



Keegan & Coppin
COMPANY, INC.

FOR LEASE

PRIME DOWNTOWN OFFICE SPACE
50 SANTA ROSA AVE.
SANTA ROSA, CA

SANTA ROSA'S CENTRAL
BUSINESS DISTRICT



Go beyond broker.

REPRESENTED BY:

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



DOWNTOWN OFFICE SPACE
50 SANTA ROSA AVENUE
SANTA ROSA, CA

BEST
DOWNTOWN
VIEWS

PRIME DOWNTOWN OFFICE SPACE FOR LEASE

PROPERTY INFORMATION

Space Size 1,041+/- to 7,784+/- sq. ft.
Lease Rate \$1.75 psf Full Service
Lease Terms 3-5 year term

Zoning Downtown Commercial
Parking Downtown Parking District
Total Bldg SF 38,440+/- sq. ft.

AVAILABLE OFFICES

FLOOR	2 nd	Suite 220: 1,123+/- sf*
		Suite 230: 1,421+/- sf*
		Suite 240: 1,515+/- sf*
	* Suites can be combined for 2,544sf, 2,936sf or 4,059sf	
	3 rd	Suite 330: 1,041+/- sf
		Suite 370: 1,205+/- sf
5 th	Suite 500: 7,784+/- sf	

DESCRIPTION OF PREMISES

Downtown district office building, with recently remodeled main lobby and corridors. Window lines offer natural lighting and views of downtown.

DESCRIPTION OF AREA

Located in the heart of Downtown Santa Rosa and is centrally located near the City's best restaurants and largest banks. Walking distance from Hyatt Vineyard Creek Hotel, Spa, and Convention Center, Sonoma County Bar Association, U.S. Bankruptcy Court, State Government Building, retail Shopping, and theaters. Conveniently located near major public transportation and Highway 101, offering easy access for both employees and clients.

HIGHLIGHTS

- 3rd Floor Common-Area Conference Room
- Located in Santa Rosa's Central Business District
- Walking distance to restaurants, retail stores and parking garages
- Conveniently located next to public transportation hub and Highway 101

AREA MAP

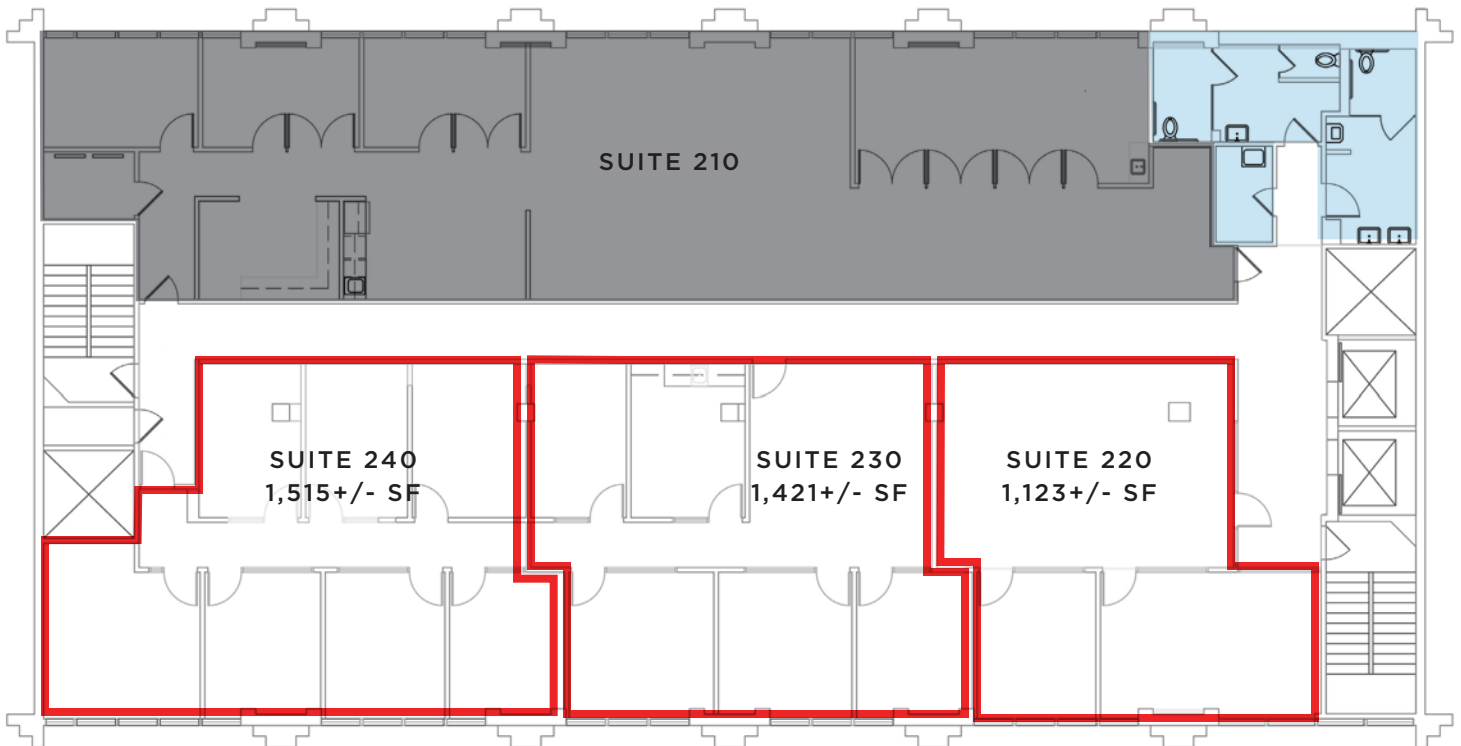


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The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



FLOOR PLAN - 2ND FLOOR



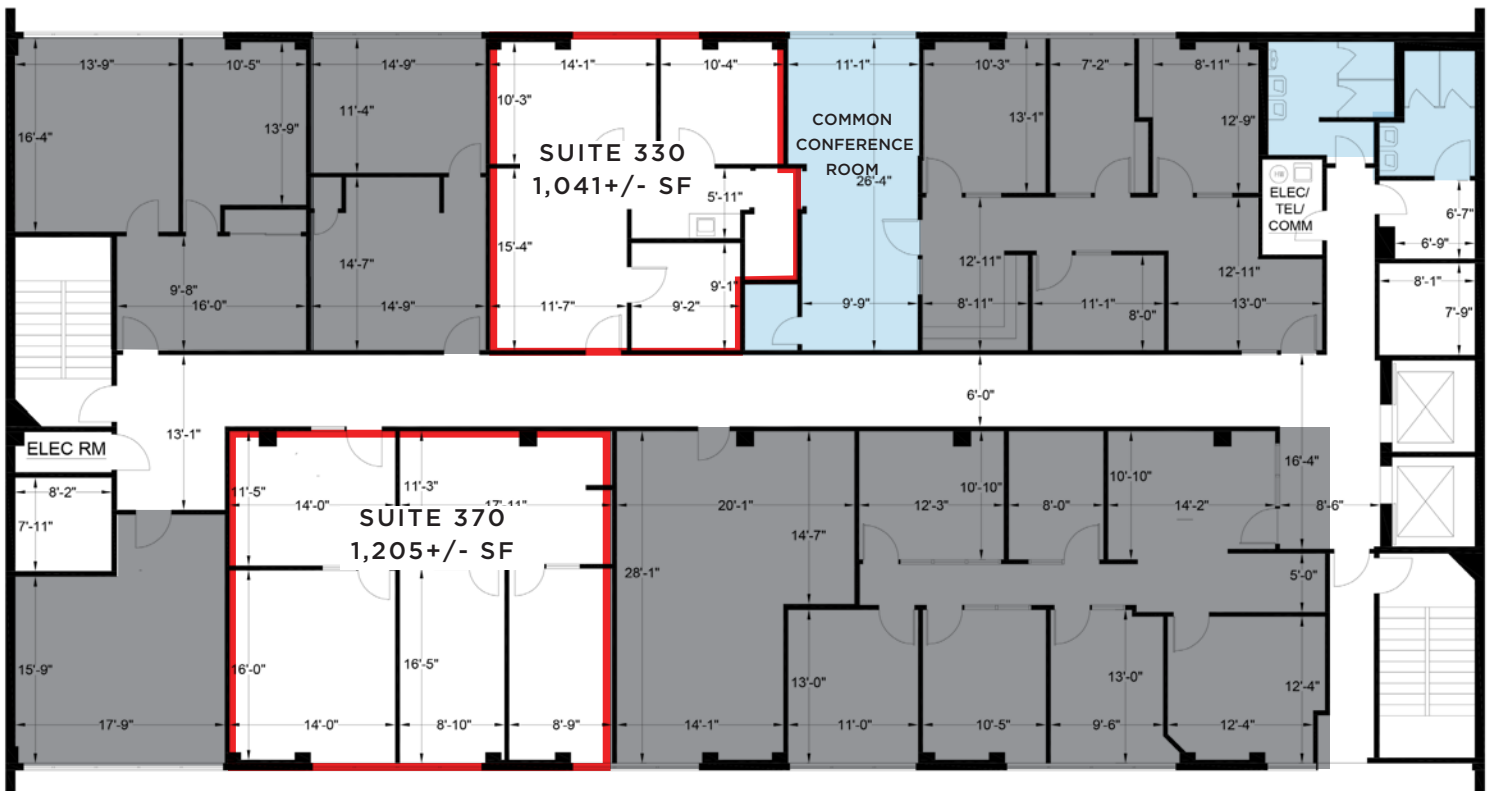
- AVAILABLE
- COMMON AREA
- NOT AVAILABLE

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FLOOR PLAN - 3RD FLOOR



- AVAILABLE
- COMMON AREA
- NOT AVAILABLE

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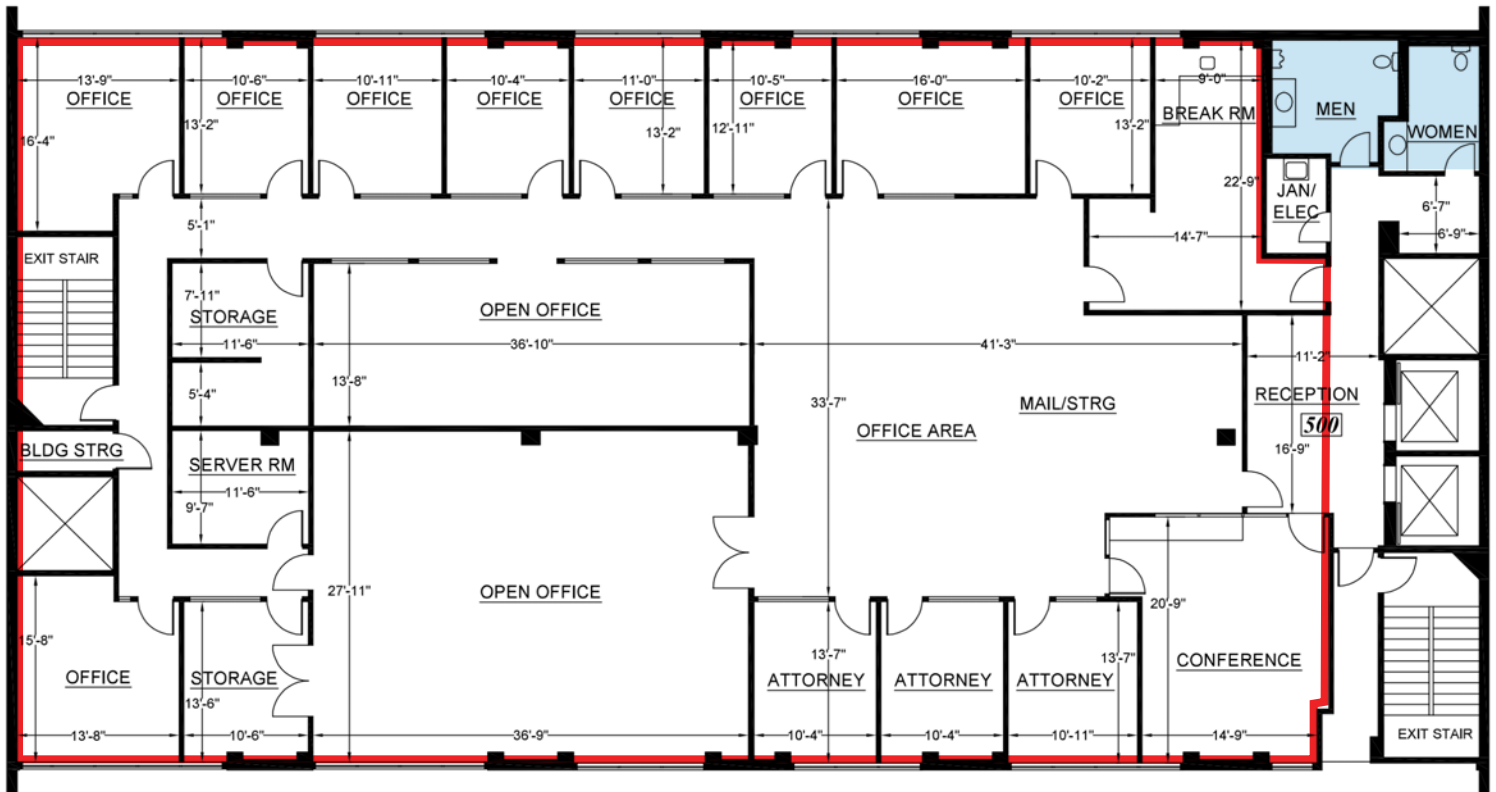
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FLOOR PLAN - 5TH FLOOR



SUITE 500 7,784+/- SF

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- COMMON AREA
- NOT AVAILABLE

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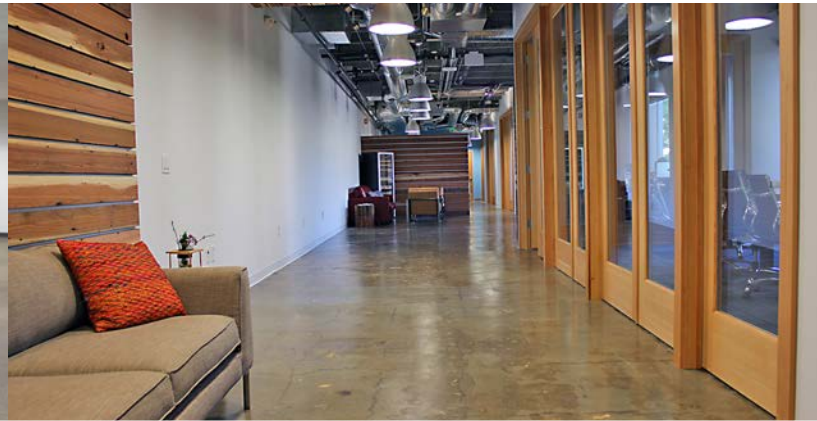
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PROPERTY PHOTOS



SUITE 200



SUITE 210



SUITE 200



SUITE 210



SUITE 200



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AERIAL MAP



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