



NORTH BAY
PROPERTY ADVISORS

GREAT VALUE For Sale or For Lease Northwest Santa Rosa

ASING PRICE:
\$650,000

LEASE RATE:
\$.99 psf (gross)

SUITE A:
4,368 +/- sf

SUITE B:
3,360 +/- sf

SUITE A & B:
7,882 +/- sf
\$6,853 per mo

Lead Broker / Agent
William M. Severi, CCIM

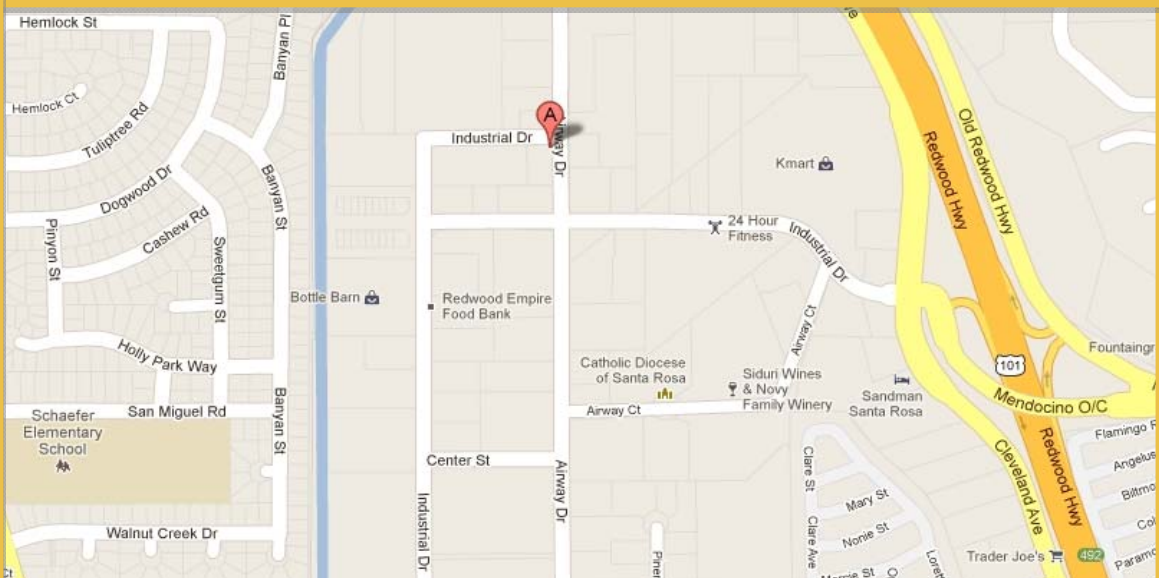
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BRE No.: 01000344



7,882+/- sf northwest Santa Rosa office building with 35+/- on-site parking spaces. Space is divisible to two separate suites of approximately 3,360+/- sf and 4,368 +/- sf. Currently built out with 19 private offices and 4 larger rooms, a break room and 4 rest-rooms. There is a reception area and supply room. Large outdoor patio between the suites. This building has a newer roof and newer interior paint and is well located near shopping and the freeway.

3559 Airway Dr
Santa Rosa, CA 95403



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. An interested party should verify the status of the property and the information herein.



Property Overview

Pricing

Sale Price: \$650,000 (\$82.47 psf)

Lease Rate: \$.99 psf/ mo.

Building

Year Built: 1970

Construction: Wood Frame and Stucco

Building Size: 7,882 +/- Sq. Ft.

Stories: 1

Suites: **Suite A:** 4,368 +/- sf
(15 +/- offices, two restrooms,
break area, and conference
room)

Suite B: 3,360 +/- sf
(Four offices, two conference
areas, two restrooms, and
reception area)

Floors: Carpet, Tile, and Vinyl

Site

APN: 015-650-045

Size: .57 acres (24,829 +/- sf)

Zoning: IL (Industrial Light)

Parking: 33 +/- (approx 4.5:1,000), plus 9
additional spaces on street
directly in front of building)

City / County: Santa Rosa/Sonoma

Water & Sewer: City of Santa Rosa

Gas & Electric: PG&E



Broker Team



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Photos



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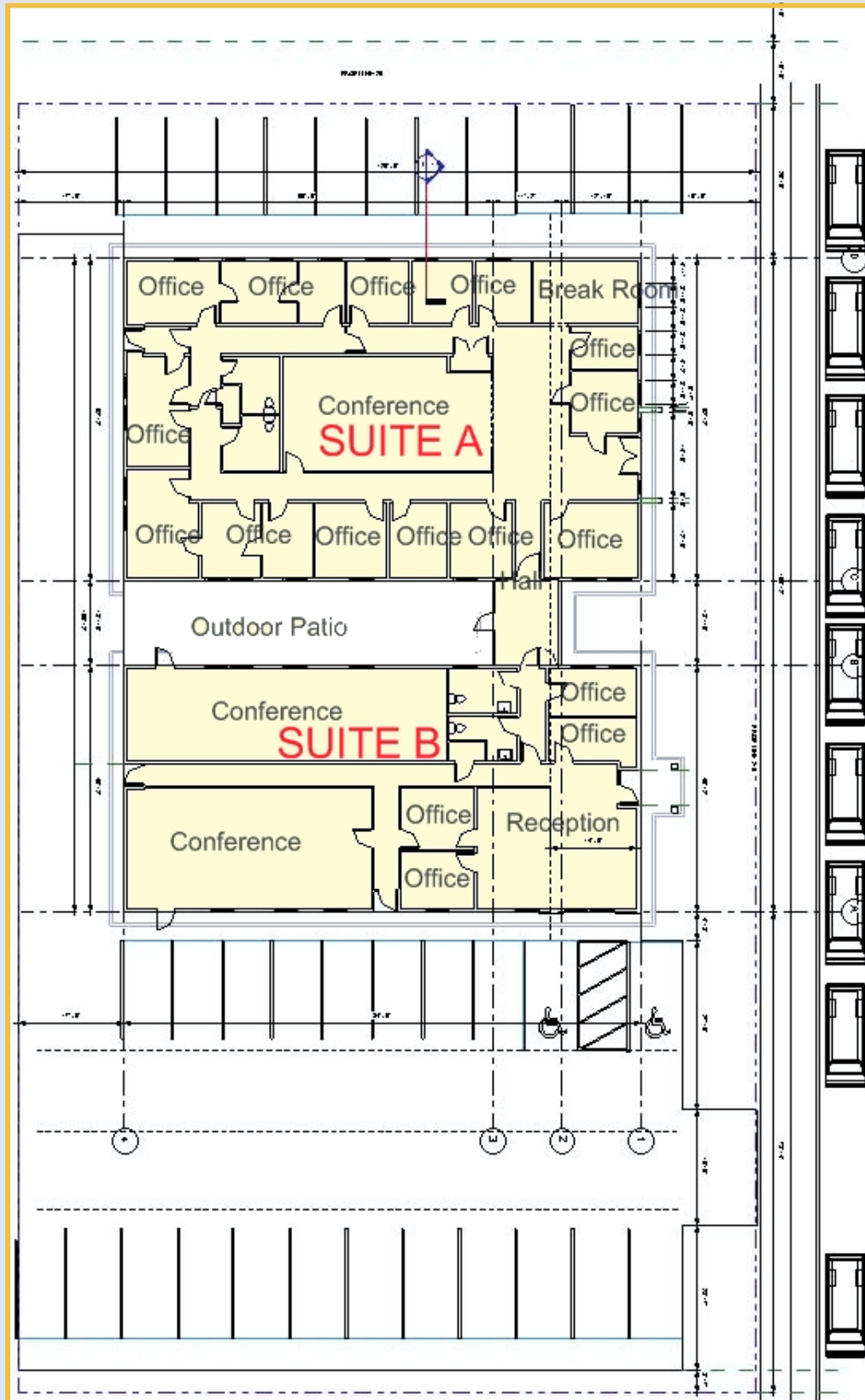
Photos



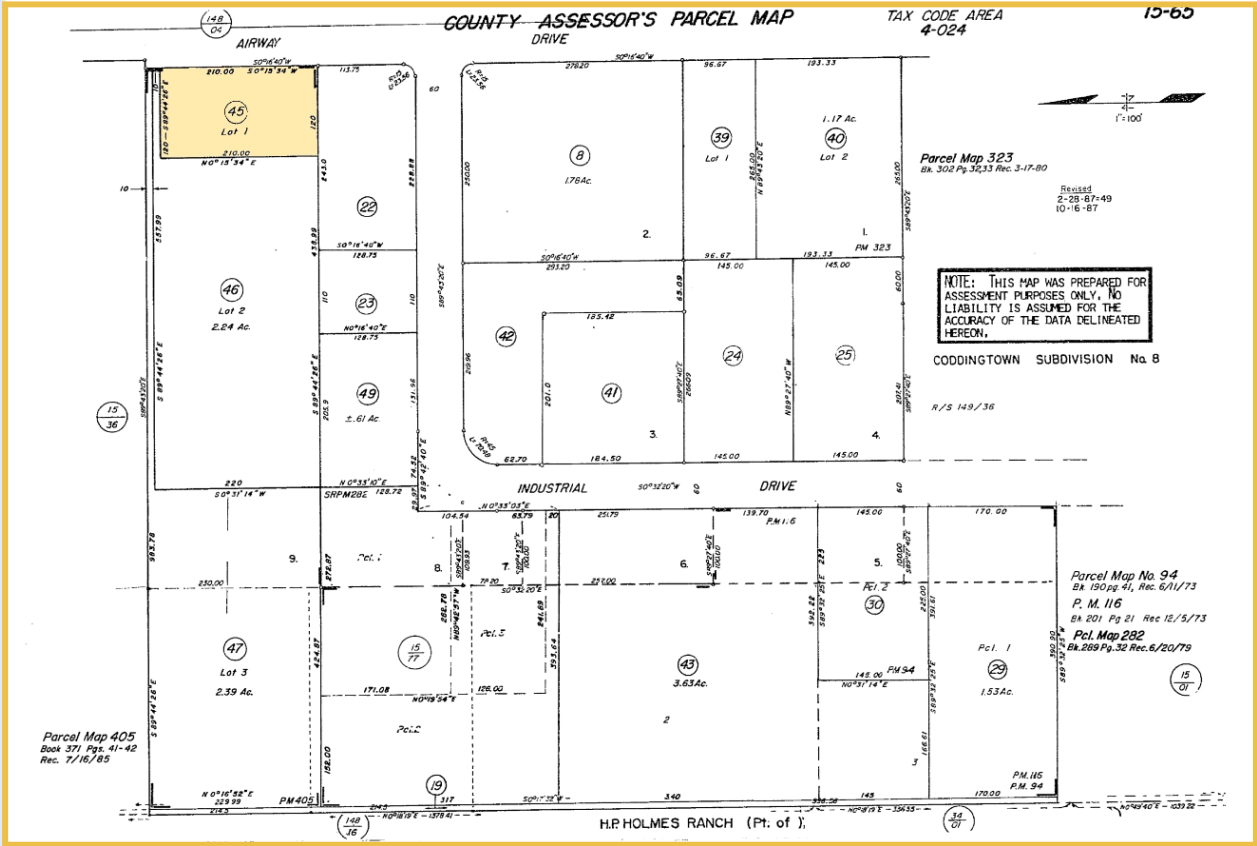
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Existing Floor Plan



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