



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

2200 RANGE AVENUE  
SANTA ROSA, CA

OFFICE SPACE AVAILABLE



RANGE AVE

W STEELE LN

Go beyond broker.

PRESENTED BY:

**PETER BRICEÑO, SENIOR RE ADVISOR**  
LIC # 01885655 (707) 528-1400, EXT 255  
PSBRICENO@KEEGANCOPPIN.COM



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## PROPERTY SUMMARY

### FEATURES

- One Suite Available:
  - **SUITE 100:** 1,514+/- sf
- Excellent Location at the Corner of Range Avenue and West Steele Lane
- Professionally Managed
- Elevator Served
- Abundant On-Site Parking
- Walking Distance to Coddington Mall's Restaurants and Shops
- Convenient Access to Public Transportation

### LEASE RATE

**\$2.05 PSF FULLY SERVICED**

### LEASE TERMS

3-5 years

### USER SPACE

Office

### ZONING

CG-SA - General Commercial Station Area

### RENTABLE SPACE

1,514+/- rsf

### TOTAL BUILDING SF

17,784+/- sf

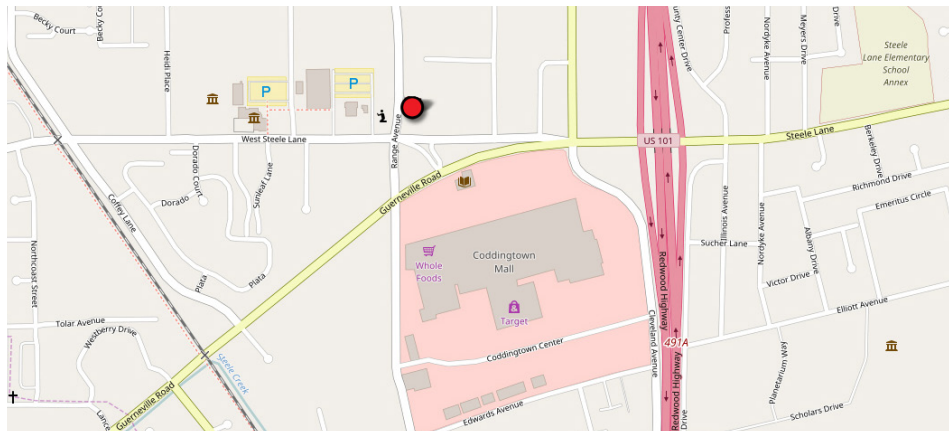
### DESCRIPTION OF PREMISES - FEATURES

This elevator served modern two-story office building provides a professional office setting at the corner of Range Avenue and West Steele Lane. The building features abundant parking, key pad entry security, common area restrooms, and 24/7 access. Within close proximity to Guerneville Road Plaza and Coddington Mall, tenants are within walking distance to numerous restaurants, shops and services.

Internet service providers are AT&T and Comcast.

### DESCRIPTION OF LOCATION - AREA

Excellent location at the corner of Range Avenue and West Steele Lane. Within walking distance to Coddington Mall and other retail sites affording access to a variety of dining shopping and business services including Wholefoods Market, Starbucks, Bank of America, Staples, Chase Bank, Chipotle Grill and BJ's Restaurant. Parking is 3.5 per 1,000 square feet.



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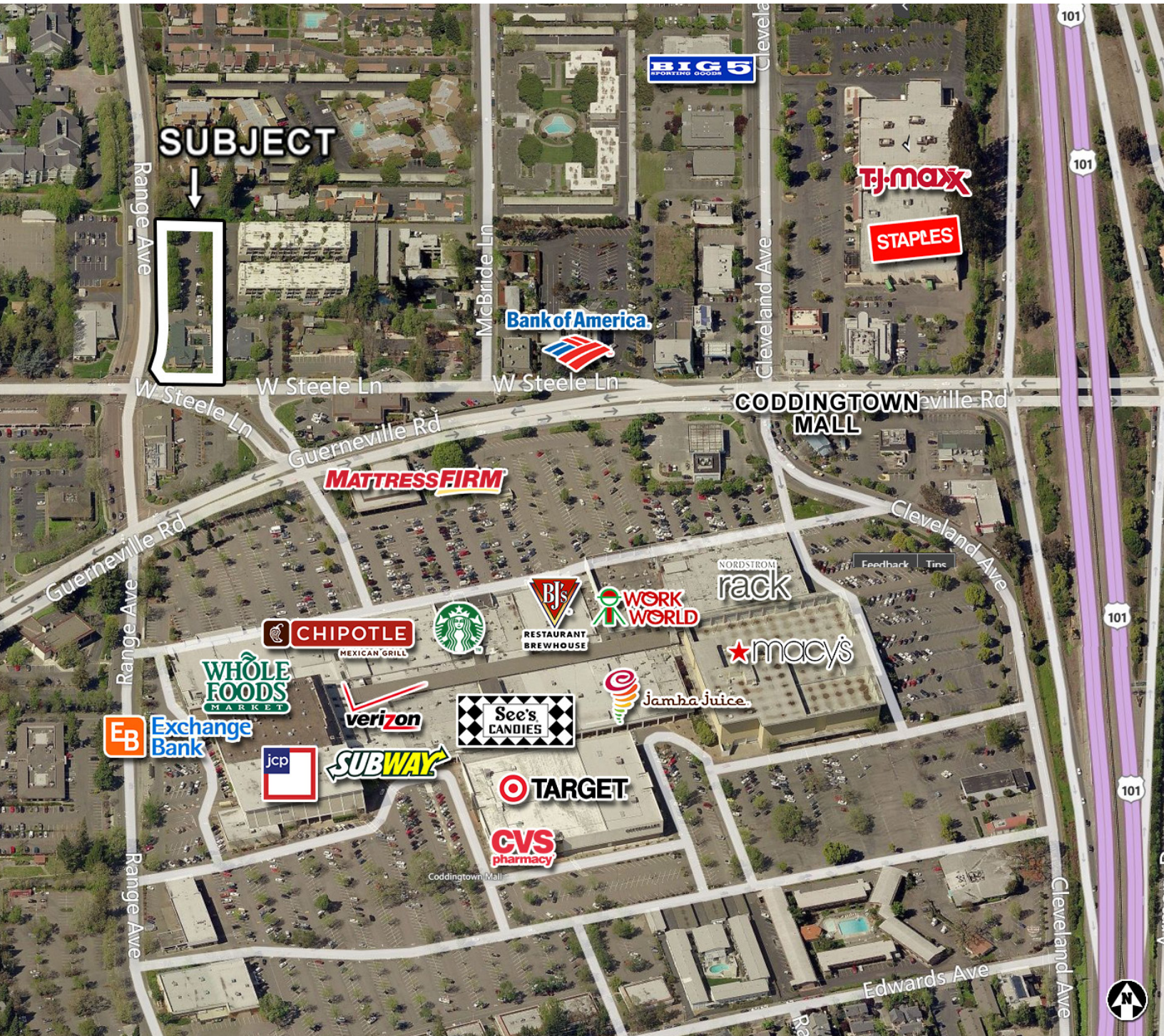
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## AERIAL MAP



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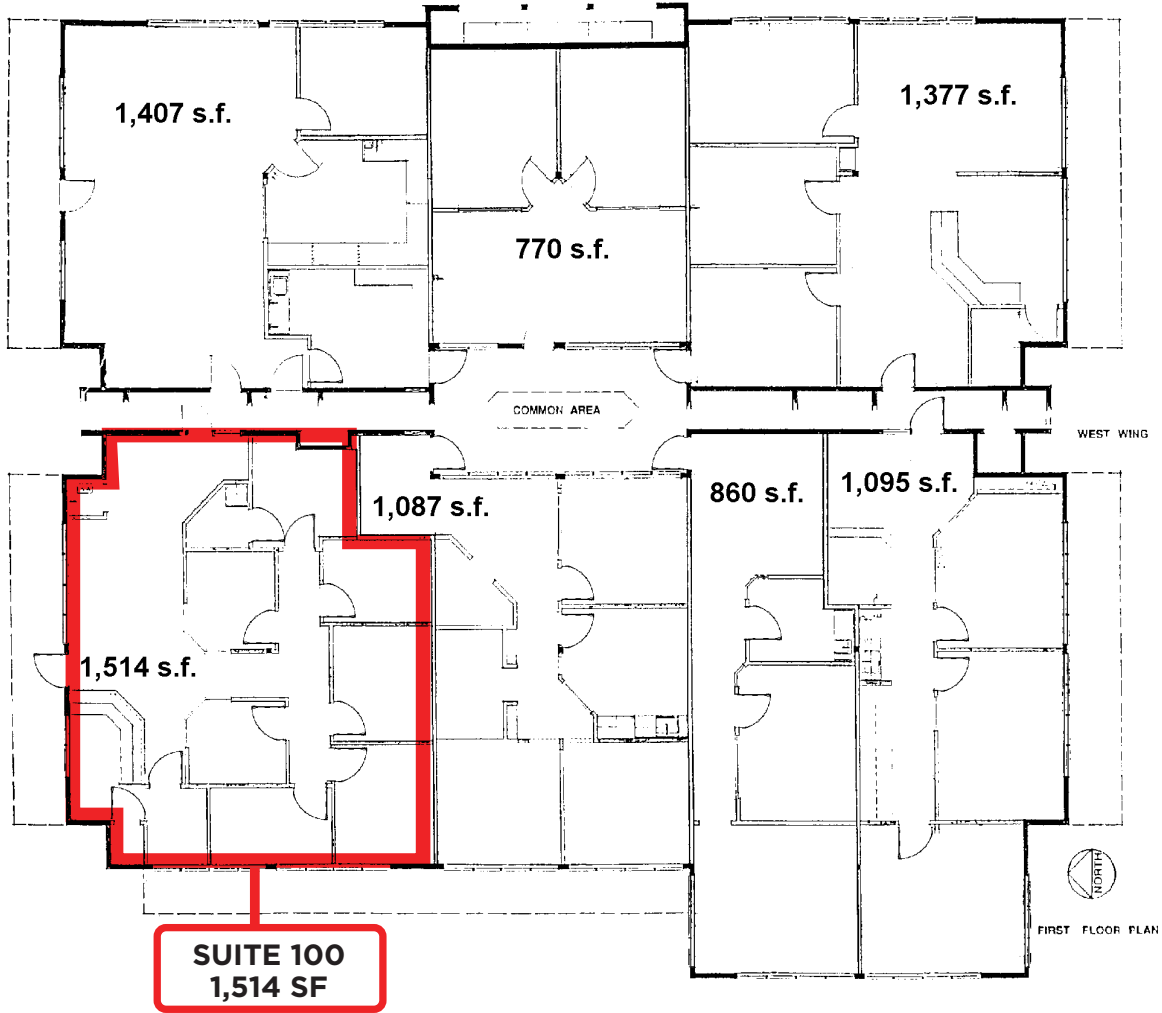
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## FIRST FLOOR PLAN



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# LOCATION AERIAL



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Keegan & Coppin Co., Inc.  
1355 N Dutton Ave.  
Santa Rosa, CA 95401  
www.keegancoppin.com  
(707) 528-1400

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