

# 2235 MERCURY WAY

±1,520 - ±24,789 RSF AVAILABLE

OFFICE FOR LEASE

SANTA ROSA, CA



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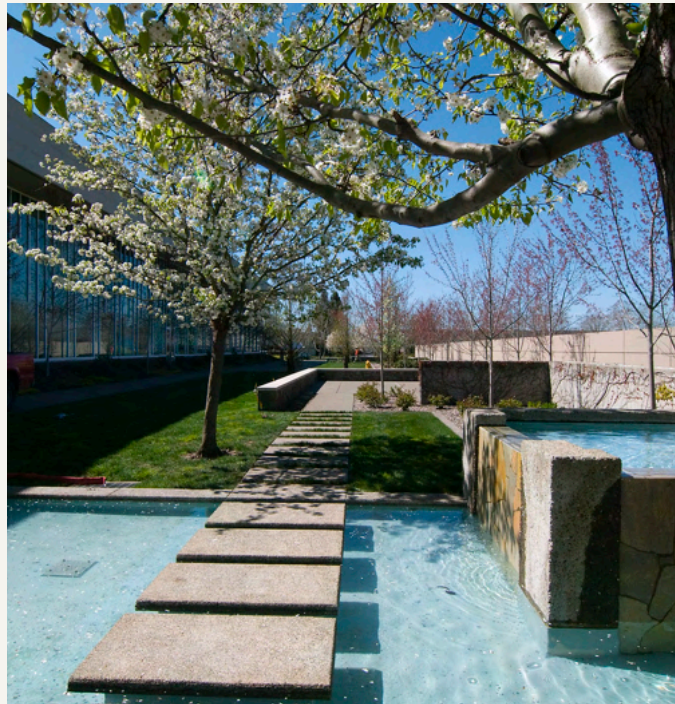


## SITE OVERVIEW

Modern architecture and quality construction blending natural stone, wood, steel, and glass to create the elegant three-story atrium lobby. Professional offices feature ten-foot ceilings and extensive glass create open, airy environment.

Outdoor spaces include a private landscaped courtyard accented by water elements, furnished patios and sand volleyball court.

In the heart of Santa Rosa, 2235 Mercury Way is easily accessible from Highways 101 and 12 and just minutes to the central business district, regional mall and national retailers. Neighboring companies include Amy's Kitchen, Viavi Solutions, Kaiser Permanente and GHD Engineering.



**HIGH  
TRAFFIC &  
VISIBILITY**



**SIGNAGE  
POTENTIAL**



**CENTRALLY  
LOCATED**



**SURROUNDED  
BY GREAT  
TENANT MIX**

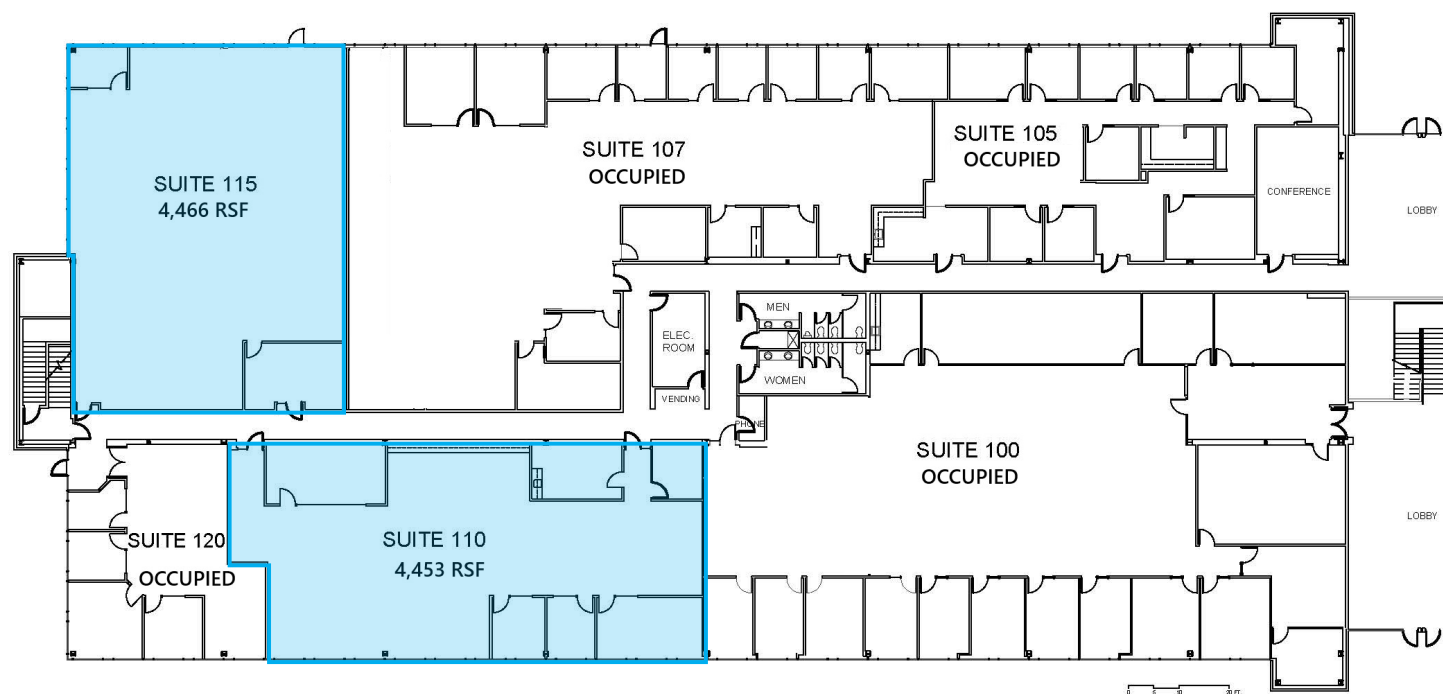
# FIRST FLOOR WEST AVAILABILITIES

## Suite 110

±4,453 SF

## Suite 115

±4,466 SF





# FIRST FLOOR EAST POTENTIAL DEMISING PLAN/AVAILABILITIES

## Suite 150

±4,791 SF

## Suite 160

±4,421 SF

## Suite 165

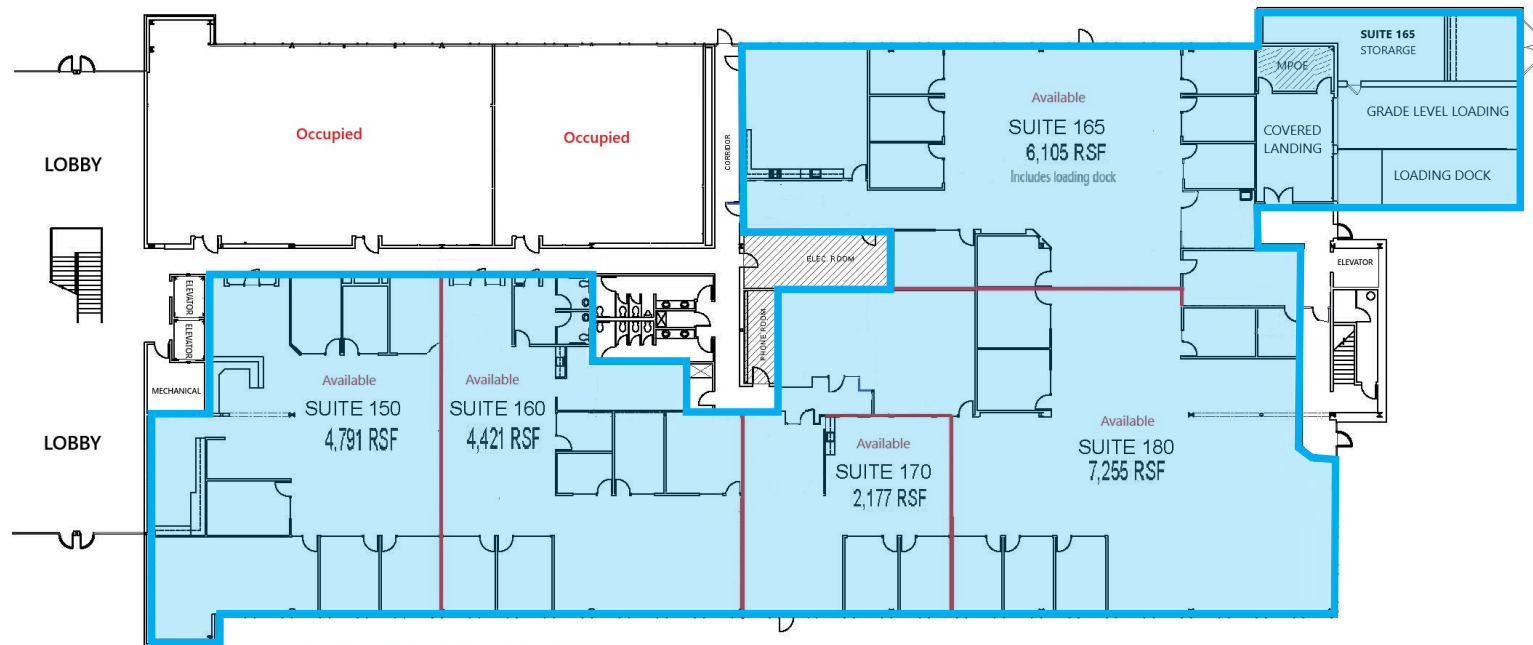
±6,105 SF

## Suite 170

±2,177 SF

## Suite 180

±7,255 SF



# SECOND FLOOR AVAILABILITIES

## Suite 205

±4,634 SF

## Suite 212

±6,053 SF

## Suite 215

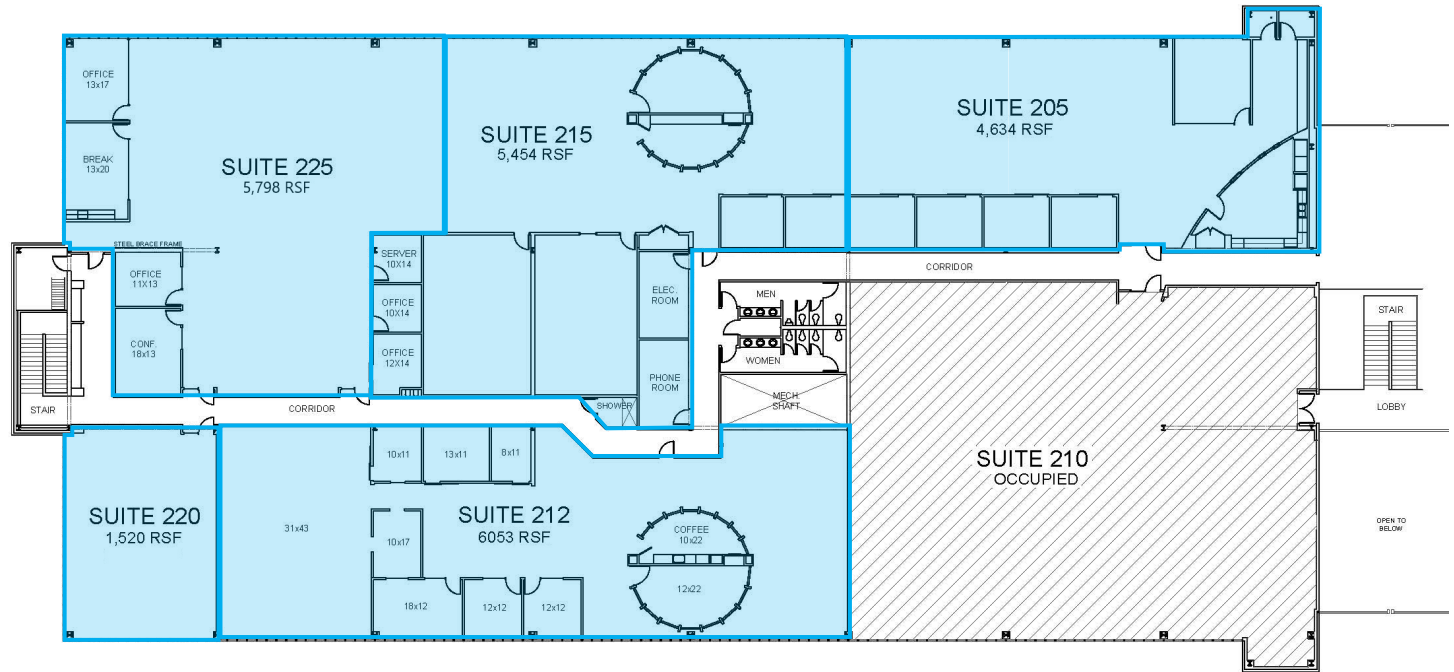
±5,454 SF

## Suite 220

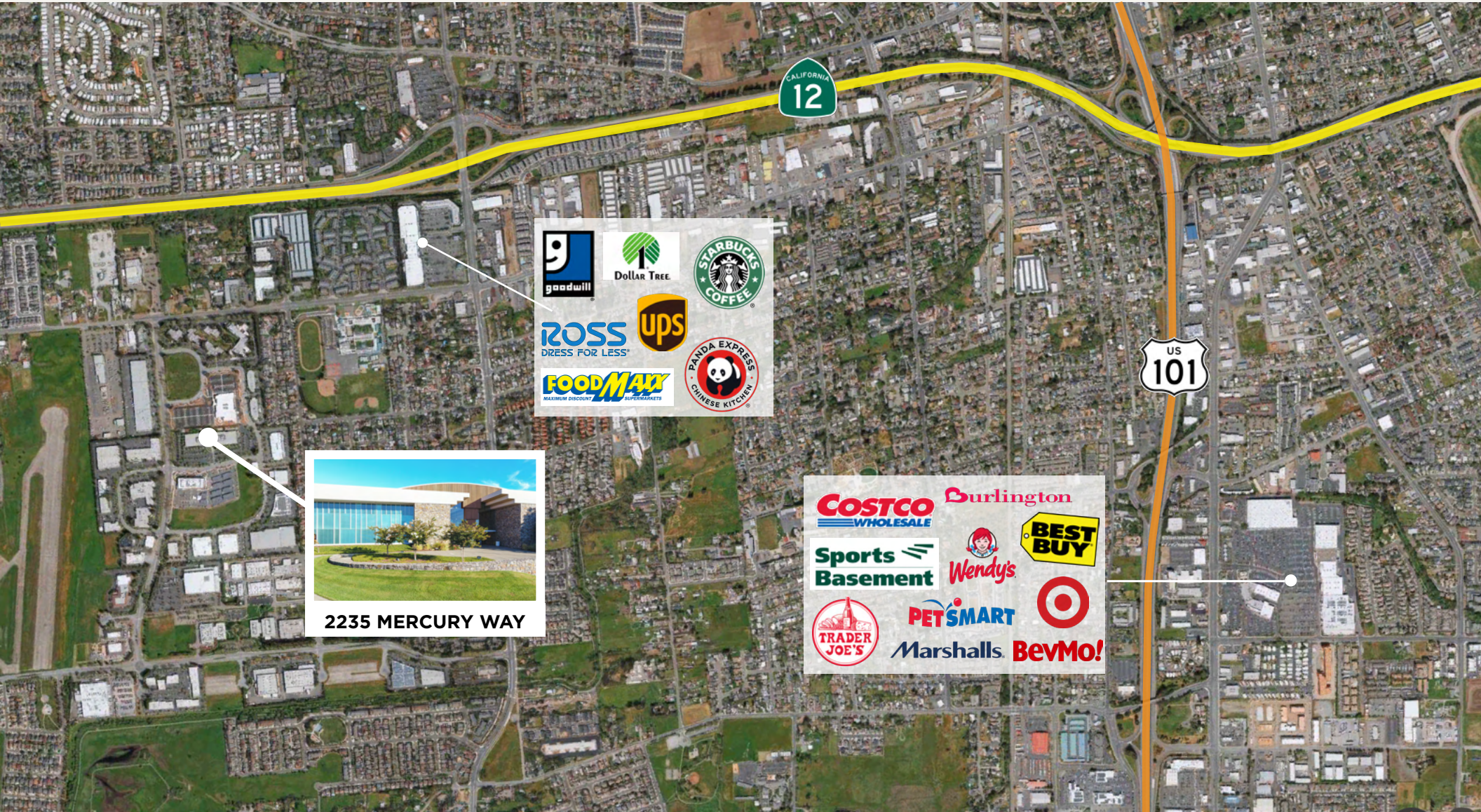
±1,520 SF

## Suite 225

±5,789 SF



# LOCATION



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