



Keegan & Coppin
COMPANY, INC.

FOR LEASE

925 CORPORATE CENTER PARKWAY
@ SEBASTOPOL ROAD
SANTA ROSA, CA

RETAIL/OFFICE SPACE @
CORPORATE CENTER BUSINESS PARK



SUITE F



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
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ERLINA D'ARGENZIO, SENIOR RE ADVISOR
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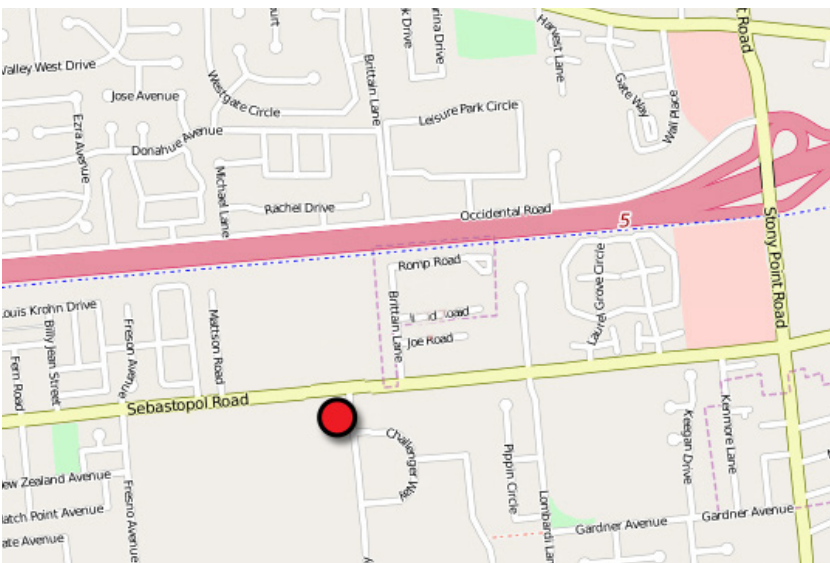
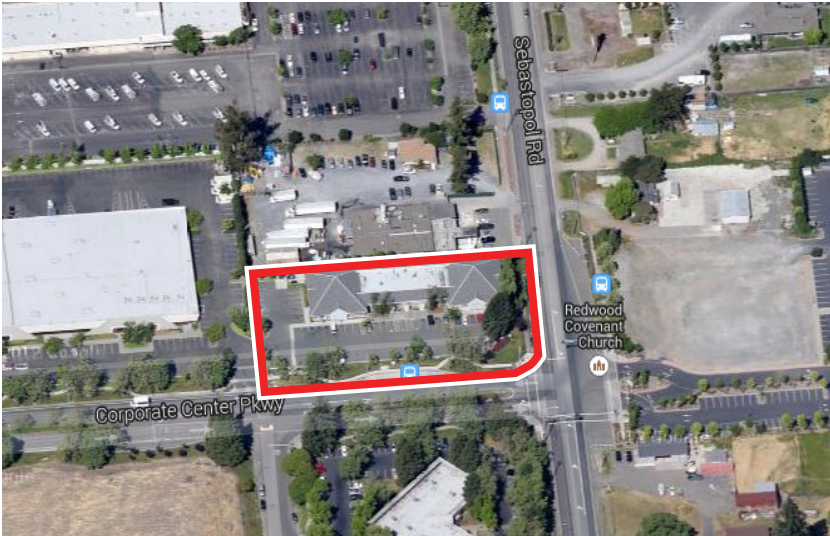


PROPERTY SUMMARY



925 CORPORATE CENTER PARKWAY
@ SEBASTOPOL ROAD
SANTA ROSA, CA

**RETAIL/OFFICE SPACE FOR
LEASE @ CORPORATE CENTER
BUSINESS PARK**



FEATURES

- Available Spaces:
 - #F - 1,456+/- sf - Vanilla Shell Space with 2 ADA Restrooms**
- Multi-Tenant Neighborhood Retail & Services Center
- Other Tenants include: Santa Rosa Community Health, Convenience Store, Bagel & Croissant Cafe, Three Leaves Heritage Foods, Cascade Family Dental and Imports from Oaxaca Mexico
- At the Gateway to 2.2 Million SF of The Lakes, Corporate Center & Northpoint Business Parks
- Northpoint Corporate Center is a diverse 250-acre business park that integrates Northpoint Business Park and the Santa Rosa Corporate Center. Northpoint Corporate Center is currently home to a diverse range of businesses, including Flex Products, JDS Uniphase, Amy's Kitchen, New York Life Insurance, Sonic.net, North Coast Builder's Exchange, and new Kaiser Medical Facility - 87,000+/- sf - anticipating 60 physicians & 20,000 patients, as well as many others.
- Surrounded by Residential & Commercial Uses
- **Project can accommodate all types of Uses: Retail, Salons, Restaurant, Medical, Office, Financial, Fitness Studio**

LEASE RATE: NEGOTIABLE

**TENANT INCENTIVES
FREE RENT & TENANT IMPROVEMENT ALLOWANCE**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	16,472	100,970	177,827
Avg. HH Income	\$64,196	\$59,196	\$71,584

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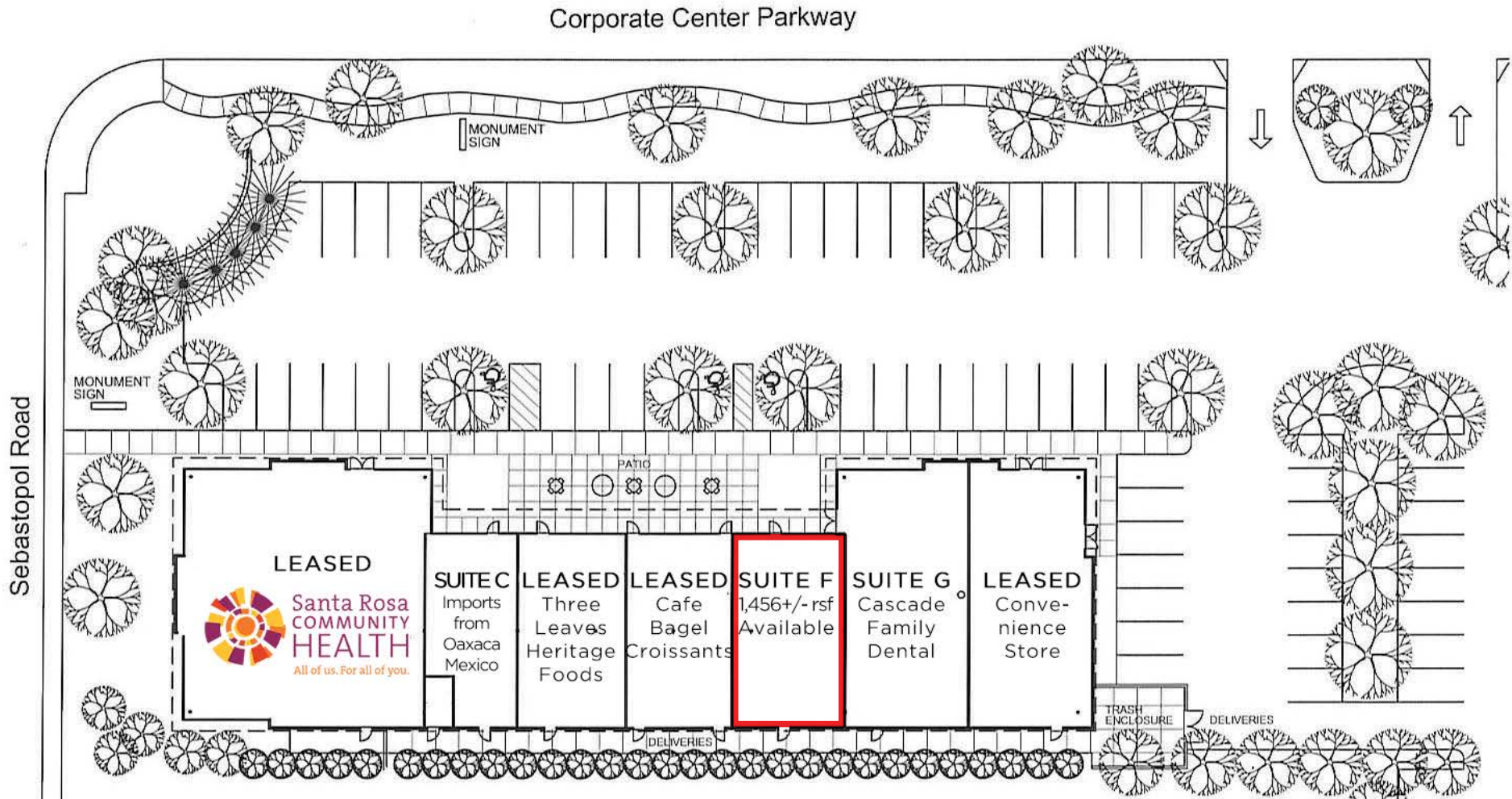


SITE PLAN



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LOCATED AT THE ENTRANCE OF 2.23 MILLION SQUARE FEET OF BUSINESS PARKS

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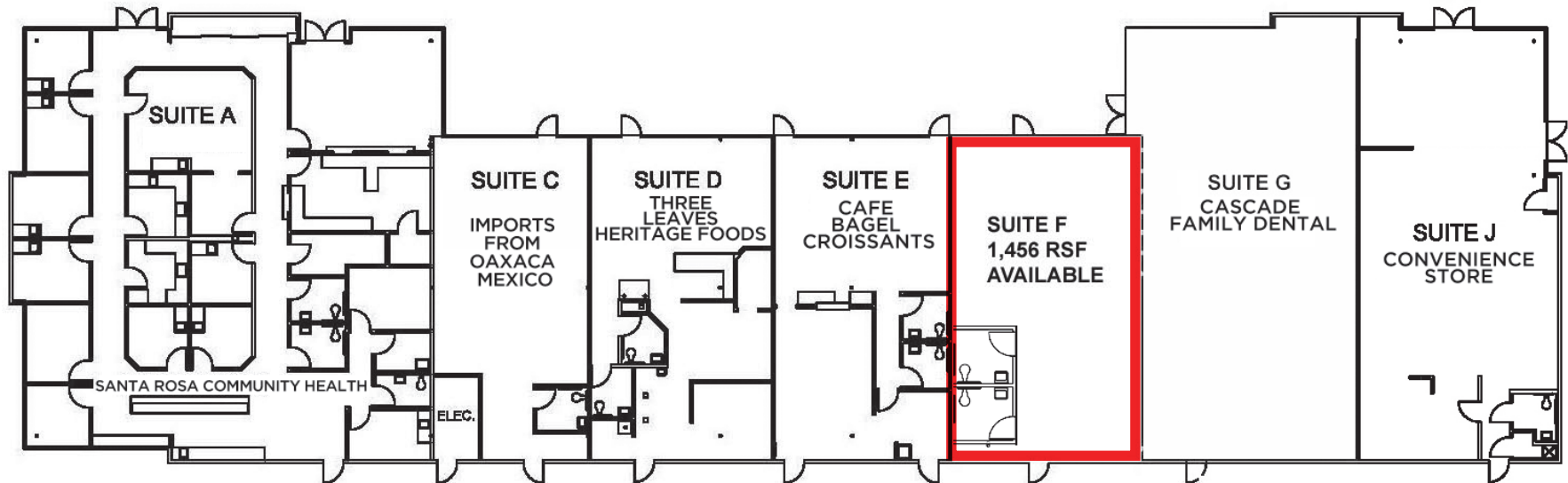


FLOOR PLAN SUITE F



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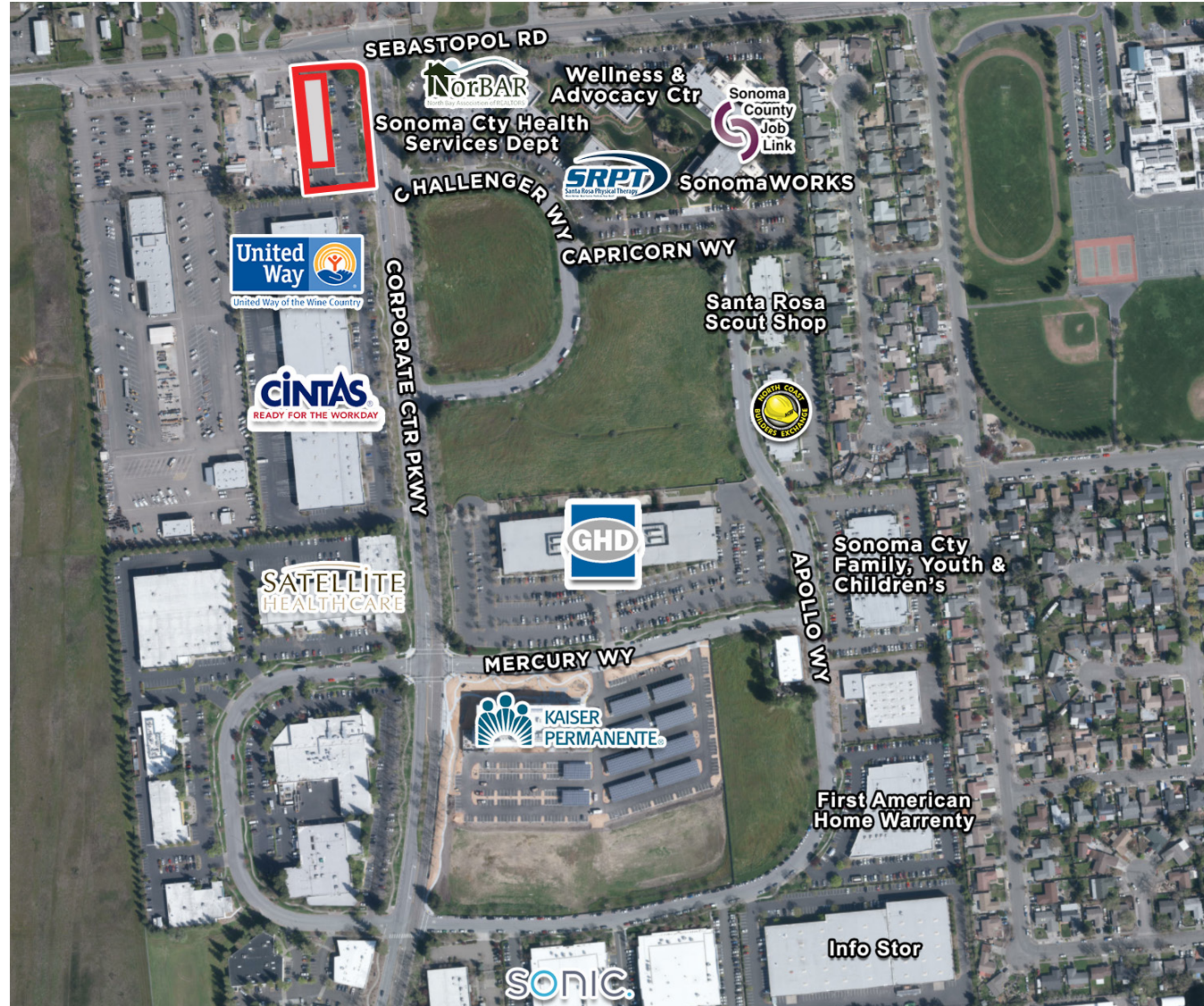


SURROUNDING CLASS A OFFICE BUILDINGS AND INDUSTRIAL SPACES



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PROPERTY PHOTOS



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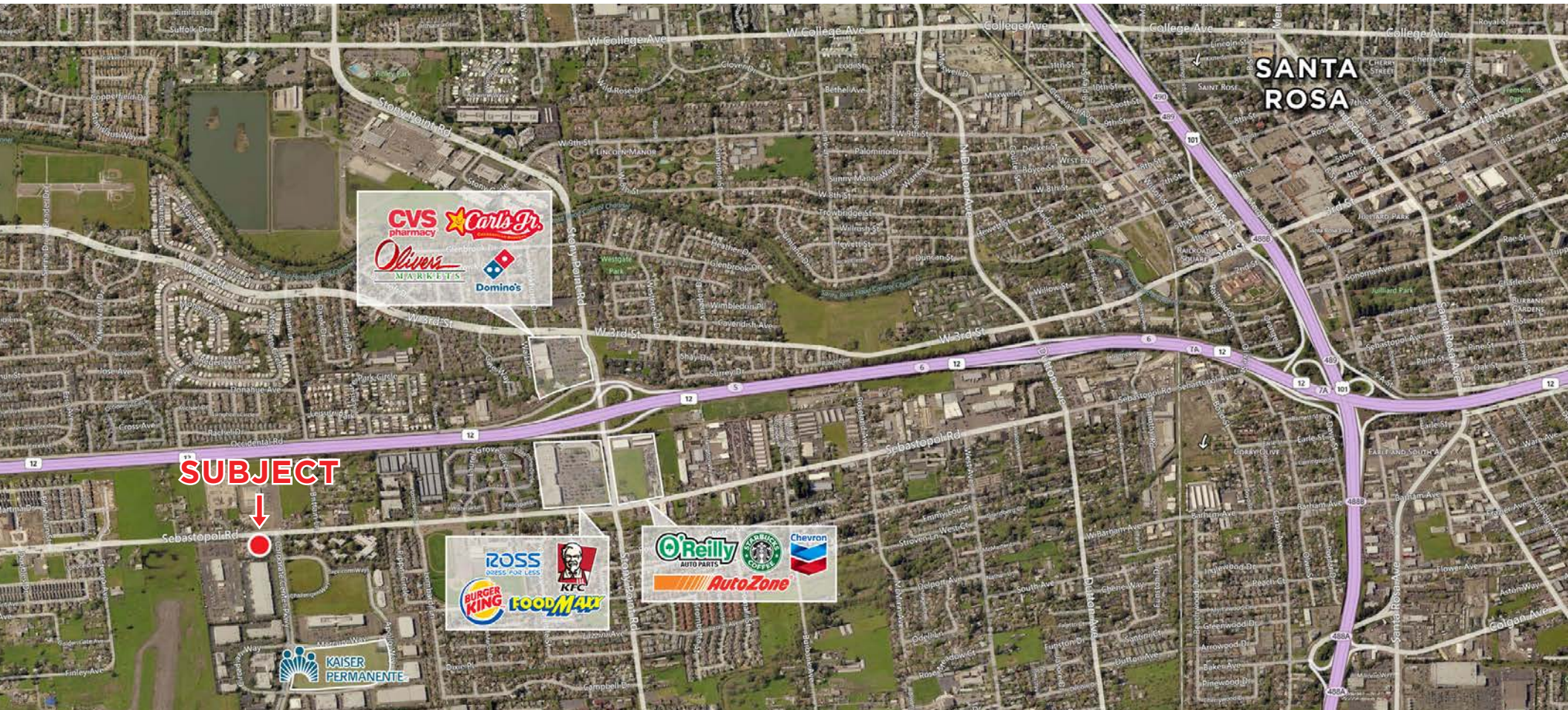


VICINITY AERIAL



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Keegan & Coppin Co., Inc.
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Santa Rosa, CA 95401
www.keegancoppin.com
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