



VIEIRA INVESTMENTS



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FOR LEASE

3715 Santa Rosa Ave, Suite A, Santa Rosa, CA

Property Size: **Approx. 3,850 sq ft Office/Reception/Showroom/Warehouse**
Lease Rate: **\$1.45/SF/Month**
Lease type: **Modified Gross**
Lease Term: **36 months**
Total Building: **+ - 47,232 sq ft**

This is a warehouse with some office/showroom as well. Reception/lobby area at entrance with mezzanine offices upstairs. The balance and majority of the unit is warehouse with high ceilings. Here are some specifics about the suite:

- Central, zoned heat and air-conditioning in reception and office areas
- Heat in warehouse area
- Roll up door in warehouse
- Security system
- Gated entry and exit to the property
- Full drive around truck access
- Ample parking
- Newer exterior LED lighting
- Easy access on and off the 101 via Todd Rd
- Established business park
- Monument signage on Santa Rosa Ave
- Fully sprinklered
- Approx. 20' clear height in warehouse



This space is being offered on a Modified Gross lease type with the current asking rent of \$1.4 per sq ft in base rent with \$.05 per sq ft in addition to that for CAM's. The CAM charges cover things like water, trash, landscaping, fire sprinkler inspections, common area lighting, etc.

The San George Business Park is an established industrial park in south Santa Rosa. The project consists of two separate, well maintained wood frame buildings with attractive wood exteriors. The property boasts all LED exterior light fixtures, gated entrances, and monument signage on Santa Rosa Ave. The interior is fully finished out with all walls and ceilings sheet rocked, and insulated. Plenty of parking, nice landscaping and excellent exposure and access via Hwy 101. The property backs up to the 101 and fronts Santa Rosa Ave with easy on/off access at the Todd Rd exit.



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