

A photograph of a modern, two-story commercial building with a light beige facade and large windows. A large, leafy green tree stands in the foreground on the right. A sign above a window reads "320 H FUTURES REHAB PHYSICAL THERAPY". A red semi-transparent banner is overlaid on the bottom right of the image, containing white text.

# Multi-Floor Flex Space Offices with Warehouse For Lease

320 Tesconi Circle, Suite L, Santa Rosa, CA- 95401

# 320 Tesconi Circle | Suite L

<b>Street Address</b>	320 Tesconi Circe, Suite L, Santa Rosa, CA-95401
<b>Unit Size</b>	1267 sf
<b>Lease Rate</b>	\$1,840/mo (\$1.45/sf)
<b>Est. Operating Expenses</b>	\$125/mo (reconciled annually)
<b>Security Deposit</b>	Equal to last month's rent
<b>Zoning</b>	IL- Light Industrial
<b>Available</b>	Immediately

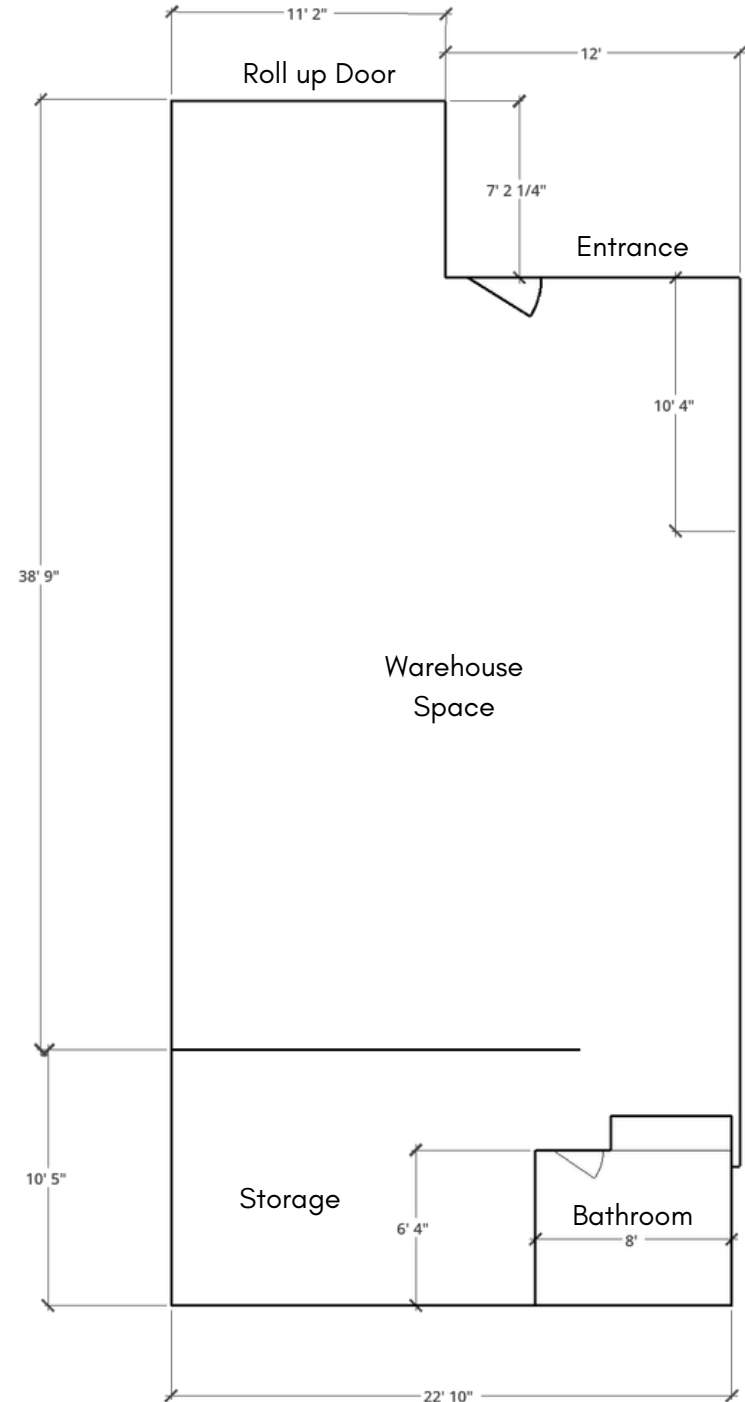
## Space Features

- Storefront Entry
- Private Restroom
- Warehouse space accessible with roll-up doors
- Upgraded LED Lighting
- Fresh Paint
- Sprinklered
- HVAC
- Separately metered PG&E
- CAM's include Water, Trash, and HVAC Maintenance

## Property Features

- Parking on-site
- Security Cameras
- Upgraded exterior LED lighting
- Easy access to Highway 101; W. College Ave. exit
- Quiet, park-like setting

## Floorplan





## Santa Rosa, California

Santa Rosa is strategically located in the North Bay region of the San Francisco Bay Area. Its position along U.S. Highway 101 provides direct access to key markets, making it ideal for businesses requiring efficient transportation routes. The city is also well-connected via State Route 12, which links to Interstate 80 and other major highways, supporting smooth east-west travel across the region.

In addition to its appealing location and vibrant local economy, Santa Rosa offers excellent transportation and logistical advantages for businesses. Situated along U.S. Highway 101, Santa Rosa provides a direct north-south corridor connecting the Bay Area to the North Coast and beyond. The city is also within close proximity to State Route 12, allowing for efficient east-west travel across Sonoma County and toward Interstate 80. Charles M. Schulz–Sonoma County Airport offers regional air service, enhancing business connectivity. With access to freight rail, a supportive business environment, and proximity to Napa, Marin, and San Francisco counties, Santa Rosa is a strategic and cost-effective location for companies in industries such as food production, advanced manufacturing, and logistics.

