



Keegan & Coppin
COMPANY, INC.

FOR LEASE

170 FARMERS LANE
SANTA ROSA, CA

**SUNRISE PLAZA RETAIL/
OFFICE SPACE**

**1ST YEAR LEASE INCENTIVE:
50% OFF 1ST YEAR'S RENT**



Go beyond broker.

REPRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM



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PROPERTY SUMMARY

FEATURES

DESCRIPTION

- **UNIT 6:** Retail showroom with 2 restrooms & storage closets
- Great East Side Location
- Boutique Shopping Center
- Across from the Flamingo Hotel and Montecito Health Center
- Near Safeway, CVS Shopping Center

RETAIL TYPE

Neighborhood Center

PARKING

Ample On-Site

DESCRIPTION OF LOCATION - AREA

The landmark Flamingo Hotel marks the spot to this great little boutique center as you enter at the top end of Farmers Lane.

RENTABLE SPACE - SEE FLOOR PLANS

UNIT 6: 2,833+/- sf

LEASE RATE

UNIT 6:

1st Year Lease Incentive: 50% off 1st year's monthly rent

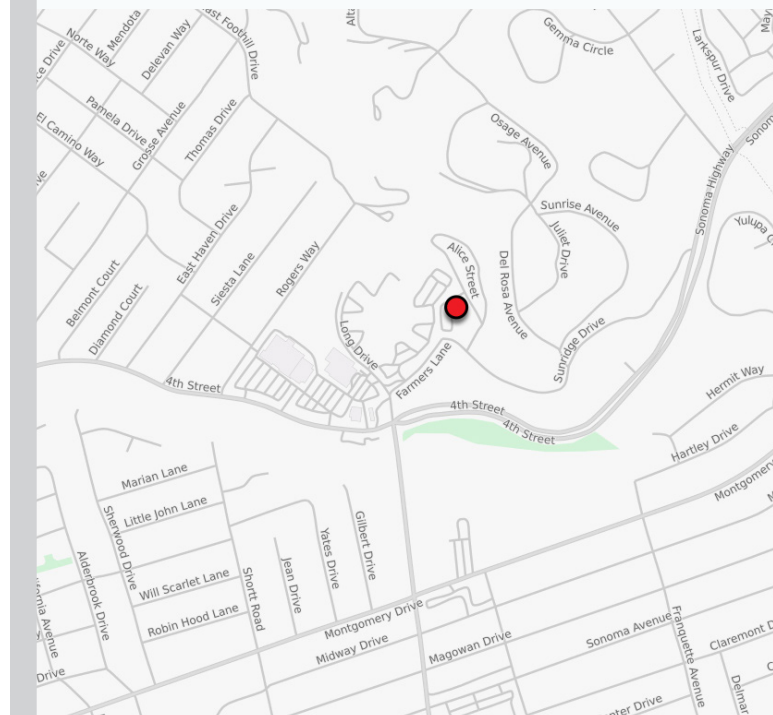
2nd Year: \$1.25 psf NNN

NNNs are estimated at \$0.70 psf.

Tenant improvements negotiable.

LEASE TERM

3-5 years

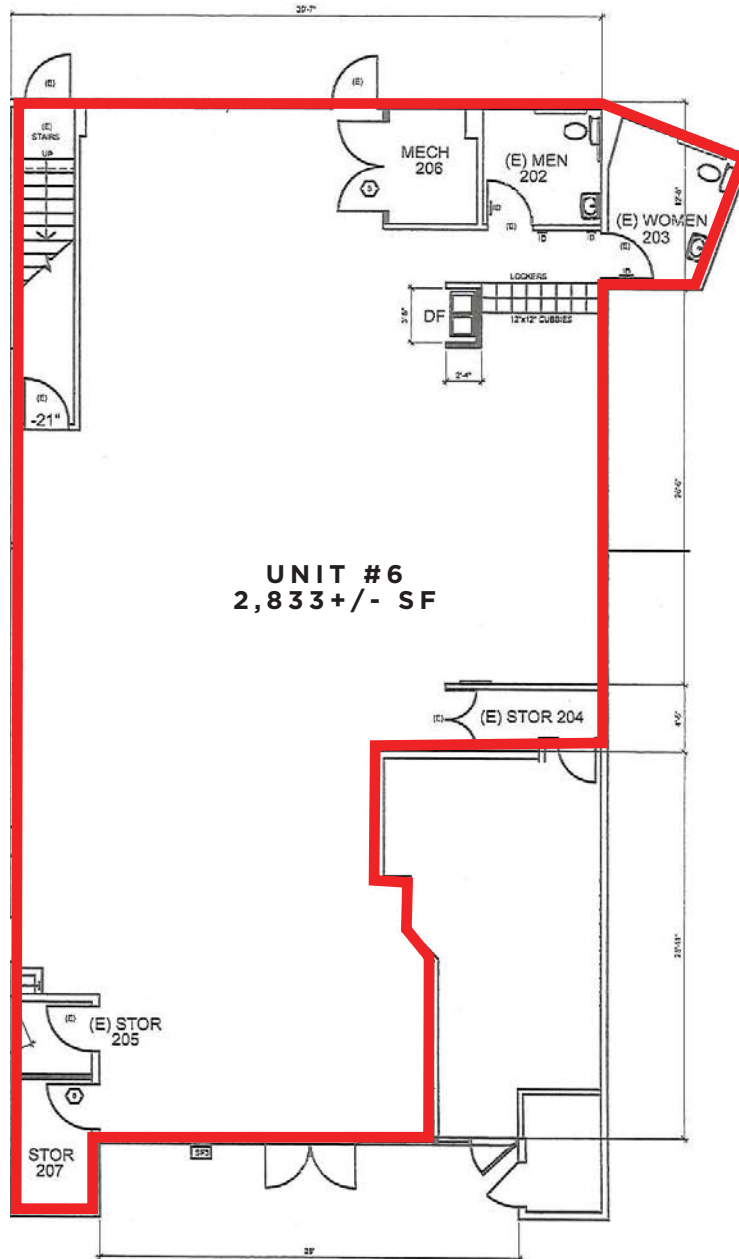


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**FLOOR PLAN
UNIT 6**



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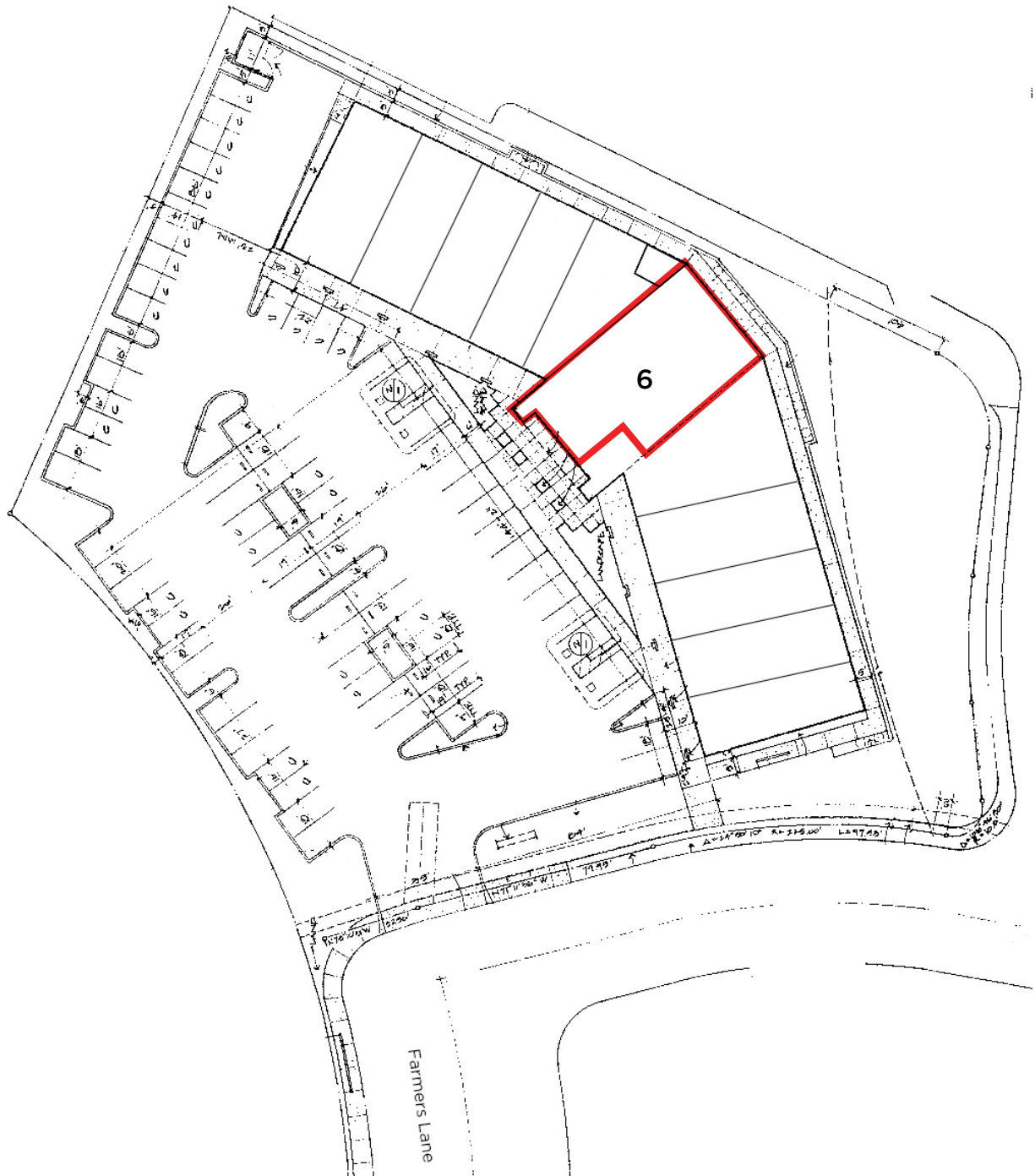


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PROPERTY PHOTOS



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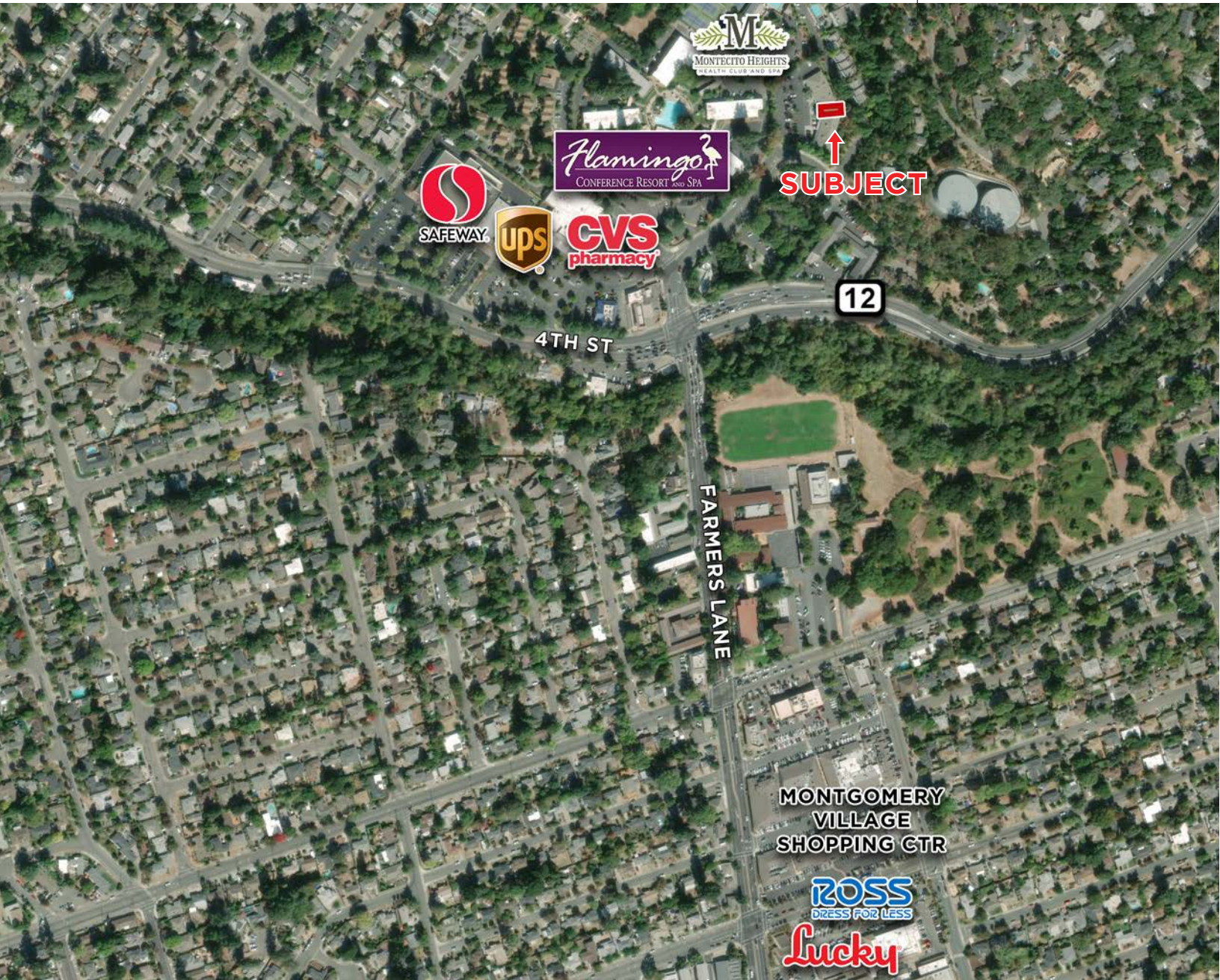


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Santa Rosa, CA 95401
keegancoppin.com
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