



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1260 N. DUTTON AVENUE  
SANTA ROSA, CA

OFFICE SPACE FOR LEASE IN  
SANTA ROSA BUSINESS PARK  
AT ATRIUM COURT



Go beyond broker.

PRESENTED BY:

**DAVE PETERSON, SENIOR PARTNER**  
LIC # 01280039 (707) 528-1400, EXT 210  
[DPETERSON@KEEGANCOPPIN.COM](mailto:DPETERSON@KEEGANCOPPIN.COM)

**OWEN MODICA, AGENT**  
LIC # 02200699 (707) 528-1400, EXT 237  
[OMODICA@KEEGANCOPPIN.COM](mailto:OMODICA@KEEGANCOPPIN.COM)



# PROPERTY DETAILS



1260 N. DUTTON AVENUE  
SANTA ROSA, CA

## OFFICE SPACE FOR LEASE IN SANTA ROSA BUSINESS PARK AT ATRIUM COURT

### PROPERTY INFORMATION

#### HIGHLIGHTS

- Large Open Air Atrium with Seating Areas and Water Features
- Common Area Conference Room
- On-Site Covered And Open Parking (4:1000) - No Charge!
- After Hours Card Key Access
- Minutes To Coddington Regional
- Mall, Restaurants, Shopping
- Easy Access To Highway 101 And
- Highway 12, Guerneville Road, College Ave
- US Mail, Fed Ex, OnTrac & UPS drop boxes on-site

#### OFFICE SPACE

#### DESCRIPTION

<b>Suite 120:</b> 668+/- sq ft	2 Private offices and reception.
<b>Suite 125:</b> 764+/- sq ft	1 Private offices and open area for cubicles.
<b>Suite 130:</b> 1,185+/- sq ft	Open office space.
<b>Suite 150:</b> 3,944+/- sq ft	Open warm shell space. Tenant Improvements available.
<b>Suite 225:</b> 1,784+/- sq ft	6 Private offices area for cubicles or storage.
<b>Suite 239:</b> 763+/- sq ft	3 Private offices and kitchenette.
<b>Suite 270:</b> 5,911+/- sq ft	15 Private offices, large area for cubicles or conference room, reception.

### LEASE TERMS

#### Rate

\$1.85 per sq ft

#### Terms

Full Service

3 - 10 year lease term

#### Parking

180 Surface

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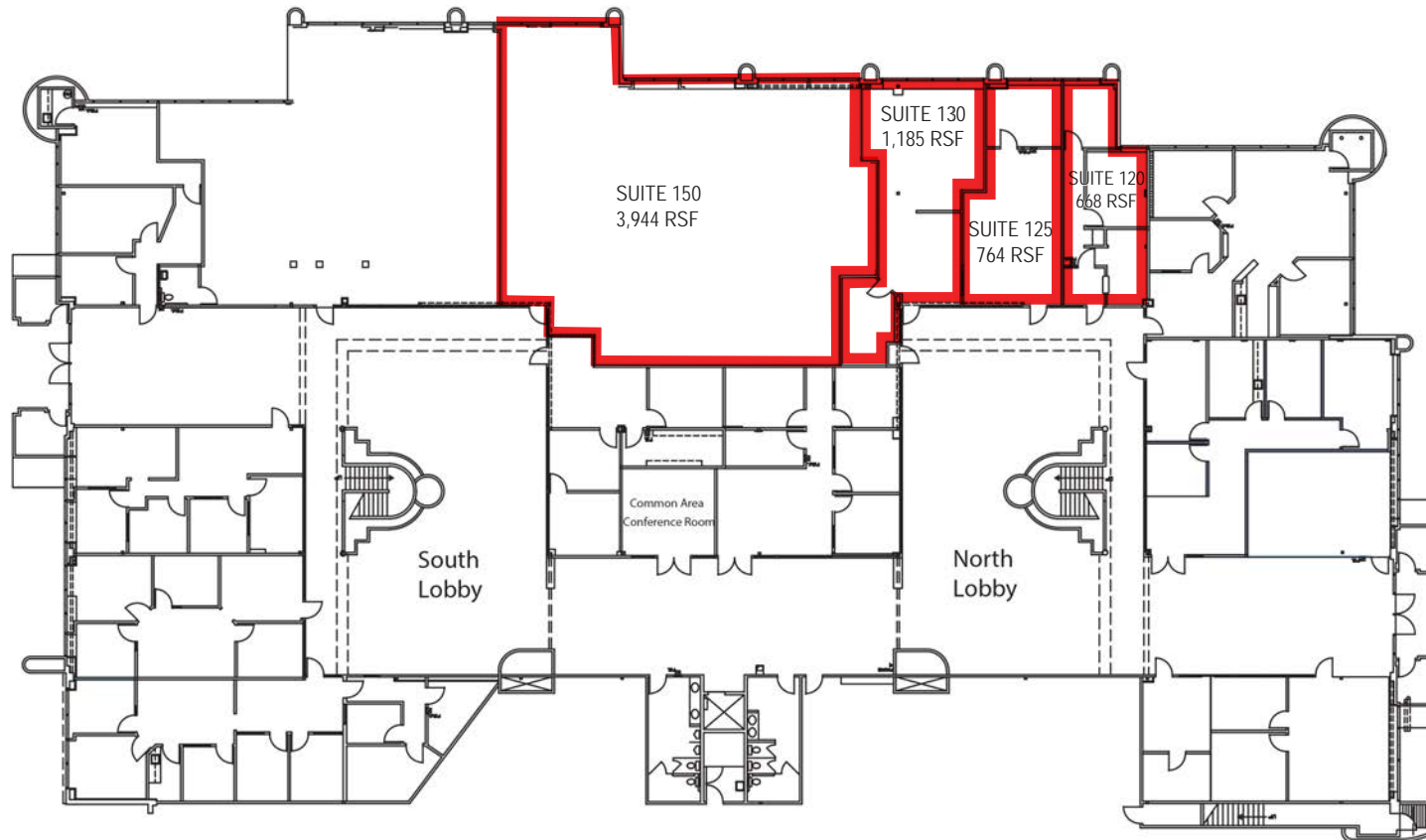
# FLOOR PLAN

## 1ST FLOOR



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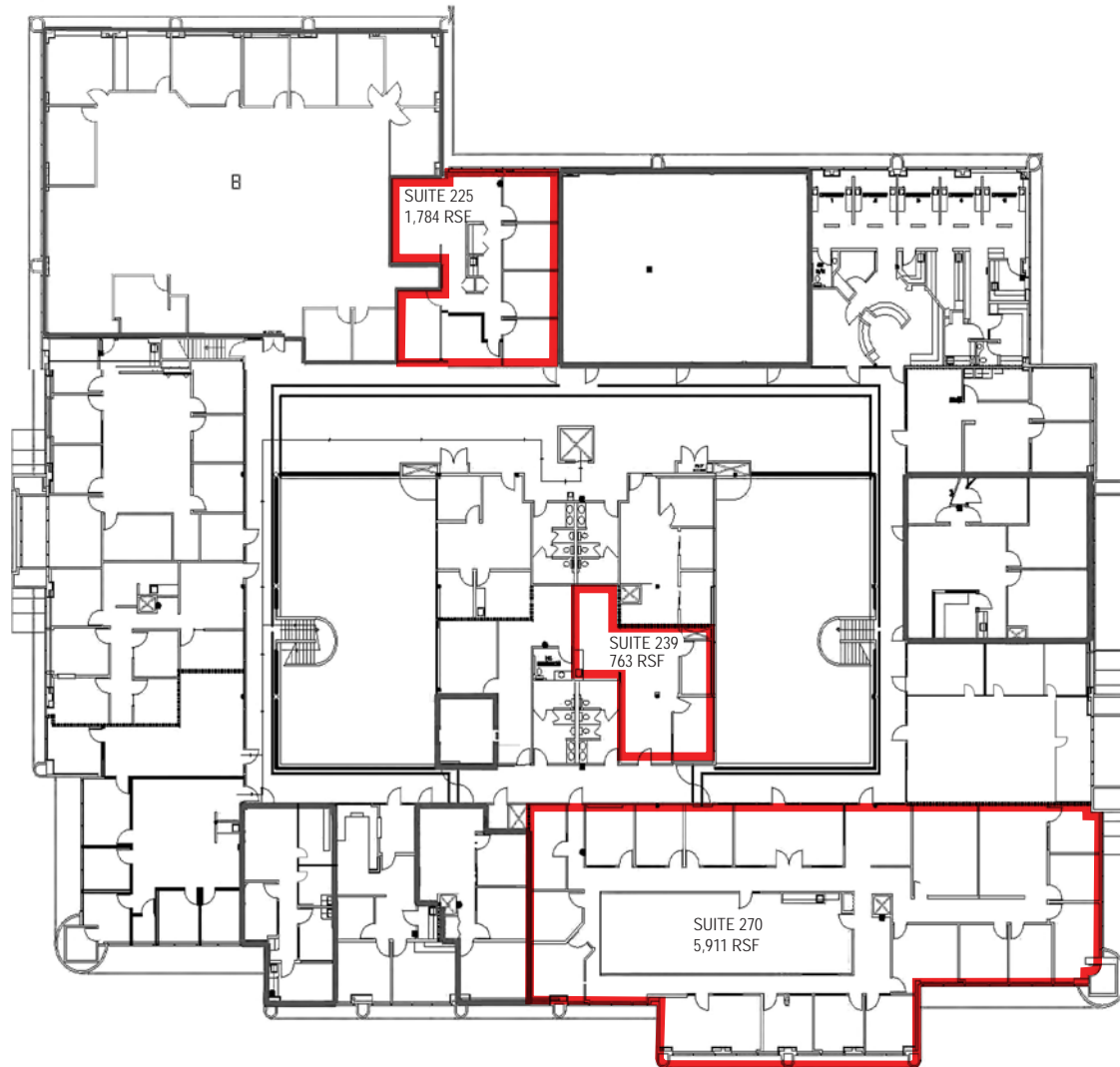
# FLOOR PLAN

## 2ND FLOOR



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# PROPERTY PHOTOS



1260 N. DUTTON AVENUE  
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# VICINITY MAP



1260 N. DUTTON AVENUE  
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TESCONI CIRCLE

N DUTTON AVE



www.stggroup.com

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(707) 528-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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