



FOR SALE

FREE STANDING OFFICE BUILDING

120 COLLEGE AVENUE SANTA ROSA, CA

Northern California's Premier Commercial Real Estate Firm



Nick Abbott - Broker

CA BRE # 01357548

Phone: 707-523-2700

Cell: 707-529-1722

Email: nabbott@northbayprop.com



William M Severi, CCIM, CPM - Broker

CA BRE # 01000344

Phone: 707-523-2700

Cell: 707-291-2722

Email: william@northbayprop.com



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.



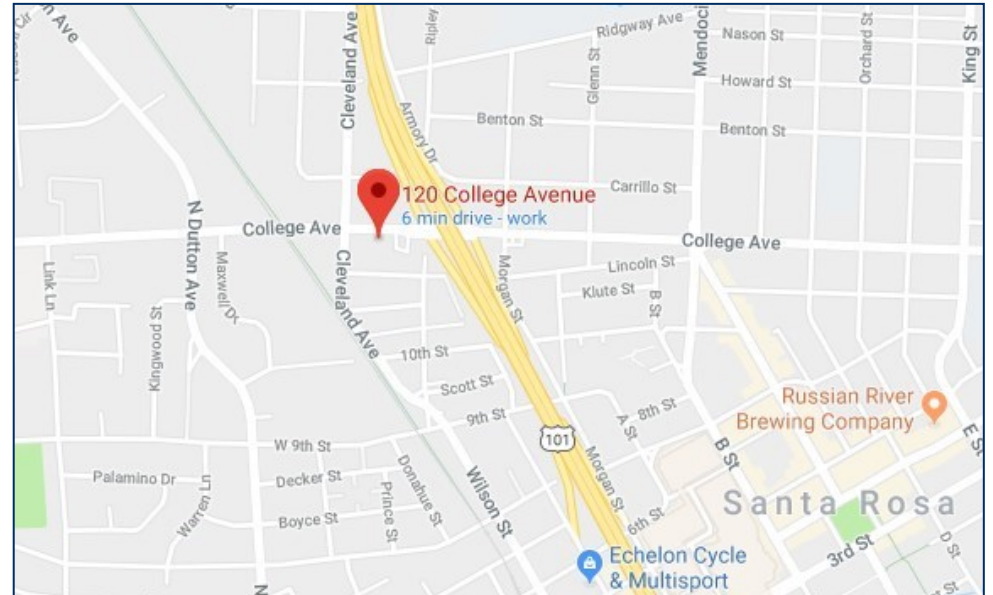
OVERVIEW

120 College Ave Santa Rosa, CA

Modern loft style office in central Santa Rosa. Open ceiling system with exposed rafters in the majority of the space. Modern finishes inside with glass, brushed aluminum, and birch trim. Space offers a total of 7 private offices, conference room of approximately 10x15, 2 restrooms, break room, open work area that accommodates 4 cubicles, reception desk and lobby. Building was completely renovated circa 2012 including fire sprinklers, electrical upgrade and extensive interior work. Space also offers a storage area of approximately 540 sq. ft. with roll up door. Total building approximately 2,844 sq. ft.

Located just off US Hwy 101 north and south bound exits. Short distance to downtown, Santa Rosa business park and generally in close proximity to many amenities including food, shopping and entertainment. Approximately **32,271 +/-** daily car count along both EB and WB College Ave.

Can also be purchased with **128 College Ave** which consist of approximately 1,050 +/- sq. ft. office along College and a 820 +/- sq. ft. detached apartment unit. Asking price for 128 College Ave is \$625,000.



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:	\$825,000
Price per Square Foot:	\$290

BUILDING

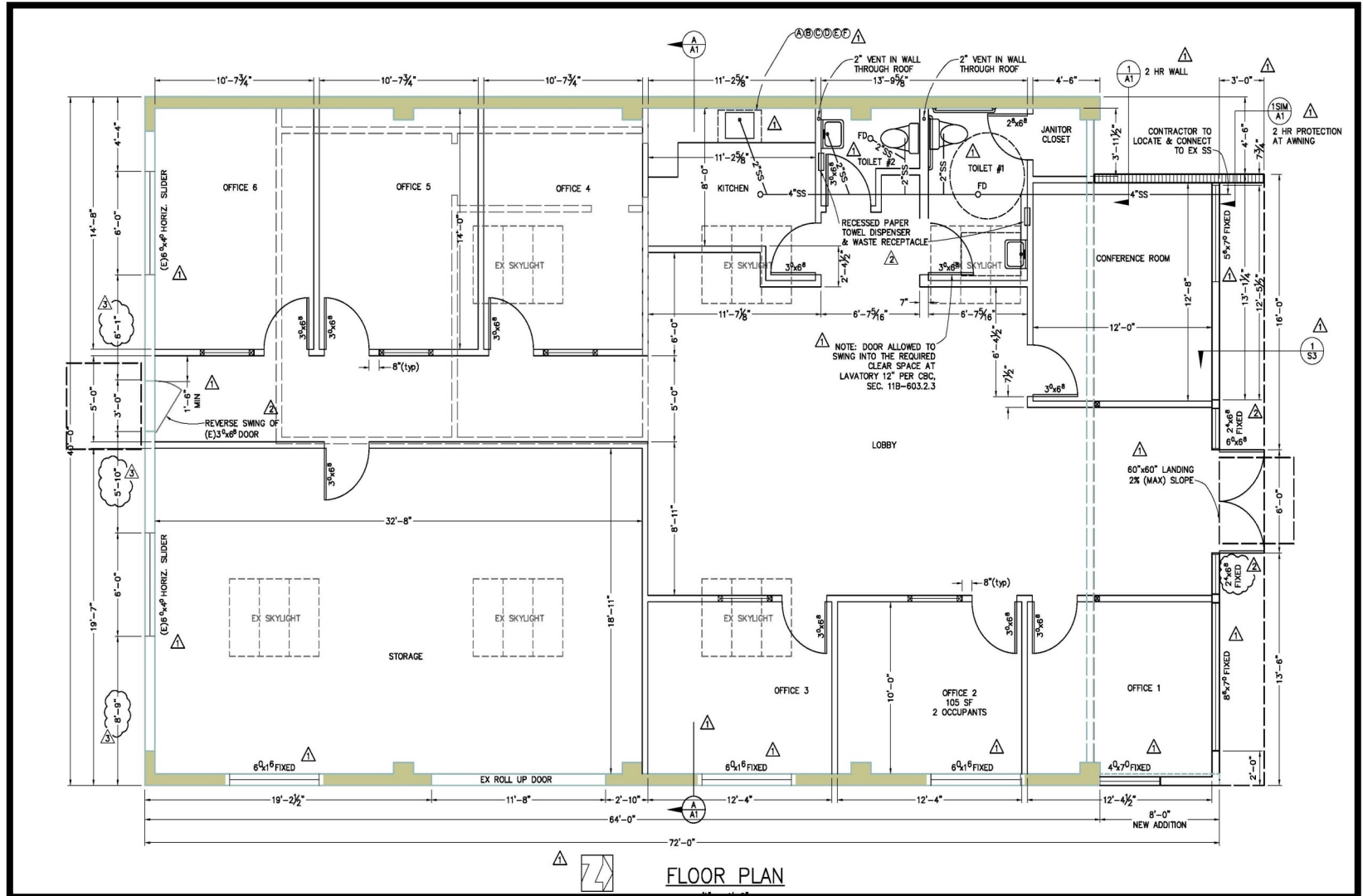
Construction / Siding:	CMU
Approximate Building Sq. Ft.:	2,844 +/- sq. ft.
Lot Size:	.6531+/- acres
Property Amenities:	7 private offices
	1 conference room
Restrooms	2
Zoning	General Commercial
Fire Suppression	Existing Fire Sprinkler System
Warehouse	540 sq. ft. with Roll UP Door
Parking	9 on site



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.



FLOOR PLAN



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.



PHOTOS



Front



Open Work Areas



4-Private Offices



Restroom

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.



PHOTOS



Entry looking into space



Hall with 2 privates and Conference Room



Conference Room



Rear entry

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.



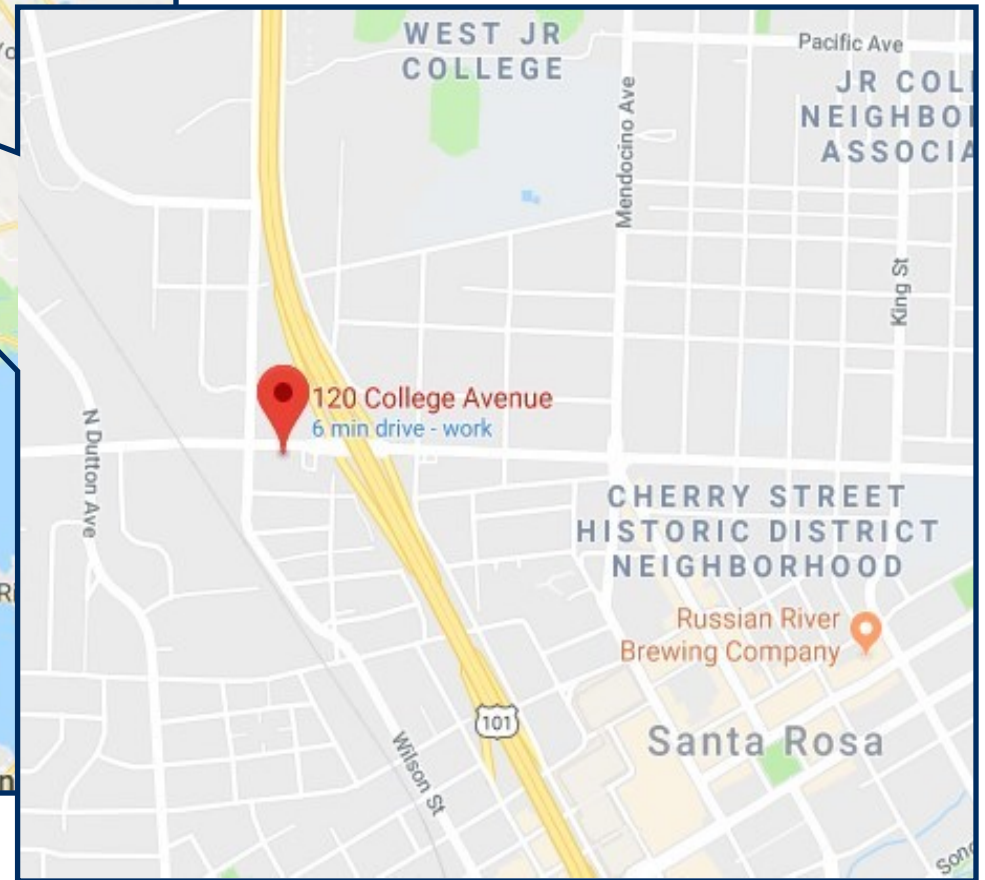
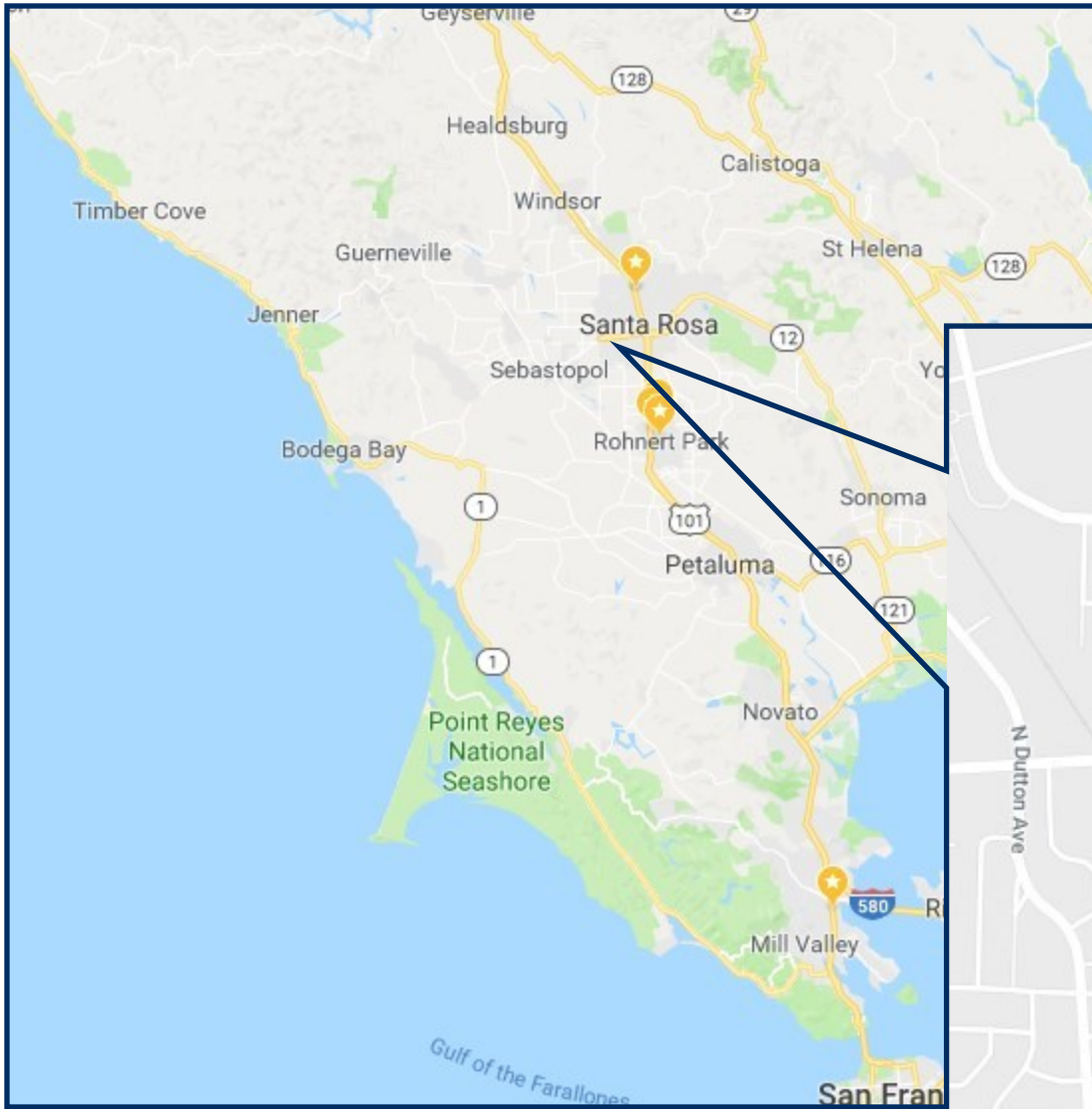
AERIAL MAP



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.



MAPS



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.



LISTING TEAM

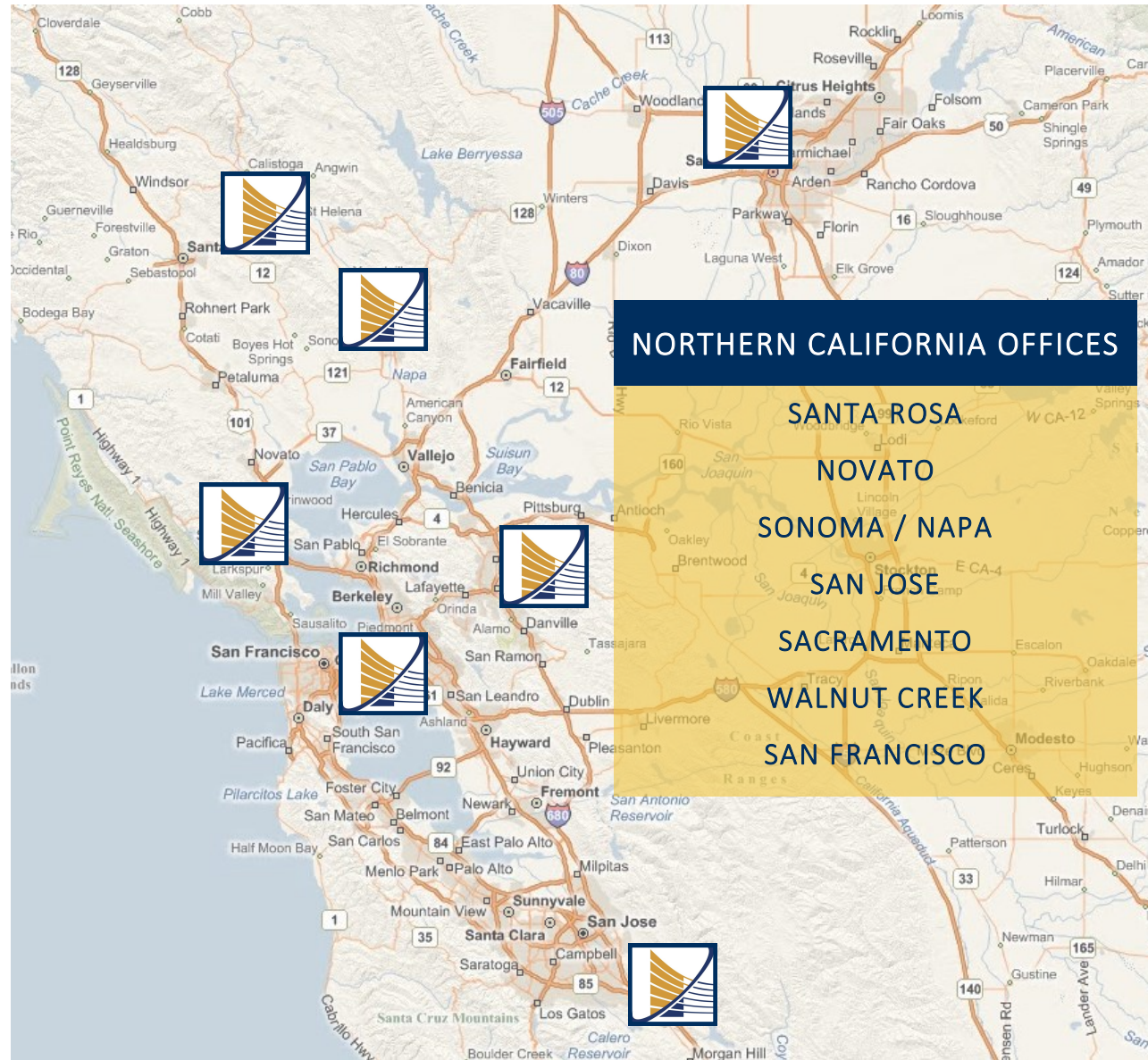


Nick Abbott - Broker
 CA BRE # 01357548
 Phone: 707-523-2700
 Cell: 707-529-1722
 Email: nabbott@northbayprop.com



William M Severi, CCIM, CPM - Broker
 CA BRE # 01000344
 Phone: 707-523-2700
 Cell: 707-291-2722

North Bay Property Advisors
Santa Rosa Office
 2777 Cleveland Ave. Suite 110
 Santa Rosa, CA 95403
 707-523-2700
 www.NorthBayProp.com



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.