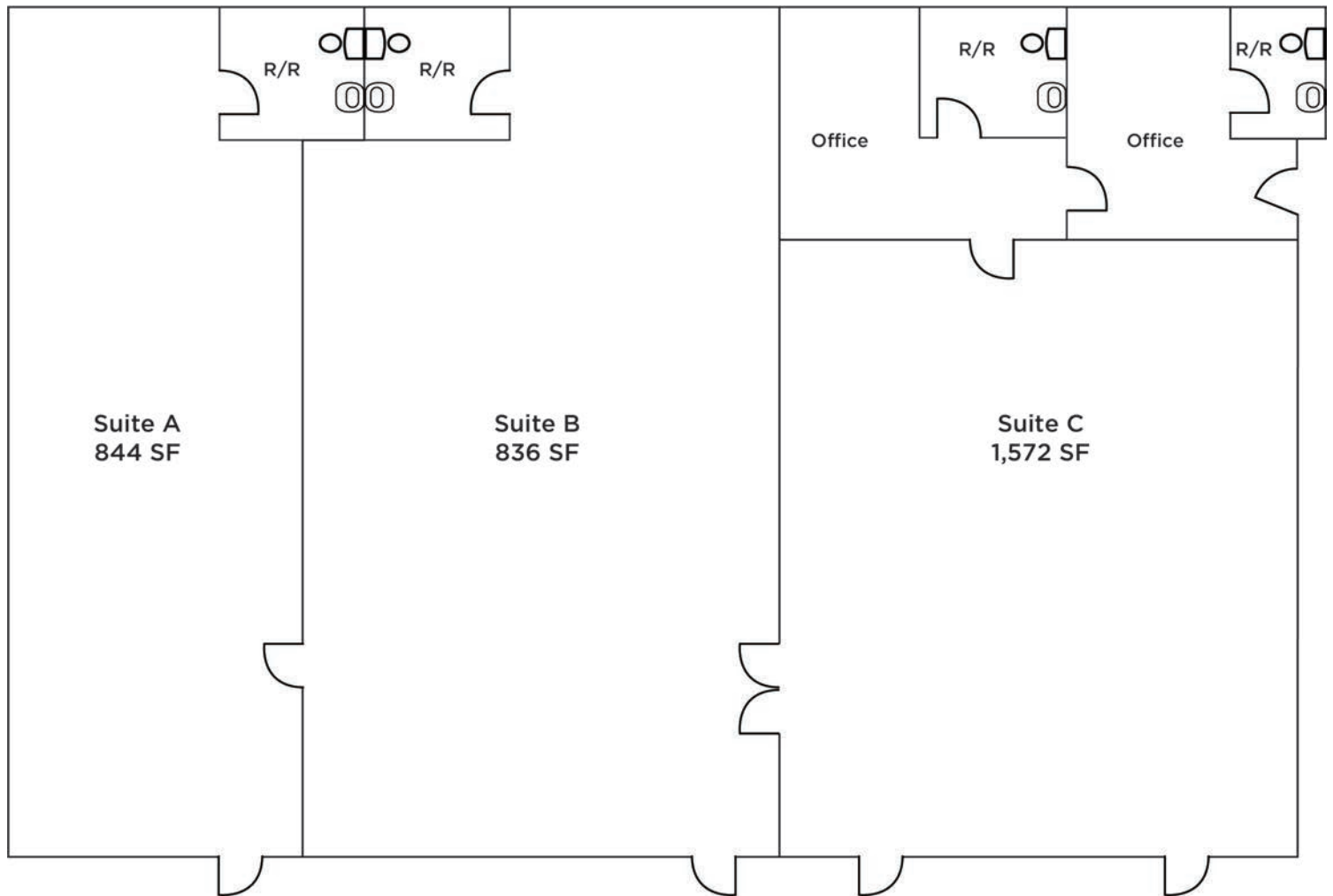


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PROPERTY PHOTOS

593 FIFTH STREET W



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577 FIFTH STREET W - SUITE A



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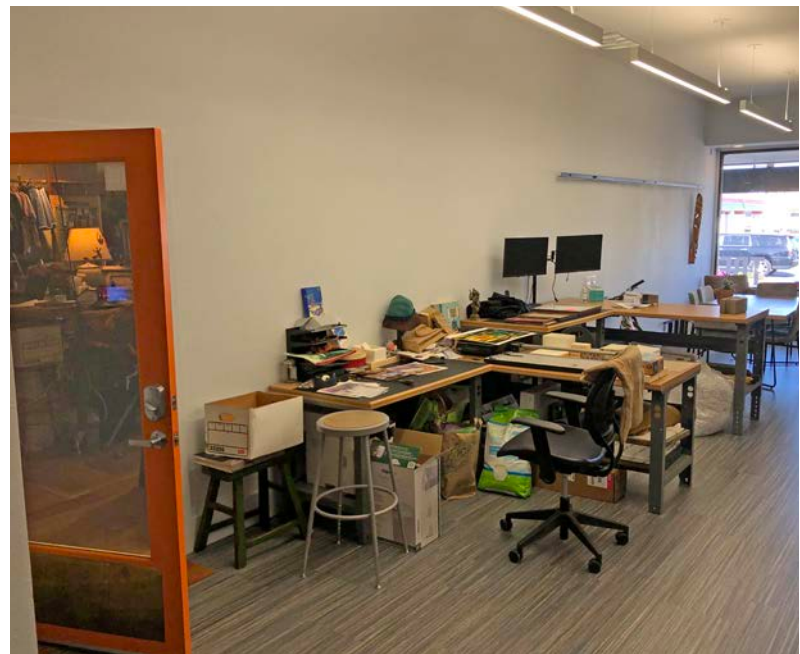


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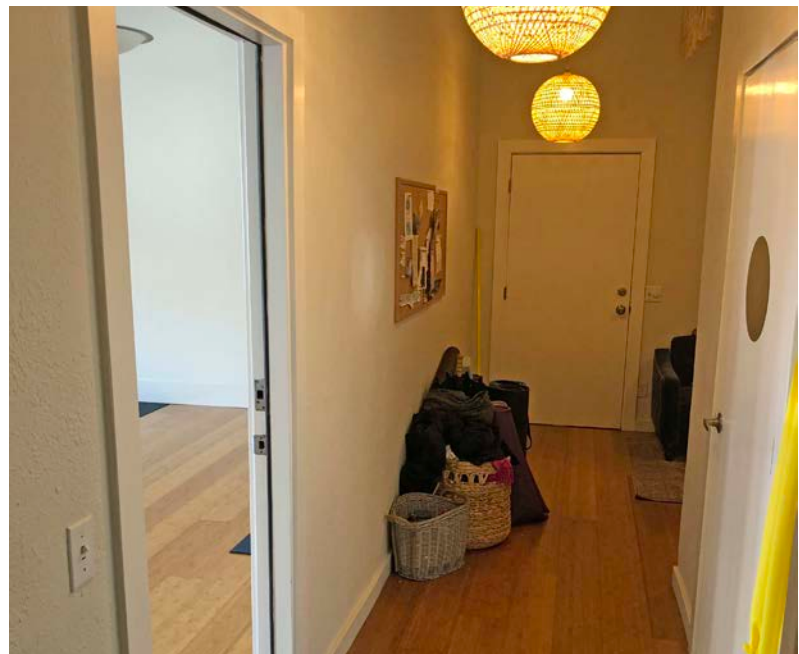


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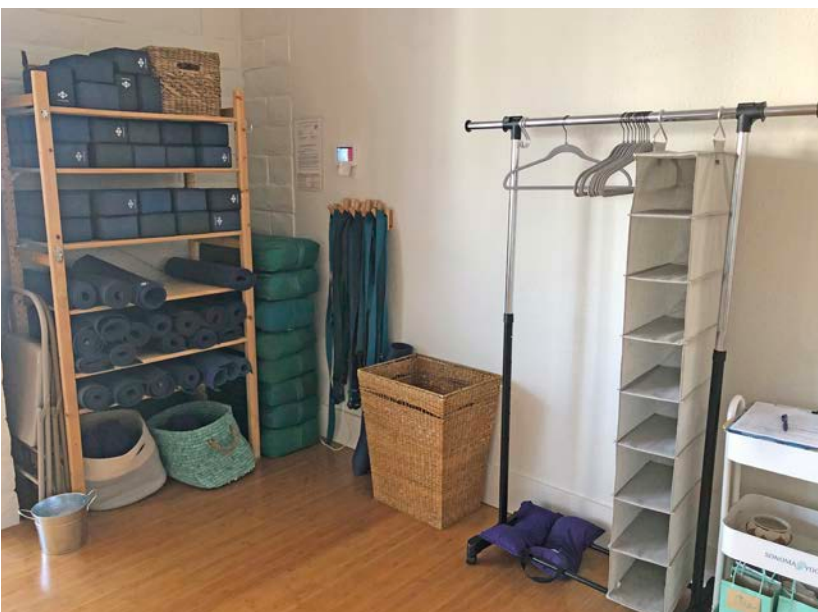


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VICINITY AERIAL



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