



FOR SALE – OFFICE / RETAIL

2544 CLEVELAND AVE
SANTA ROSA, CA 95403

Northern California's Premier Commercial Real Estate Firm



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



FOR SALE SUMMARY

PRICING

Asking Price:	\$3,950,000
Price per Square Foot:	\$275 PSF (GBA)

BUILDING

Construction / Siding:	Concrete / Steele Frame
Stories:	2
Floors:	Tile, Carpet
Approximate Building Sq. Ft.:	14,366+/- GBA (Gross Building Area) 13,525+/- NRA (Net Rentable Area)
Interior Improvements:	Remodeled in 2007 and 2018 Cleveland Ave. Monument Sign New Key Card Access to Front Lobby
	Remodeled Bathrooms Common Break Room / Kitchen
	Common Conference Room
Average Daily Traffic Counts: <i>as of May 09, 2018 by the City of Santa Rosa</i>	North & South Bound ADTC = 15,604



SITE

APNs:	2544: 015-471-008 2550: 015-471-023
Size:	.62 +/- Acres Total
Zoning:	CG (Commercial General)
Parking:	43 Paved and Striped
Water & Sewer	City of Santa Rosa
Gas & Electric	PG&E

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SUITE SUMMARY

SUITE / TENANT	RENTABLE SQ. FT.	ASKING RATE	MONTHLY RENT	SPACE STATUS
100 / Homebound	4,305 +/- Sq. Ft.	n/a	\$11,251	Leased, but CAN be available with 90 day notice
110 / Homebound	1,937 +/- Sq. Ft.	n/a	Included above	Leased, but CAN be available with 90 day notice
200 / Edward Jones	1,372 +/- Sq. Ft.	n/a	\$3,088.40	Leased thru 11/30/2022 with One - 5 yr. Option
202 / VACANT	774 +/- Sq. Ft.	\$2.25 per SF	\$1,742	VACANT
204 / Thriveworks	1,263 +/- Sq. Ft.	n/a	\$2,526.00	Leased thru 1/31/2025 with Two - 3 yr. Options
206* / VACANT	1,434 +/- Sq. Ft.	\$2.25 per SF	\$3,226	VACANT
208 / Challoner Law	1,155 +/- Sq. Ft.	n/a	\$3,206.05	Leased thru 7/31/2024
210 / VACANT	1,285 +/- Sq. Ft.	\$2.25 per SF	\$2,891	VACANT

2544 Cleveland Ave

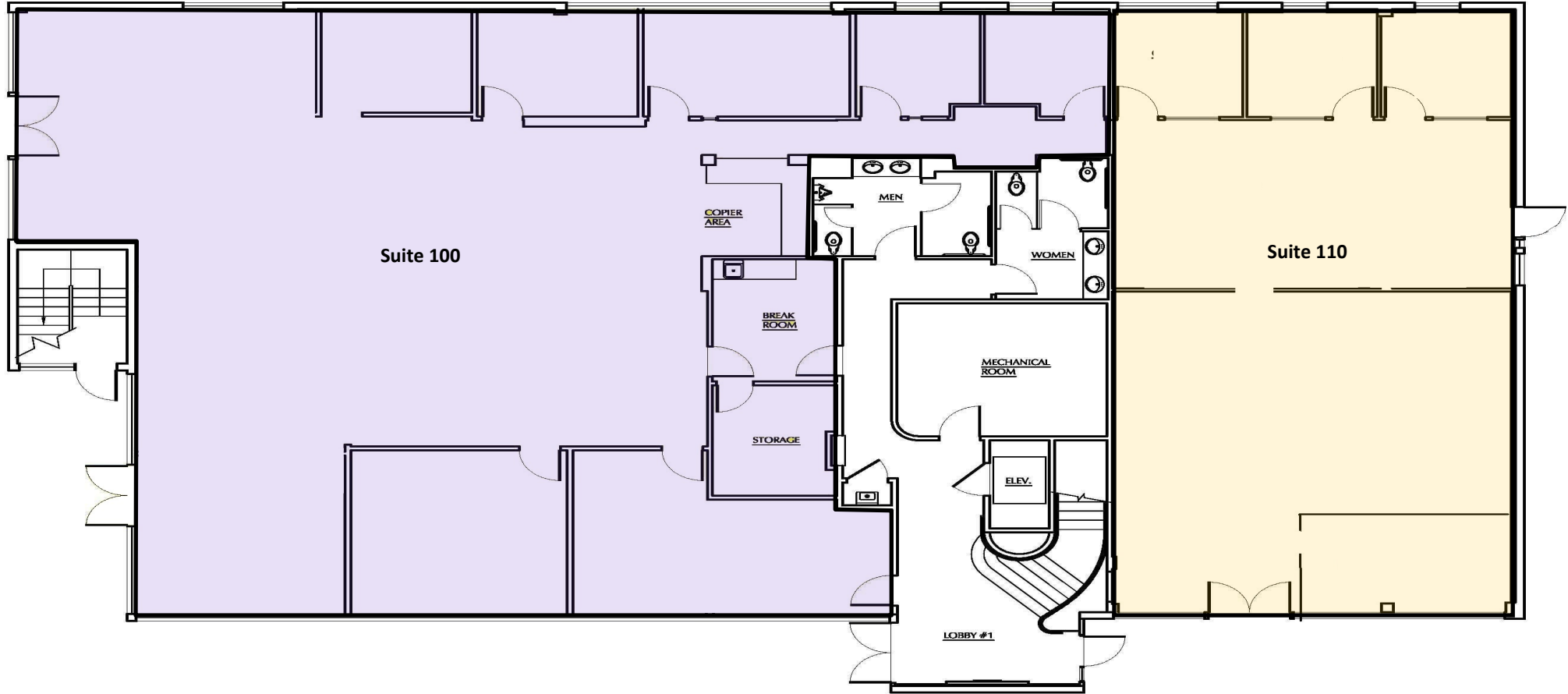
Centrally located in Santa Rosa near Coddington Mall, Sonoma County Superior Court, and other Administrative Buildings. The interior of the building was remodeled in 2007 with modern décor, and ADA restrooms on both ground and second levels. The exterior of the building was renovated in 2020 with new exterior façade. Each suite has access to the common area conference room, and kitchen, both located on the second Level. The building is elevator served and features abundant on site parking. The building has timed key card access for your convenience and security.

Suite 100 & 110 are conveniently located on the main level and could have a retail use component because of the visibility on Cleveland Ave and direct accessibility to the suites. The suites were extensively renovated in 2018 for a updated look and decor. The spaces could be combined for continuous use of 6,242 +/- Sq. Ft. The spaces are currently leased, but the Landlord can give the Tenant a 90 notice to vacate.

Suite 206* The owner is in the process of installing new carpet, new paint, updated ceiling grid, lighting, and creating an open work environment.



FLOOR PLAN - FIRST FLOOR



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SUITE 100 PHOTOS



Lobby Suite 100



Team Work Space Suite 100



Private Conference Room Suite 100



Copy Station Suite 100

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SUITE 110 PHOTOS



Lobby Suite 110



Team Work Space Suite 110



Private Conference Room Suite 110

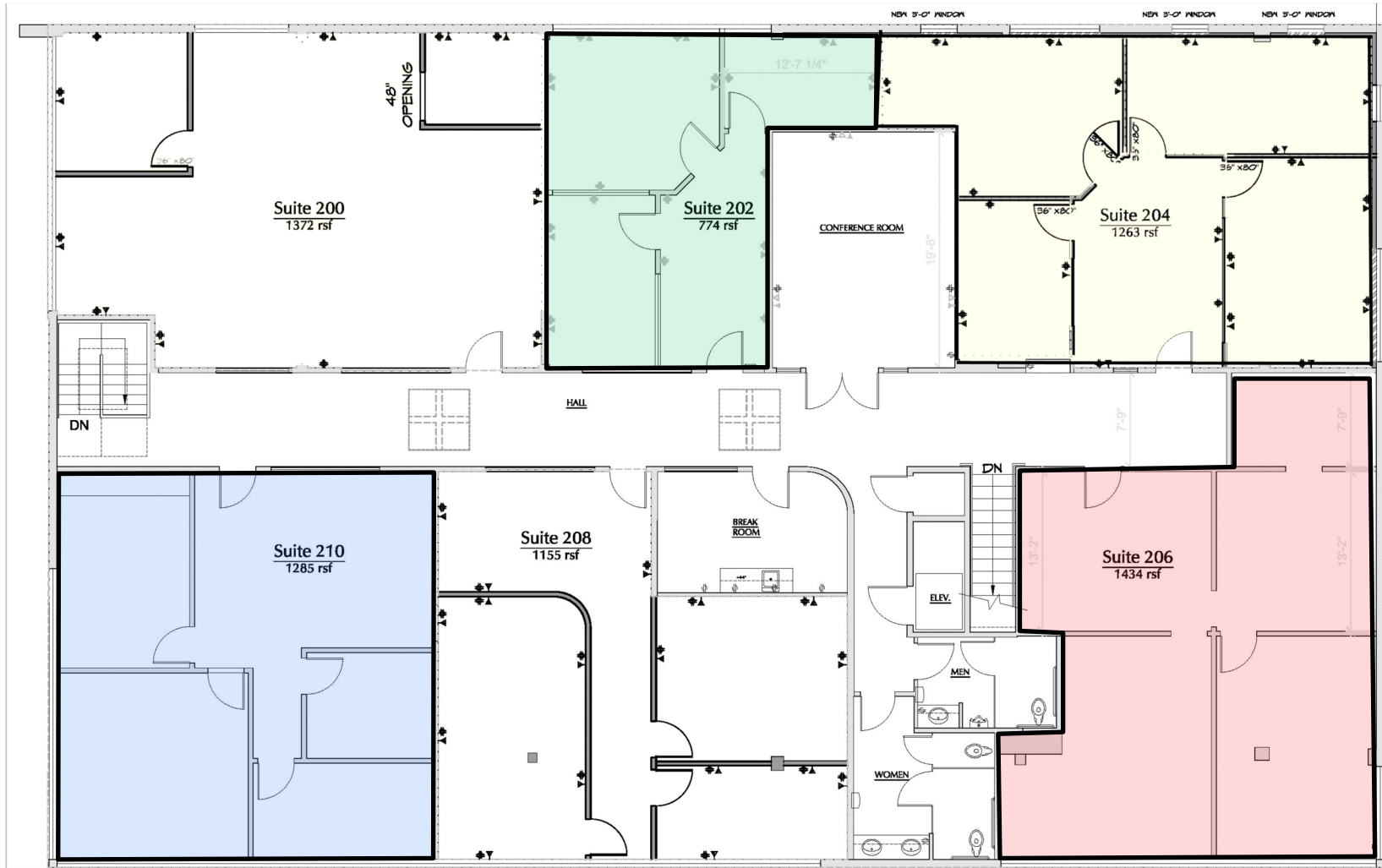


Team Work Space and Private Offices Suite 110

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FLOOR PLAN - SECOND FLOOR



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SUITE 202 PHOTOS



Lobby Suite 202



Office Suite 202



Office Suite 202



Office Suite 202

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SUITE 206 PHOTOS



Lobby Suite 206



Corner Office Suite 206



Large Office Suite 206



Team Work Space Suite 206

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SUITE 210 PHOTOS



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EXTERIOR PHOTOS



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COMMON AREA PHOTOS



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AERIAL MAP

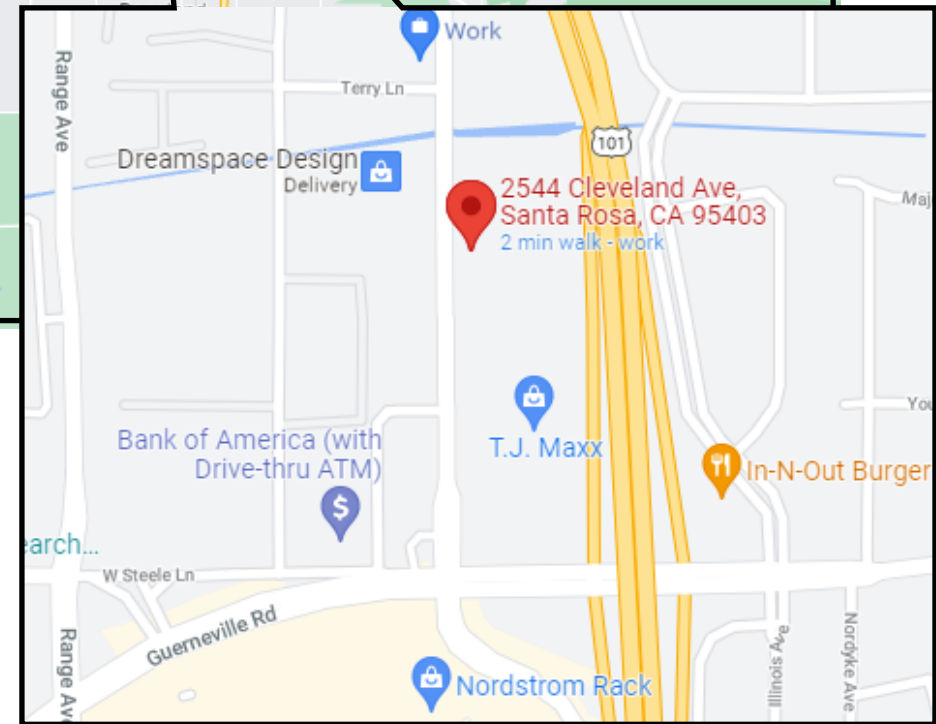
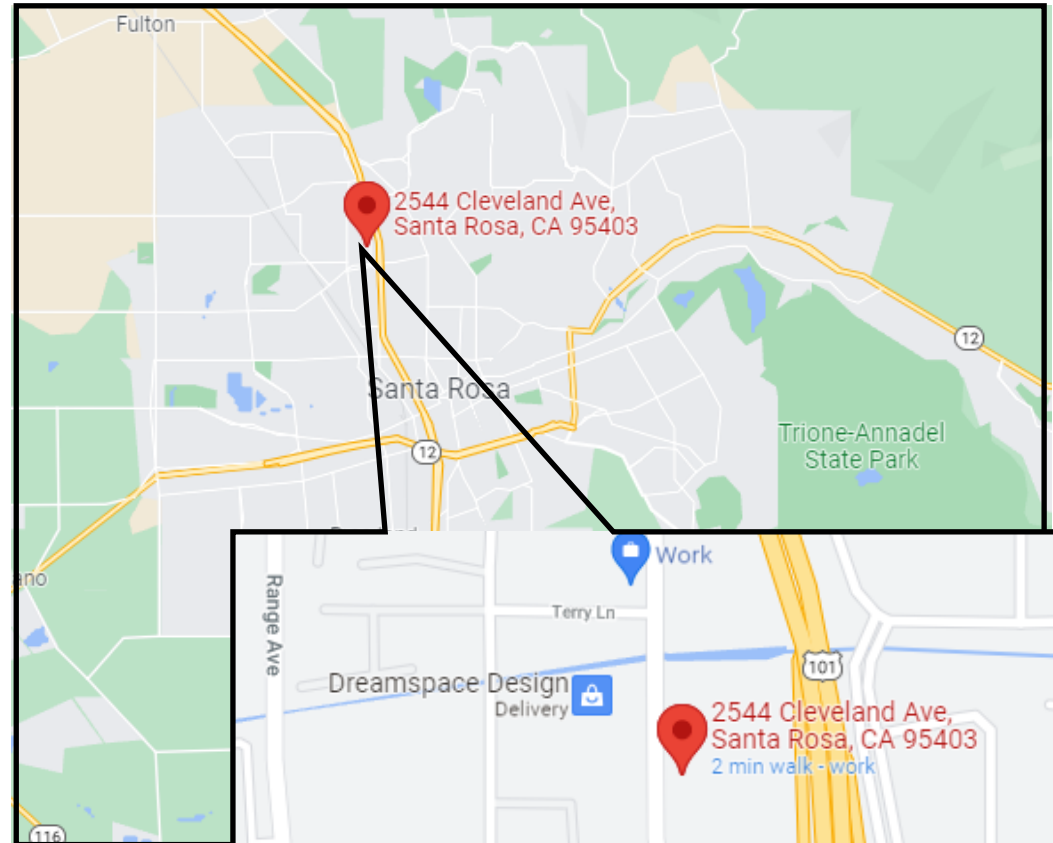
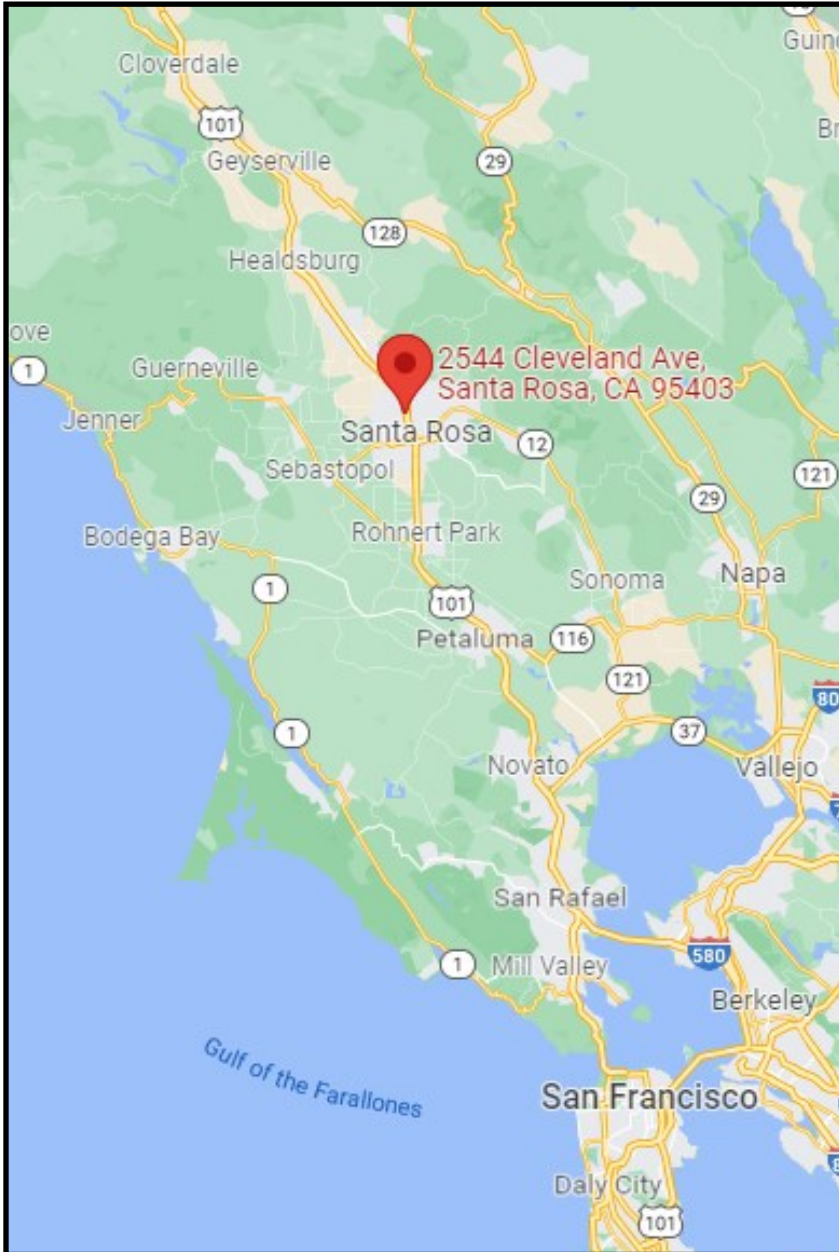


CODDINGTON MALL

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STREET MAP



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BROKER TEAM



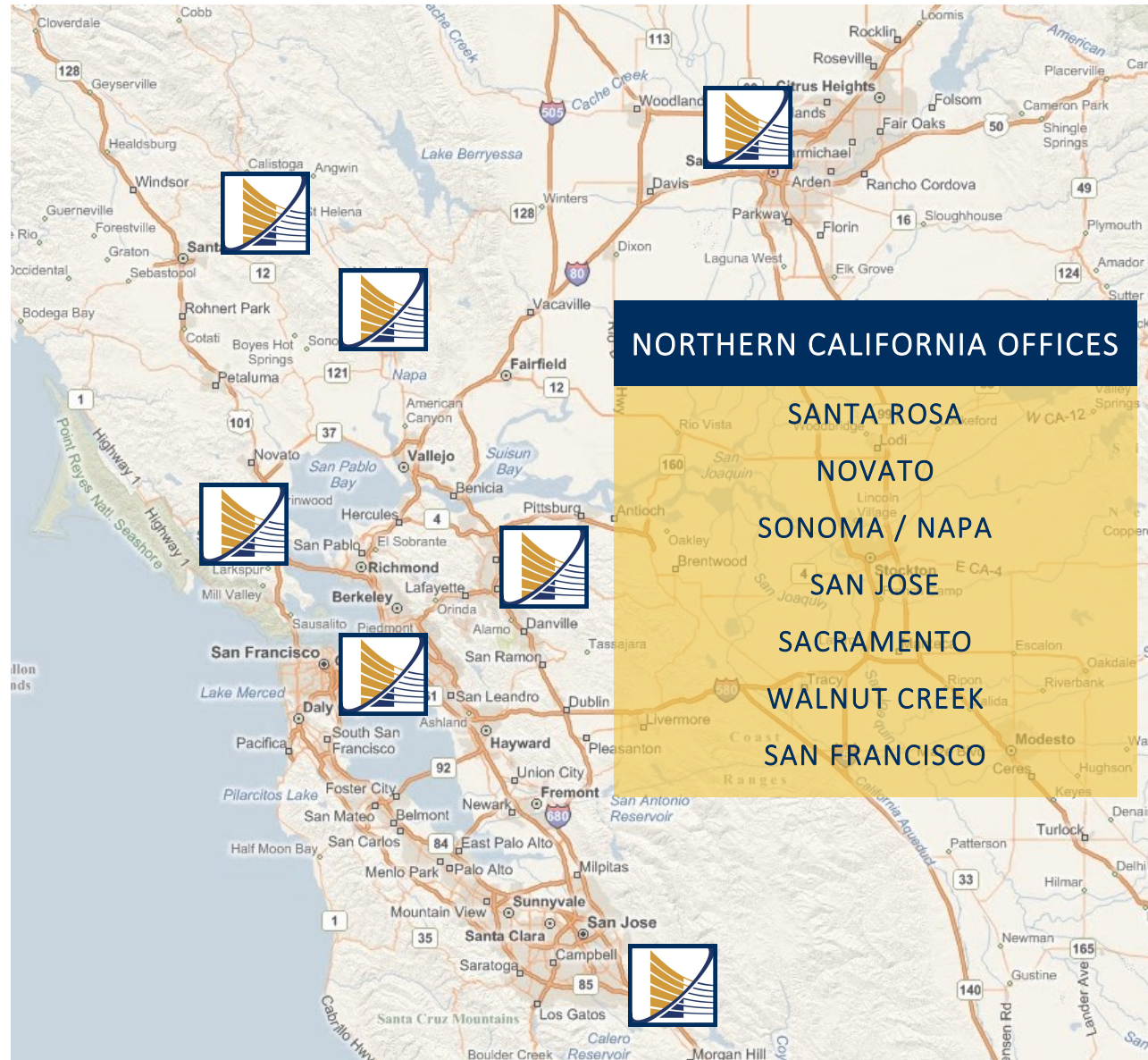
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