



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1701 FOURTH STREET
SANTA ROSA, CA

MEDICAL OR PROFESSIONAL
OFFICE SPACE



Go beyond broker.

PRESENTED BY:

RHONDA DERINGER, PARTNER
LIC # 01206401 (707) 528-1400, EXT 267
RDERINGER@KEEGANCOPPIN.COM



PROPERTY DESCRIPTION



1701 FOURTH STREET
SANTA ROSA, CA

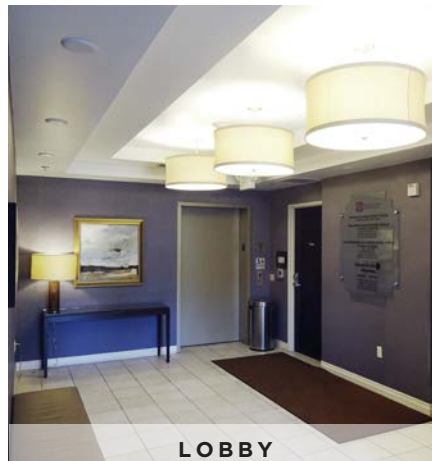
**MEDICAL OR
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SPACE FOR LEASE**



1701 FOURTH STREET



MAIN ENTRY



LOBBY

HIGHLIGHTS

1701 FOURTH STREET -#100 (1ST FLOOR)

- Suite 100: 4,113+/- SF rentable office space on 1st floor (3,767+/- SF Usable)
- Floor plan consists of 13 private offices (some with sinks), waiting room, reception area, kitchenette/break room, open office areas, restroom, IT room
- Common area lobby and restrooms
- Modern well-maintained building with professional appeal - high ceilings - modern improvements
- Co-tenants include: Santa Rosa Orthopaedics and Marin Health ENT (Head and Neck Surgery)
- 20,530+/- sf, 2 story Class A office building
- High identity 4th Street location on a main thoroughfare.
- Ideal uses include: professional services, medical offices, creative studios
- Potential for building & monument signage

Parking

On-site parking, street parking and off-site parking lots available

Zoning

CO (Commercial Office) - Allows for professional office, medical office, & retail.

LEASE TERMS

Rate

Negotiable

Terms

3 - 5 Years Preferred

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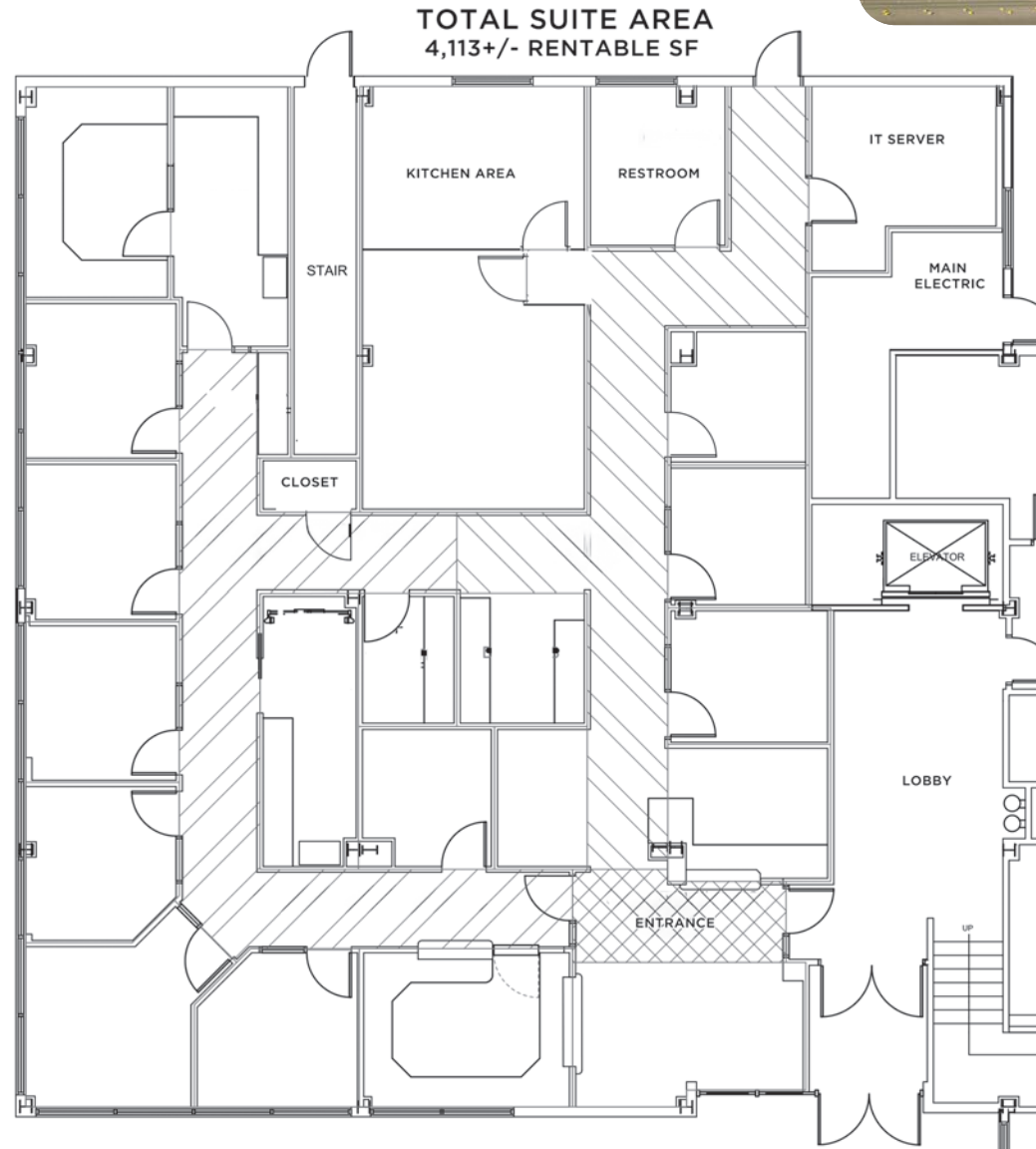
FLOOR PLAN

SUITE 100



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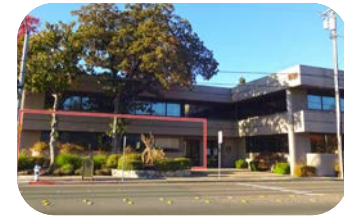


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PROPERTY PHOTOS



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AREA DESCRIPTION



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DESCRIPTION OF AREA

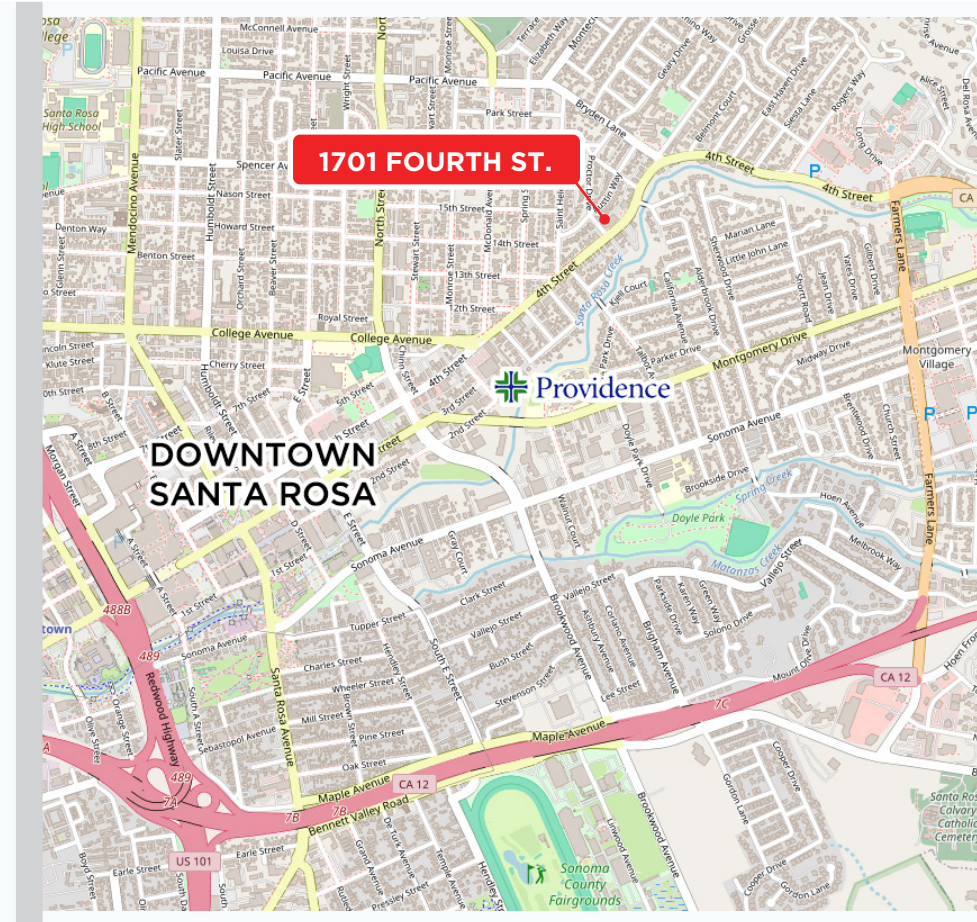
Strategically located along desirable 4th Street, this property provides excellent visibility and accessibility. It is conveniently situated near downtown Santa Rosa, major highways, and public transportation. The location is in one of Santa Rosa's prime areas, close to the Proctor Terrace and Memorial Hospital neighborhoods, both known for their attractive demographics and plentiful amenities. High identity location on major east/west thoroughfare. Walking distance to 4th Street restaurants/shops. Affluent East Santa Rosa location near Memorial Hospital. Easy access to Hwy 101 & Hwy 12.

NEARBY AMENITIES

- Restaurants: Dining options nearby
- Retail stores: Various retail shops and daily needs nearby
- Hospitals: Providence Santa Rosa Memorial Hospital, nearby offering comprehensive medical care and emergency services

TRANSPORTATION ACCESS

- Highway Access: Close to Highway 101 via 4th Street or Highway 12
- Public Transport: Accessible via multiple bus stops along 4th Street and the downtown transit depot



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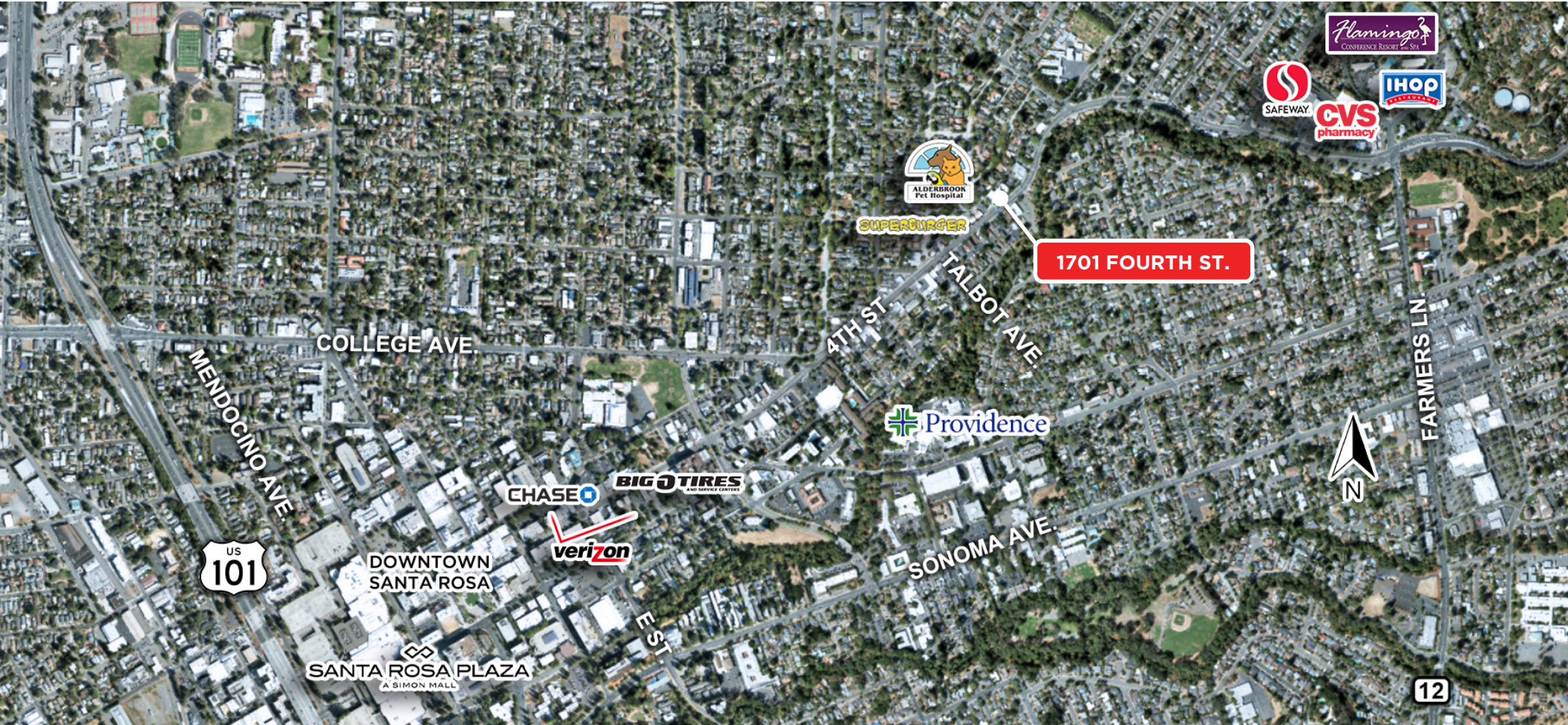


AERIAL MAP



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Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
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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