



## For Lease: Free-Standing Office Suite

825 College Avenue, Suite 12, Santa Rosa, CA

- Rare Free Standing Suite
- Shared Kitchenettes
- Ample Parking
- Great Location
- Private Waiting Area
- Shared Wi-Fi

### Offering Summary

Available Sq Ft:	444 +/- sf
Initial Base Rent:	\$999/mo
Lease Type:	Modified Gross
Lease Term:	2 - 5 Years
Available:	NOW

Contact:

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# For Lease: Free-Standing Office Suite

825 College Avenue, Suite 12, Santa Rosa CA 95404

## Building/Space Description:

Private free-standing office suite adjacent to Historic two-story building featuring a reception, 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
12	444 +/-	\$999	\$100/mo

Total Rentable Square Feet: 444 +/- 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: \$999 /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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825 College Ave., Suite 12 - Actual Building for rent

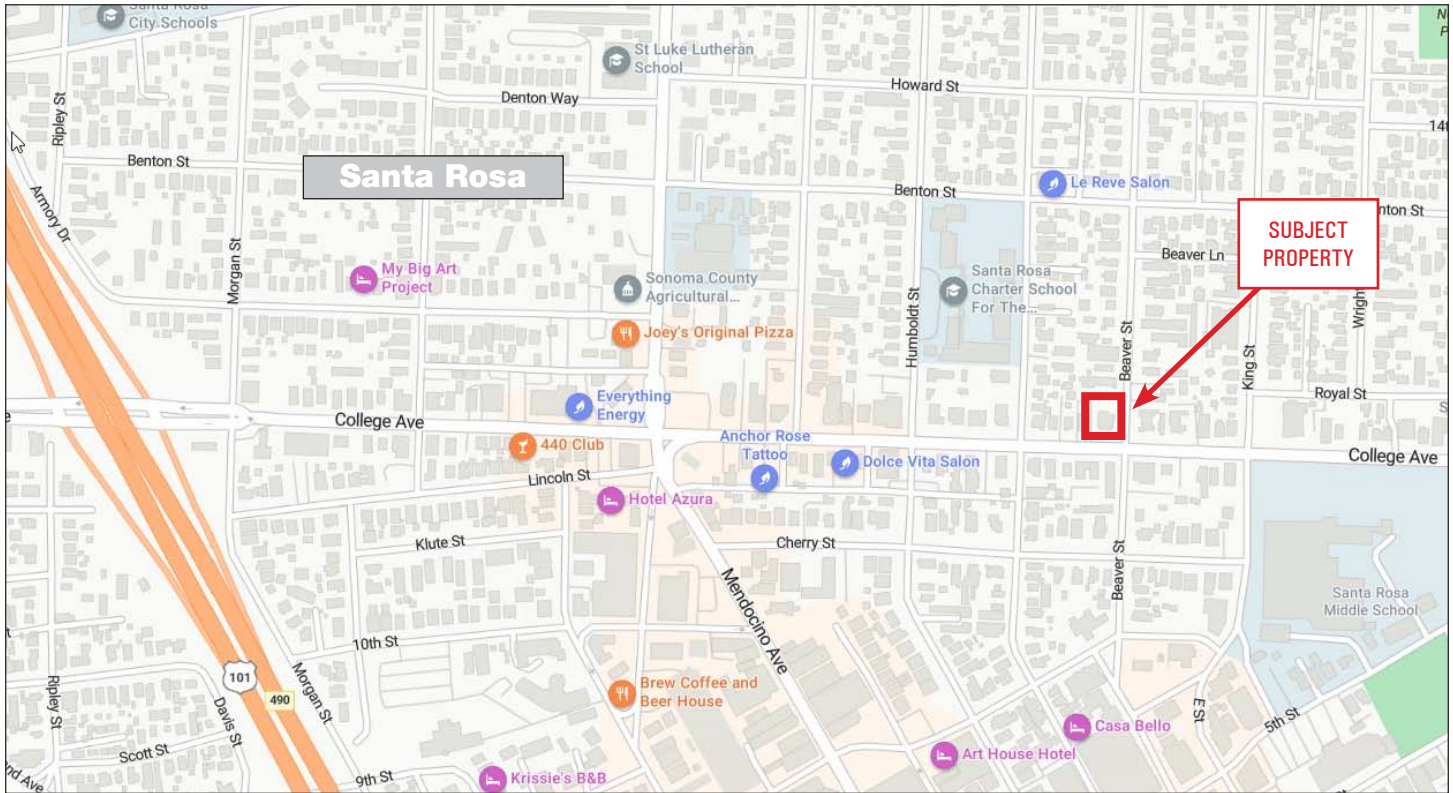


Main Building



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