



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1260 HEALDSBURG AVE
HEALDSBURG, CA

OFFICE SUITE MINUTES FROM
DOWNTOWN HEALDSBURG

RENT REDUCTION



PREMIER



SECURE



WINE
COUNTRY

Go beyond broker.

PRESENTED BY:

JUSTIN LAWSON, AGENT
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PROPERTY DETAILS



1260 HEALDSBURG AVE
HEALDSBURG, CA

RARE HEALDSBURG MIXED-USE OPPORTUNITY

PROPERTY INFORMATION

HIGHLIGHTS

- Zoning: CS - Service Commercial
- 3,500+/- SF ground-floor suite with multiple private rooms & offices
- Immediate occupancy available
- Former dental/medical office
- Existing specialized plumbing and office infrastructure
- Abundant natural light
- Ample on-site parking
- Close proximity to downtown Healdsburg in the heart of Sonoma County wine country
- Ideal for chiropractor, counseling, boutique office, specialty services, or a variety of commercial or mixed-use concepts

PROPERTY DESCRIPTION

Available suite within one of Healdsburg's premier professional environments.

Previously operated as a dental practice, the suite features eight (8) fully plumbed operatories, offering significant cost savings and allowing for immediate occupancy with minimal tenant improvements.

The property offers an excellent opportunity for an established medical, dental, wellness, professional-services, or other office user looking for substantial, well-located space with existing improvements.

Located along a primary commercial corridor with excellent visibility and access, the property is just minutes from downtown Healdsburg, surrounded by top-tier dining, retail, and wine country amenities—creating an elevated experience for both employees and clients.

While previously used as a dental office, the space is excellent for office, retail, restaurant, and many more uses.

LEASE TERMS

Rate

\$2.25 PSF NNN

Terms

3 - 5 year lease term



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AREA DESCRIPTION



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DESCRIPTION OF AREA

Minutes to Downtown Healdsburg

Located in the heart of Healdsburg, this property benefits from one of Northern California's most desirable markets.

Healdsburg is known for its wine country lifestyle, high-end dining, and boutique retail environment, attracting affluent residents and visitors year-round.

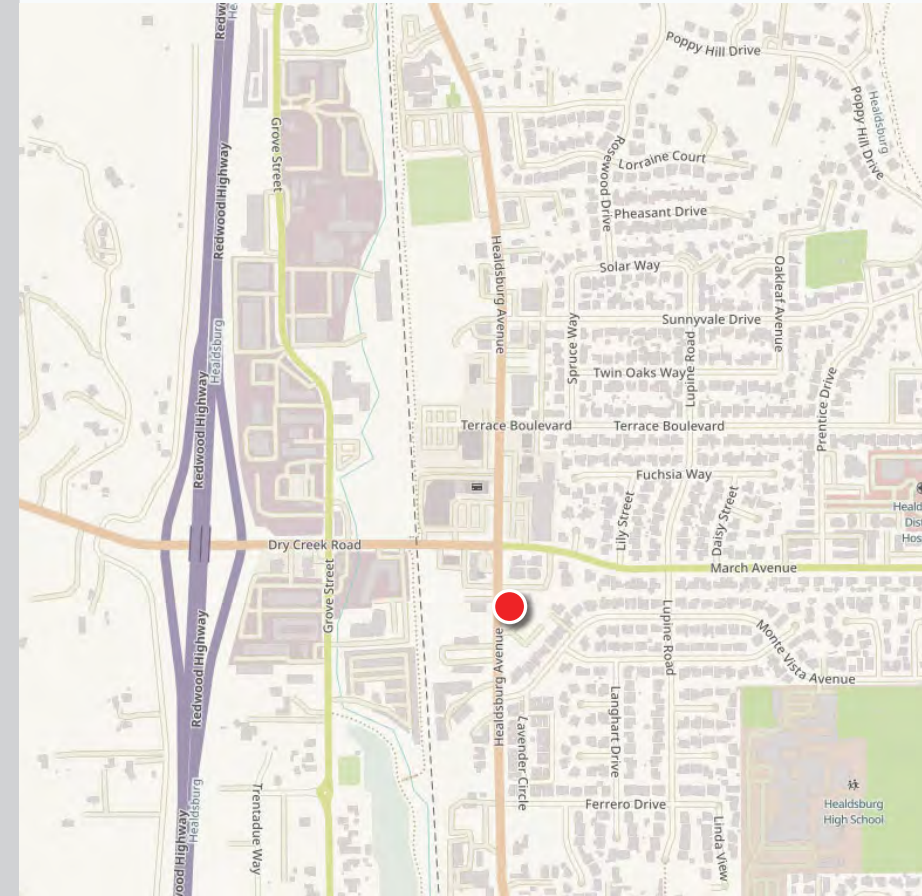
Tenants benefit from:

- Proximity to downtown and the Plaza
- Access to top-tier restaurants and tasting rooms
- Strong local demographics and household income
- Convenient access to Highway 101

This setting is ideal for businesses that prioritize client experience, branding, and long-term growth.

AMENITIES

- Healdsburg Plaza
- Downtown core
- Big John's Market



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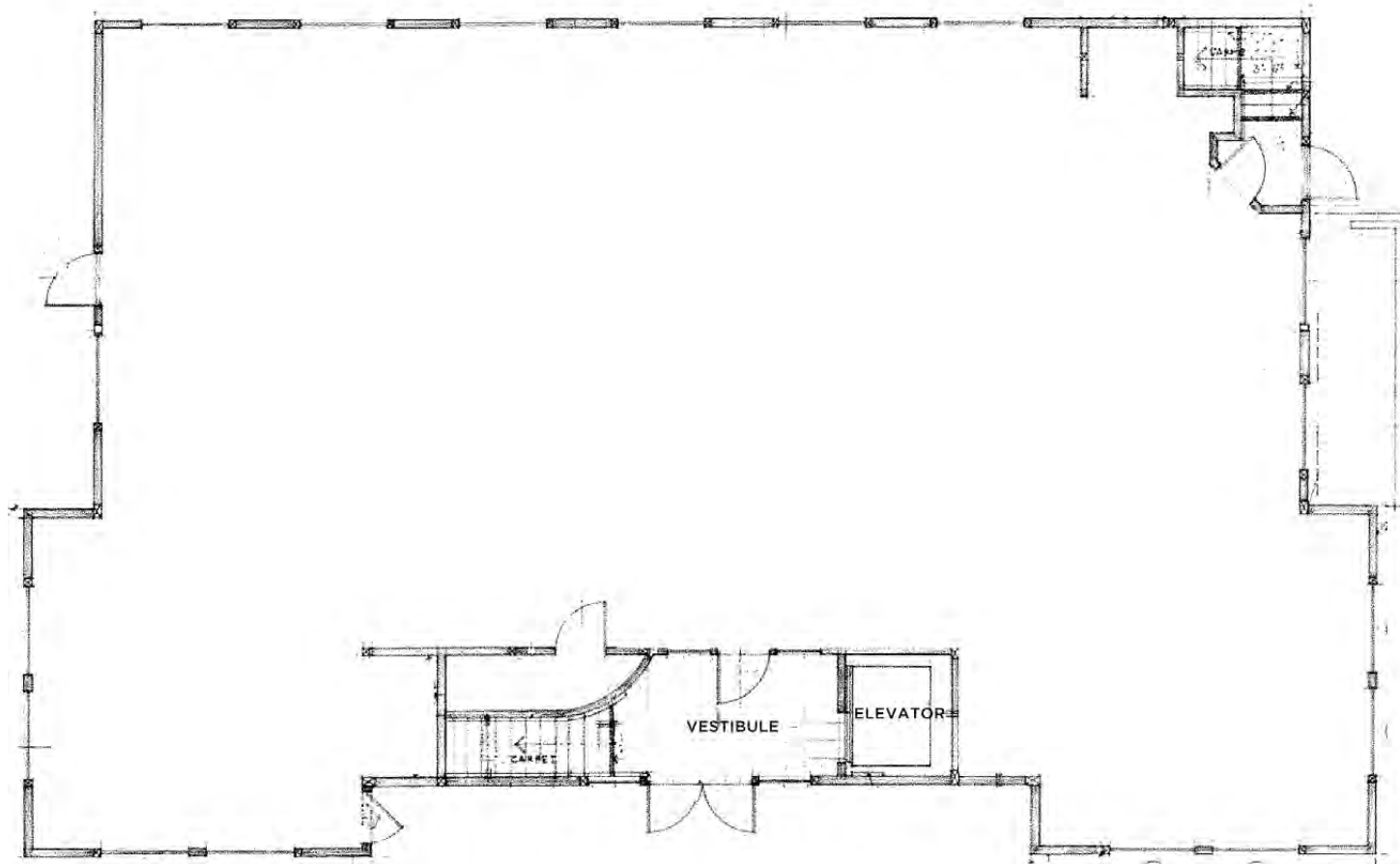


FLOOR PLAN



1260 HEALDSBURG AVE
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PROPERTY PHOTOS



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LOCATION MAP



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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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