



For Lease: Small Office Suites

825 College Avenue, Santa Rosa, CA

- Shared Kitchenettes
- Ample Parking
- Great Location
- Private Waiting Area
- Shared Wi-Fi

Offering Summary

Available Sq Ft:	149 - 302 +/- sf
Initial Base Rent:	\$525 - 850/mo
Lease Type:	Modified Gross
Lease Term:	2 - 5 Years
Available:	NOW

Contact:

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HL Commercial Real Estate
70 Mitchell Blvd., Suite 202
San Rafael, CA 94903
www.hlcre.com

For Lease: Office Suite

825 College Avenue, Santa Rosa CA 95404

Building/Space Description:

Historic two-story building, featuring a collection of one room offices occupied by therapists, counselors, and similar professional practices. There are common area bathrooms & shared kitchenettes.

Location Description:

On College Ave., close to Downtown, Santa Rosa Junior College and Highway 101

Space Information/Features:

Suite	Square Feet	Monthly Rent	CAM charges
05	302 +/-	\$850	\$75/mo
09	149 +/-	\$525	\$55/mo

Total Rentable Square Feet: 149- 302 +/- sq. ft.
(Owner is source. Agents have not verified square footage.)
Divisible/Can Add: No
Parking: 10 Shared spaces in private lot. (Unassigned & Unreserved)

Building Information/Features:

Total Building Square Feet: 4,128
Year Constructed: 1922
Zoning/Permitted Uses: [PD 0226](#)
Fire Sprinklers: No
Heating & Air Conditioning: Yes
Flood Zone Designation: X : The area determined to be outside the 500-year flood and protected by levee from 100- year flood.

Lease Terms:

Minimum Lease Term: Two Years
Initial Base Rent: \$525.00 - \$850 /month
Base Rent Increases: 5% annual increases
Lease Type: Modified Gross
CAM Charges: (See chart above) All CAM charges increase 5% each year
(Inc. Gas/Electric, water, common area janitorial & trash removal)
Tenant Expenses: Telephone, Liability Insurance, & Shared Internet

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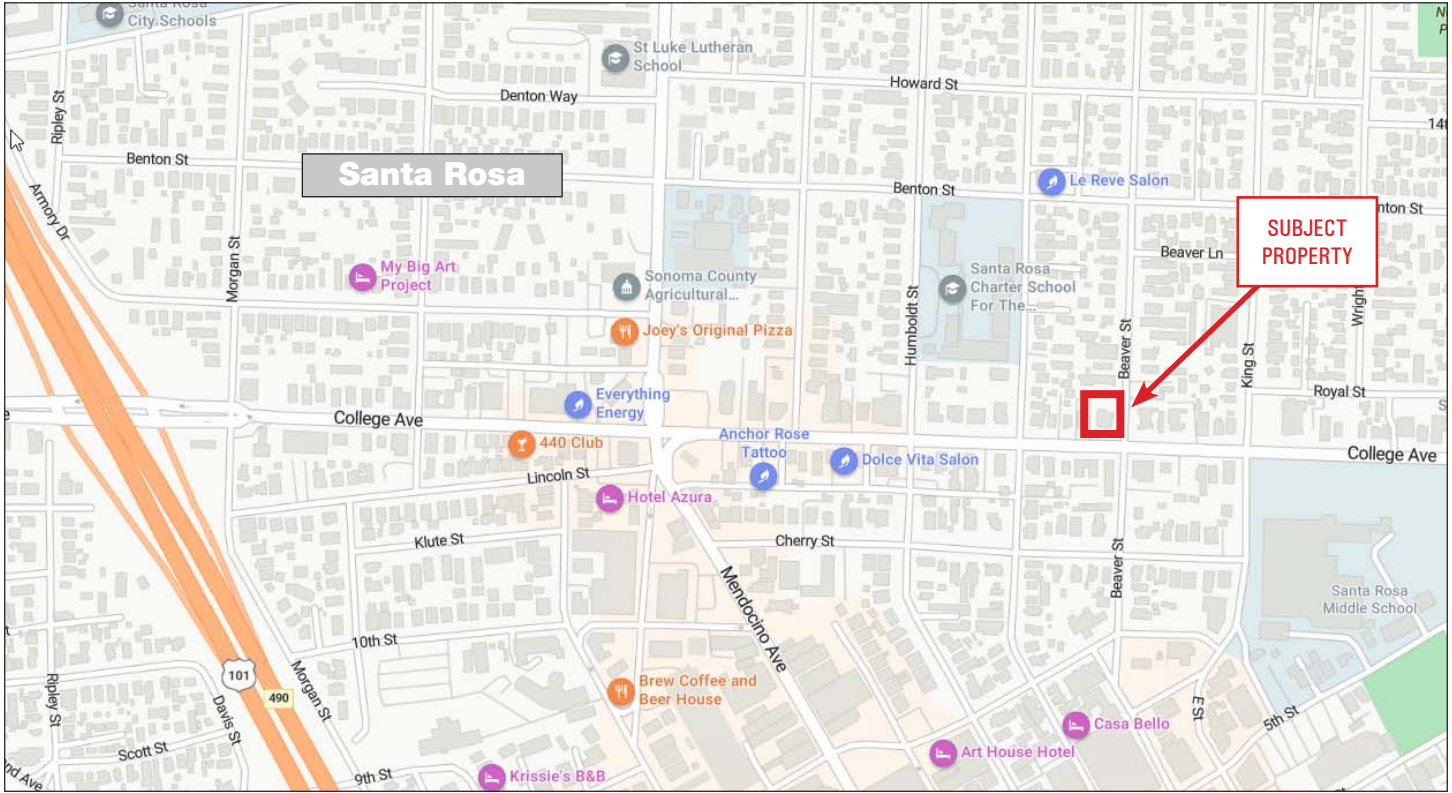
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[Click here to View in Google Maps](#)



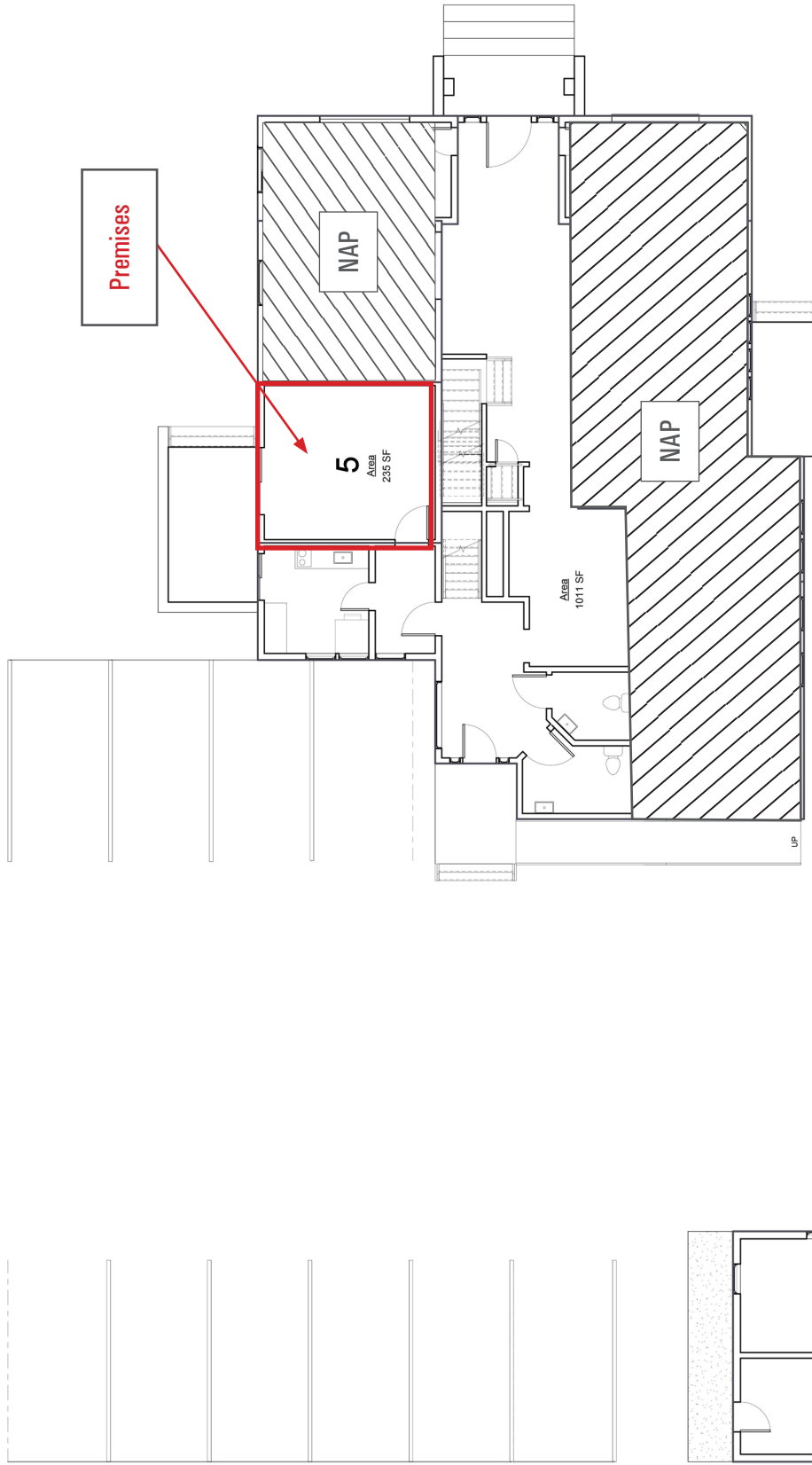
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BEAVER STREET

COLLEGE AVE.



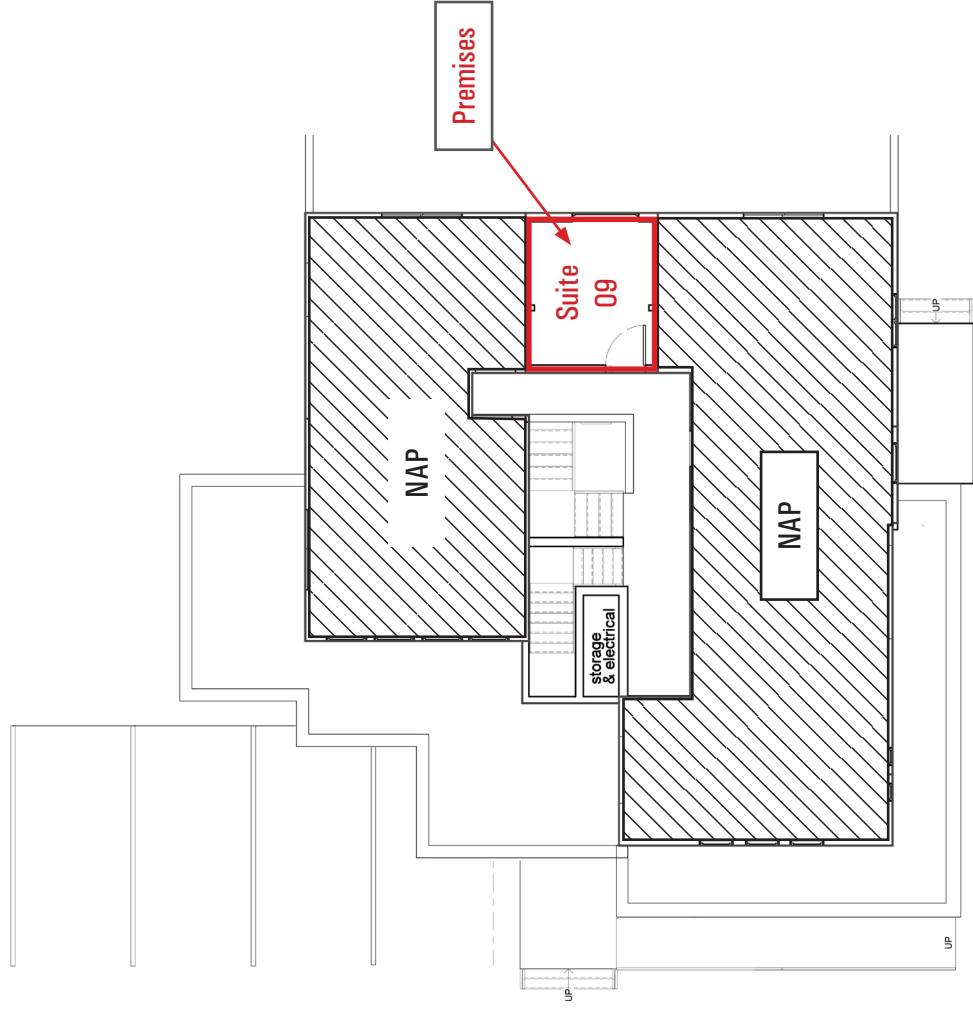
First Floor

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BEAVER STREET

COLLEGE AVE.



Second Floor