



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1260 N. DUTTON AVENUE
SANTA ROSA, CA

OFFICE SPACE FOR LEASE IN
SANTA ROSA BUSINESS PARK
AT ATRIUM COURT



Go beyond broker.

PRESENTED BY:

DAVE PETERSON, SENIOR PARTNER
LIC # 01280039 (707) 528-1400, EXT 210
DPETERSON@KEEGANCOPPIN.COM



PROPERTY DETAILS



1260 N. DUTTON AVENUE
SANTA ROSA, CA

OFFICE SPACE FOR LEASE IN SANTA ROSA BUSINESS PARK AT ATRIUM COURT

PROPERTY INFORMATION

HIGHLIGHTS

- Large Open Air Atrium with Seating Areas and Water Features
- Common Area Conference Room
- On-Site Covered And Open Parking (4:1000) - No Charge!
- After Hours Card Key Access
- Minutes To Coddington Regional
- Mall, Restaurants, Shopping
- Easy Access To Highway 101 And Highway 12, Guerneville Road, College Ave
- US Mail, Fed Ex, OnTrac & UPS drop boxes on-site

OFFICE SPACE

DESCRIPTION

Suite 150: 3,944+/- sq ft	Open warm shell space. Tenant Improvements available.
Suite 200: 1,544+/- sq ft	6 private offices, kitchenette and reception.
Suite 225: 1,784+/- sq ft	6 private offices area for cubicles or storage.
Suite 270: 5,911+/- sq ft	15 private offices, large area for cubicles or conference room, reception.

LEASE TERMS

Rate

\$1.80 per sq ft

Terms

Full Service
3 - 10 year lease term

Parking

180 Surface

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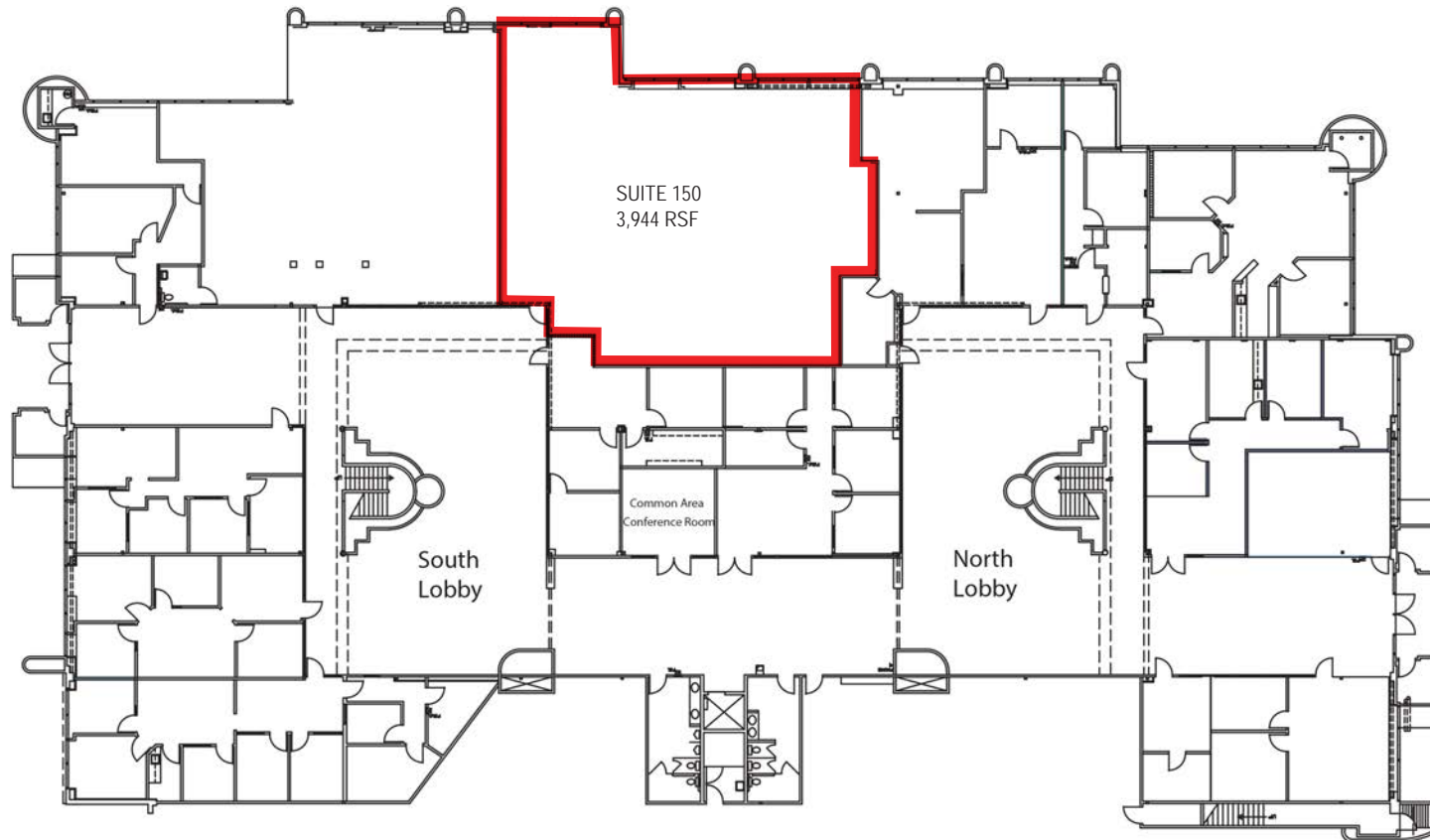
FLOOR PLAN

1ST FLOOR



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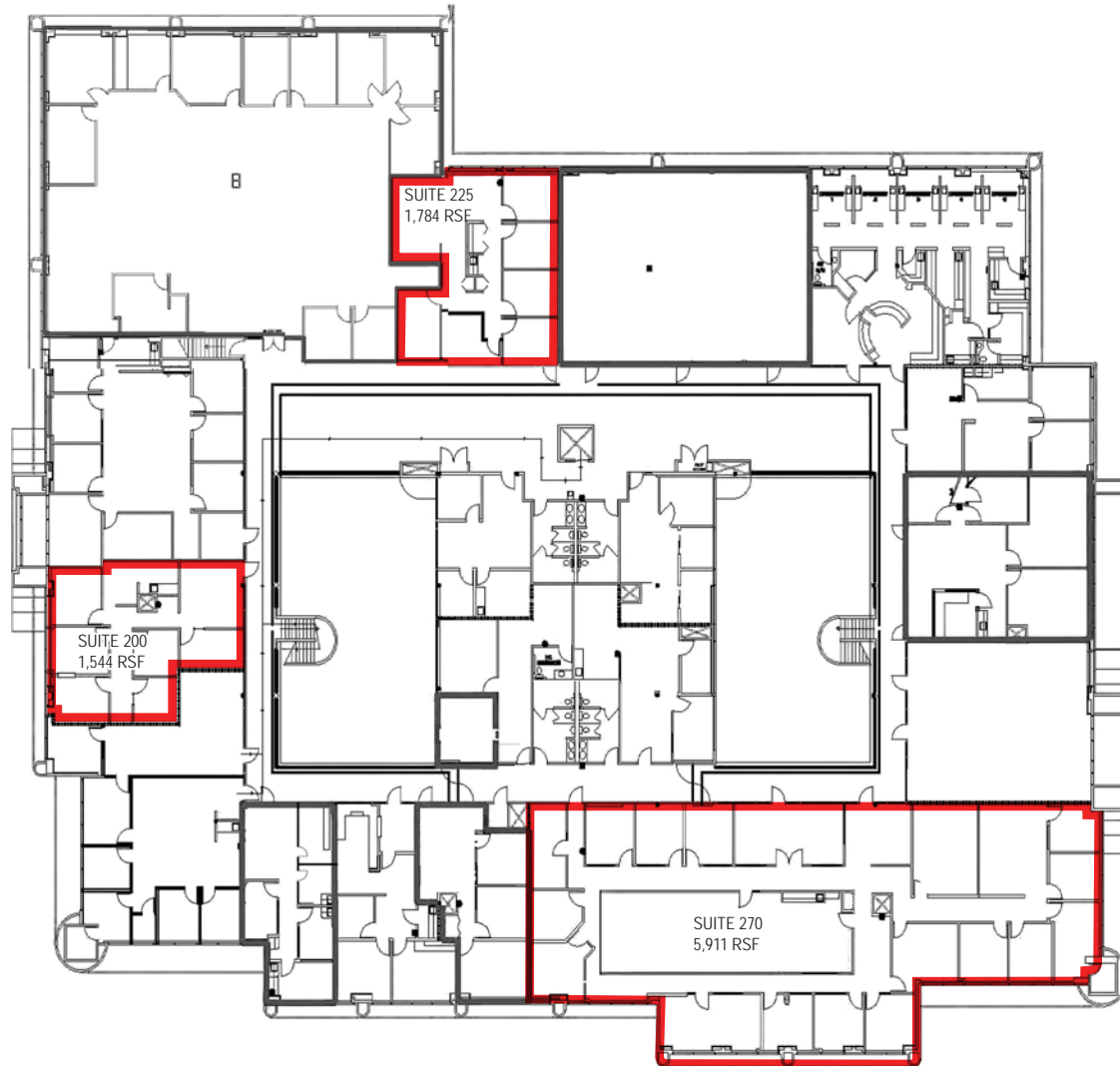
FLOOR PLAN

2ND FLOOR



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PROPERTY PHOTOS



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VICINITY MAP



1260 N. DUTTON AVENUE
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TESCONI CIRCLE

N DUTTON AVE

SMART



www.stggroup.com

Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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