



Farmers Lane Offices

PROPERTIES FOR LEASE

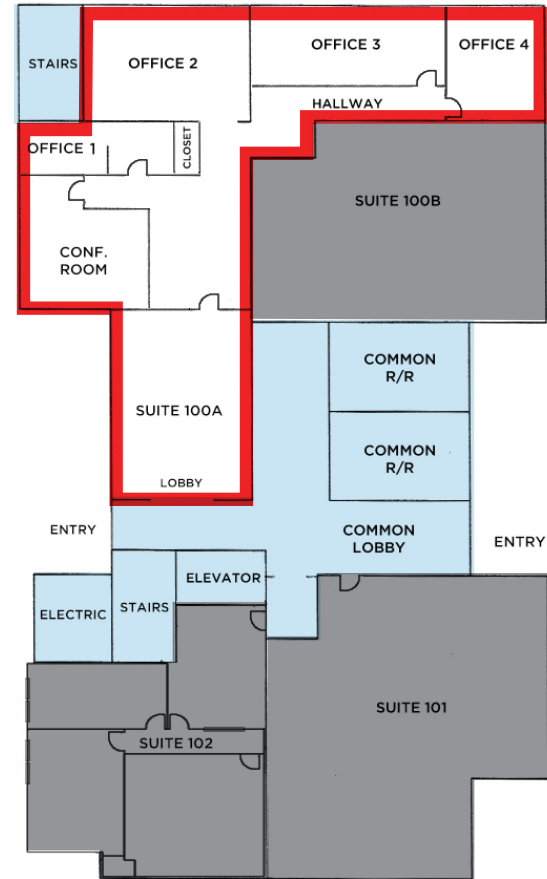


**182 FARMERS LANE, SUITE 100A
SANTA ROSA, CA**

PROPERTY TYPE	Professional Office
SIZE	1,941+/- SF
LEASE RATE	Negotiable ; Tenant pays PG&E and interior janitorial with no CAM passthroughs

HIGHLIGHTS

- Excellent East Side Location
- Close to many amenities (restaurants, shopping, banking)
- Large front office/reception/lobby area
- 3 Very large private offices and 1 small private office and large conference room
- Excellent glass line with operable windows throughout
- Across from the Hilton Flamingo Resort and Spa; BMO Bank; Sunrise Plaza, Safeway Center and several restaurants
- On-Site Parking
- Monument Signage
- Local Professional Management



**CALL KEEGAN & COPPIN CO., INC. FOR MORE INFORMATION ON THESE PROPERTIES,
OR TO EXPLORE OUR OTHER AVAILABLE OPPORTUNITIES IN THIS MARKET"**

Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

REPRESENTED BY:

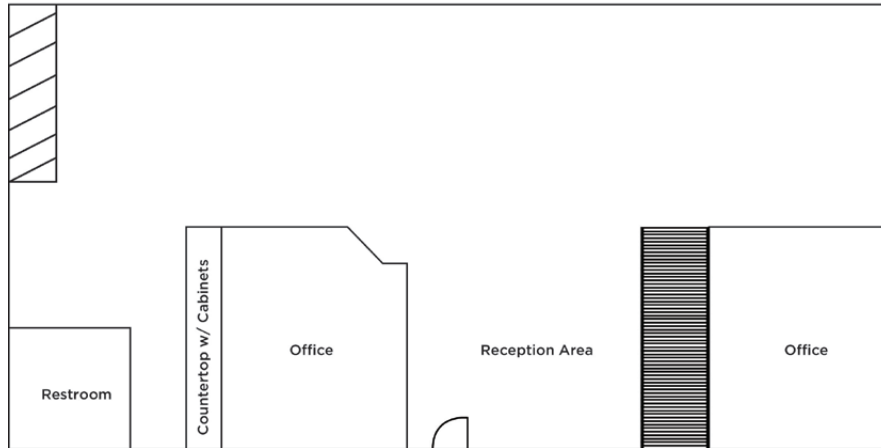
JOEL JAMAN, PARTNER
LIC # 00857563 (707) 528-1400, EXT 233
JJAMAN@KEEGANCOPPIN.COM



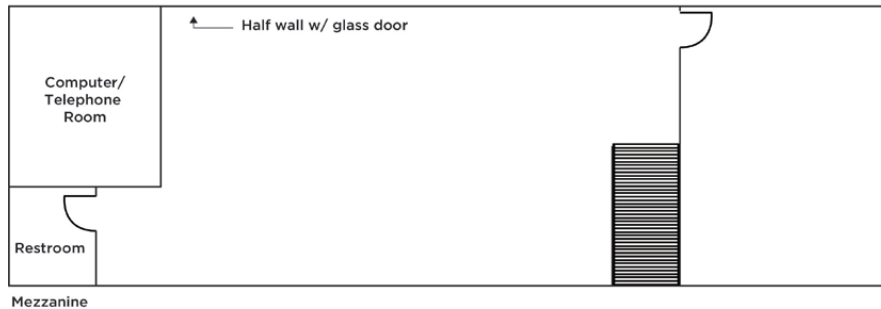
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PROPERTIES FOR LEASE

FIRST FLOOR



SECOND FLOOR



**1301 FARMERS LANE (2 SUITES; 103 & 303)
SANTA ROSA, CA**

PROPERTY TYPE	Professional Office
SIZE	Suite 103: 1,700+/- SF & Suite 303: 1,700+/- SF
LEASE RATE	Negotiable ; Tenant pays PG&E and interior janitorial with no CAM passthroughs

HIGHLIGHTS

- Both spaces have 1000+/- sf of ground floor space and 700+/- sf of mezzanine space & interior restrooms
- Excellent high identity location at Farmers Lane and Vallejo Street - signalized intersection
- Ideal for real estate, mortgage, financing insurance offices, other professional offices
- Exclusive space on monument sign available
- Private on-site parking
- Near Montgomery Village Center with Banks, Restaurants, shopping, spa, etc.
- Local Professional Management

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PROPERTIES FOR LEASE

DEMOGRAPHICS 182 FARMERS LANE, SANTA ROSA, CA	1 MILE	3 MILES	5 MILES
Est. Population	14,417	116,496	197,469
Est. Avg. HH Income	\$147,753	\$125,851	\$124,925

DEMOGRAPHICS 1301 FARMERS LANE, SANTA ROSA, CA	1 MILE	3 MILES	5 MILES
Est. Population	13,459	111,303	199,541
Est. Avg. HH Income	\$145,057	\$122,274	\$124,561

TRAFFIC COUNTS - 182 FARMERS LN	
4th St @ Rogers Way	35,642/Day
Farmers Lane @ 4th St	35,650/Day
182 Farmers Lane N	36,316/Day
182 Farmers Lane S	34,355/Day
4th St @ Rogers Way	34,739/Day
Sonoma Hwy @ 4th St	37,155/Day

TRAFFIC COUNTS - 1301 FARMERS LN	
1301 Farmers Lane N	39,590/Day
1301 Farmers Lane S	34,355/Day
Farmers Lane @ Hwy 12	31,369/Day
Farmers Lane @ Hoen Frontage Rd.	43,061/Day
Hoen Frontage Rd @ Monterey Dr	24,337/Day

Your partner in commercial real estate in the North Bay & beyond since 1976.

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