



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

720 4TH STREET  
SANTA ROSA, CA

**DOWNTOWN SANTA ROSA  
PREMIER MEDICAL/RETAIL/OFFICE  
SPACE**

**MEDICAL SPACE AVAILABLE**

720  
FOR LEASE  
Keegan & Coppin  
528-1400

Size	Price	Call
1,000 sq. ft.	\$1,200/mo.	528-1400
1,500 sq. ft.	\$1,800/mo.	528-1400
2,000 sq. ft.	\$2,400/mo.	528-1400
2,500 sq. ft.	\$3,000/mo.	528-1400
3,000 sq. ft.	\$3,600/mo.	528-1400
3,500 sq. ft.	\$4,200/mo.	528-1400
4,000 sq. ft.	\$4,800/mo.	528-1400
4,500 sq. ft.	\$5,400/mo.	528-1400
5,000 sq. ft.	\$6,000/mo.	528-1400
5,500 sq. ft.	\$6,600/mo.	528-1400
6,000 sq. ft.	\$7,200/mo.	528-1400
6,500 sq. ft.	\$7,800/mo.	528-1400
7,000 sq. ft.	\$8,400/mo.	528-1400
7,500 sq. ft.	\$9,000/mo.	528-1400
8,000 sq. ft.	\$9,600/mo.	528-1400
8,500 sq. ft.	\$10,200/mo.	528-1400
9,000 sq. ft.	\$10,800/mo.	528-1400
9,500 sq. ft.	\$11,400/mo.	528-1400
10,000 sq. ft.	\$12,000/mo.	528-1400

REPRESENTED BY:

**JEFFREY WILMORE, PARTNER**  
LIC # 01241054 (707) 528-1400, EXT 252, C: (415) 310-1520  
[JWILMORE@KEEGANCOPPIN.COM](mailto:JWILMORE@KEEGANCOPPIN.COM)





# PROPERTY DETAILS



720 4TH STREET  
SANTA ROSA, CA

**PREMIER MEDICAL/  
RETAIL/OFFICE SPACE  
FOR LEASE**

## PROPERTY INFORMATION

### HIGHLIGHTS

**Plan A:** 1,313+/- RSF

- Landlord will build to suit
- Open space “Vanilla Shell”
- Adjacent restroom
- Potential for access to 2nd floor office space, 1,926 sq ft
- High identity 4th Street location
- On-site property management
- Local ownership

### DESCRIPTION OF THE PREMISES

The building has deep roots from the early 1900’s from Santa Rosa’s past. The historic Rosenberg Building was the tallest building in the city for many years. The excellent downtown location with convenient restaurants, stores and parking garages is perfect for all users.



### LEASE TERMS

#### Office Space

Plan A: 1,313+/- sq ft

#### Terms

\$2.25 - Gross

Base year for operating expenses

4% annual rental increases

#### Parking

On-site plus Downtown Parking District

Parking garage adjacent to building

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# AREA DESCRIPTION



720 4TH STREET  
SANTA ROSA, CA

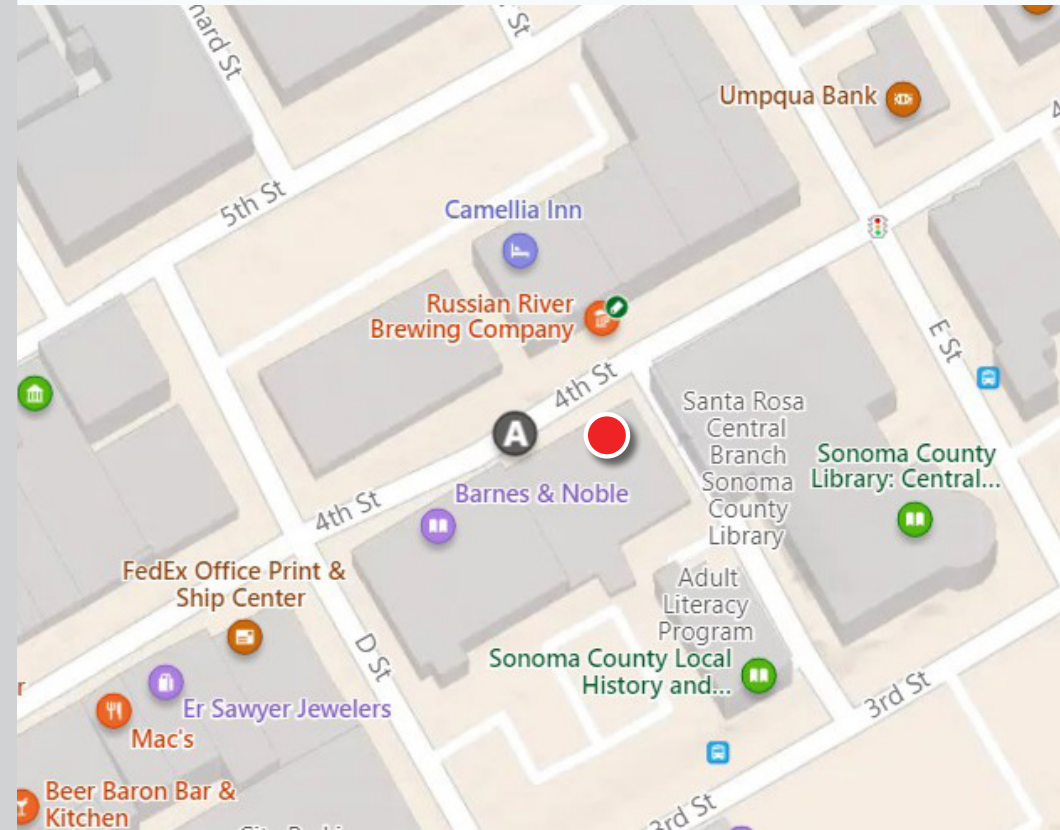
**PREMIER MEDICAL/  
RETAIL/OFFICE SPACE  
FOR LEASE**

## NEARBY AMENITIES

- Walking distance to:
- Starbucks
- Restaurants
- Banks
- Santa Rosa Mall
- Russian River Brewing Com

## TRANSPORTATION ACCESS

- Public Transportation
- Easy access to Highway 101



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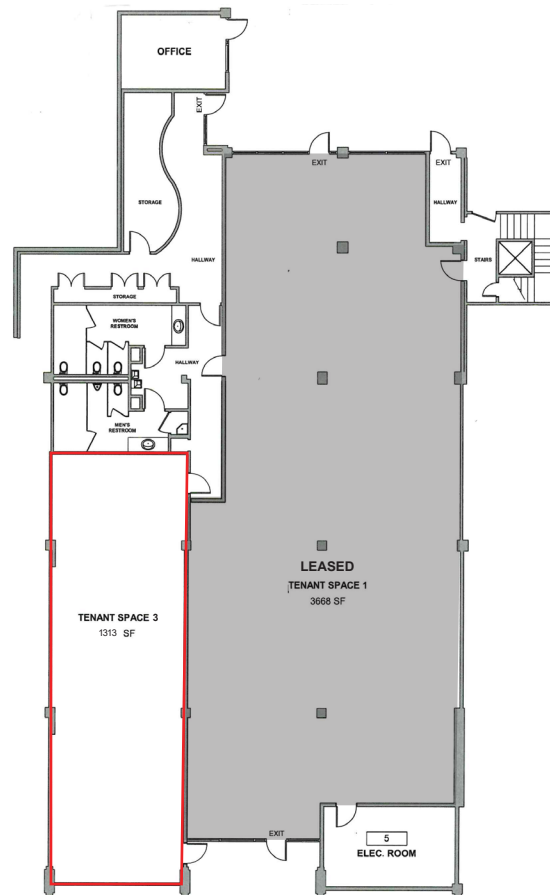
# FLOOR PLAN



720 4TH STREET  
SANTA ROSA, CA

**PREMIER MEDICAL/  
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**PLAN A: 1,313 RSF**



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