



Keegan & Coppin
COMPANY, INC.

FOR LEASE

640 THIRD STREET
SANTA ROSA, CA

MECHANICS BANK/SECOND
FLOOR PRIME DOWNTOWN
FINANCIAL DISTRICT
CLASS-A OFFICE SPACE



Go beyond broker.

PRESENTED BY:

DINO D'ARGENZIO, PARTNER
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DARGENZIO@KEEGANCOPPIN.COM

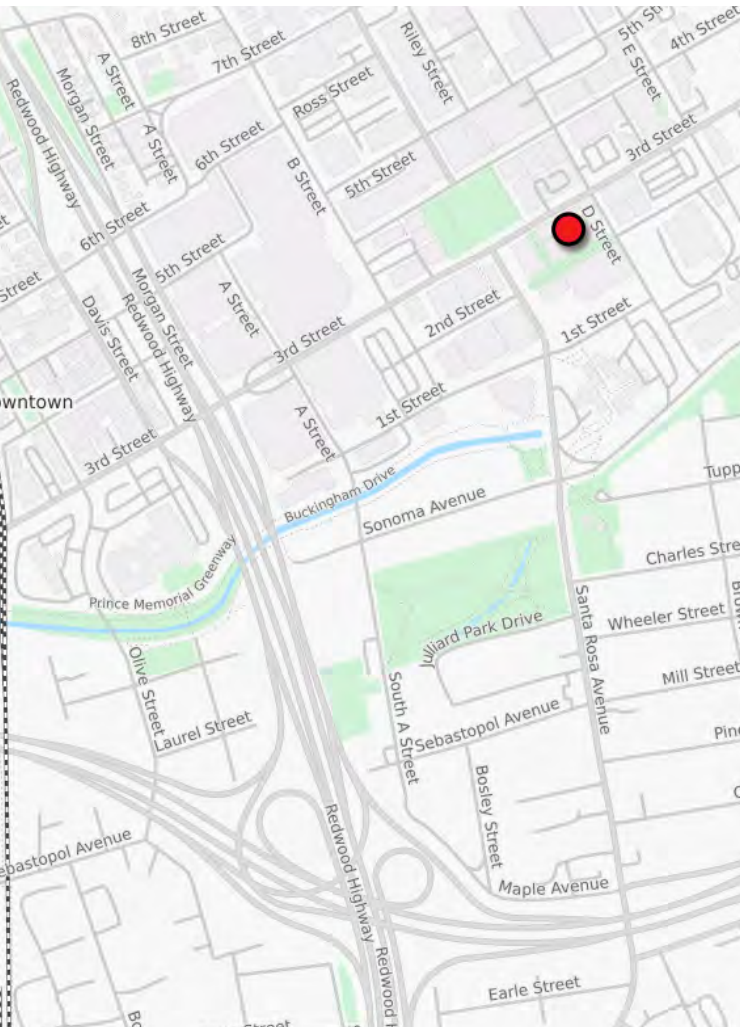


PROPERTY DESCRIPTION



640 THIRD STREET
SANTA ROSA, CA

SECOND FLOOR/ MECHANICS BUILDING PRIME FINANCIAL DISTRICT OFFICE SPACE FOR LEASE



- On the second-floor of the Mechanics Bank building at 3rd x D St Downtown Santa Rosa.
- Professional Improved Offices
- Elevator Served
- Located in the Heart of the Downtown Financial District
- Adjacent to 3 Public Parking Garages
- Building Front-Area Signage
- Available April 2026

RENTABLE SPACE

Second Floor: 2,750+/- sf

- Second-floor professional office space with primary building signage elevated

PARKING

2,900 - 4,500 Spaces in Adjacent Garages & Metered Curbside

DESCRIPTION OF LOCATION - AREA

640 Third St is a prime class 'A' corner prominent identity building. Anchored by Mechanics Bank on the first-floor. This second-floor space is rarely available and located in the heart of the Downtown Financial District, next to 3 parking garages, close to City and State Offices and all downtown services. Next to City parking garage.

BUILDING FRONT SIGNAGE

Primary signage areas facing Third St. and D St. available.

LEASE RATE

**\$1.40/PSFT GROSS RENT
PLUS JANITORIAL, PGE,
TRASH, & WATER**

TERMS

3-10 year lease term available. The rent quote is for the area as it is configured. The rent quoted includes: base year cost of common area maintenance expenses, real estate taxes, insurance, exterior janitorial, HVAC and roof services. Rent quote does not include each tenant's interior janitorial or share of water, trash, or PG&E.



Click [here](#) to visit the City of Santa Rosa.

Click here to download the area **HUB Zone Map**.

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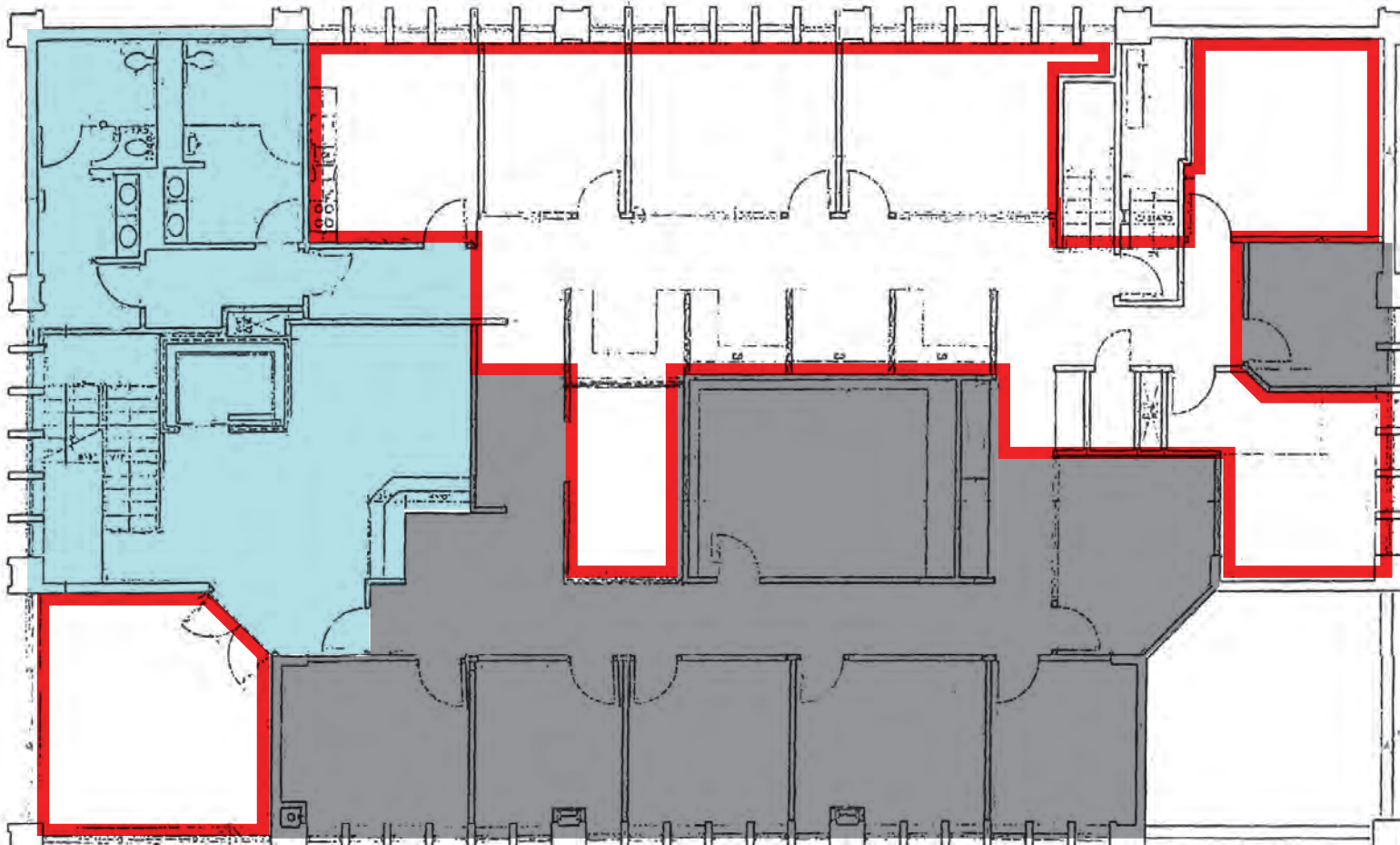


2ND FLOOR PLAN



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- AVAILABLE
- NOT AVAILABLE
- COMMON AREA

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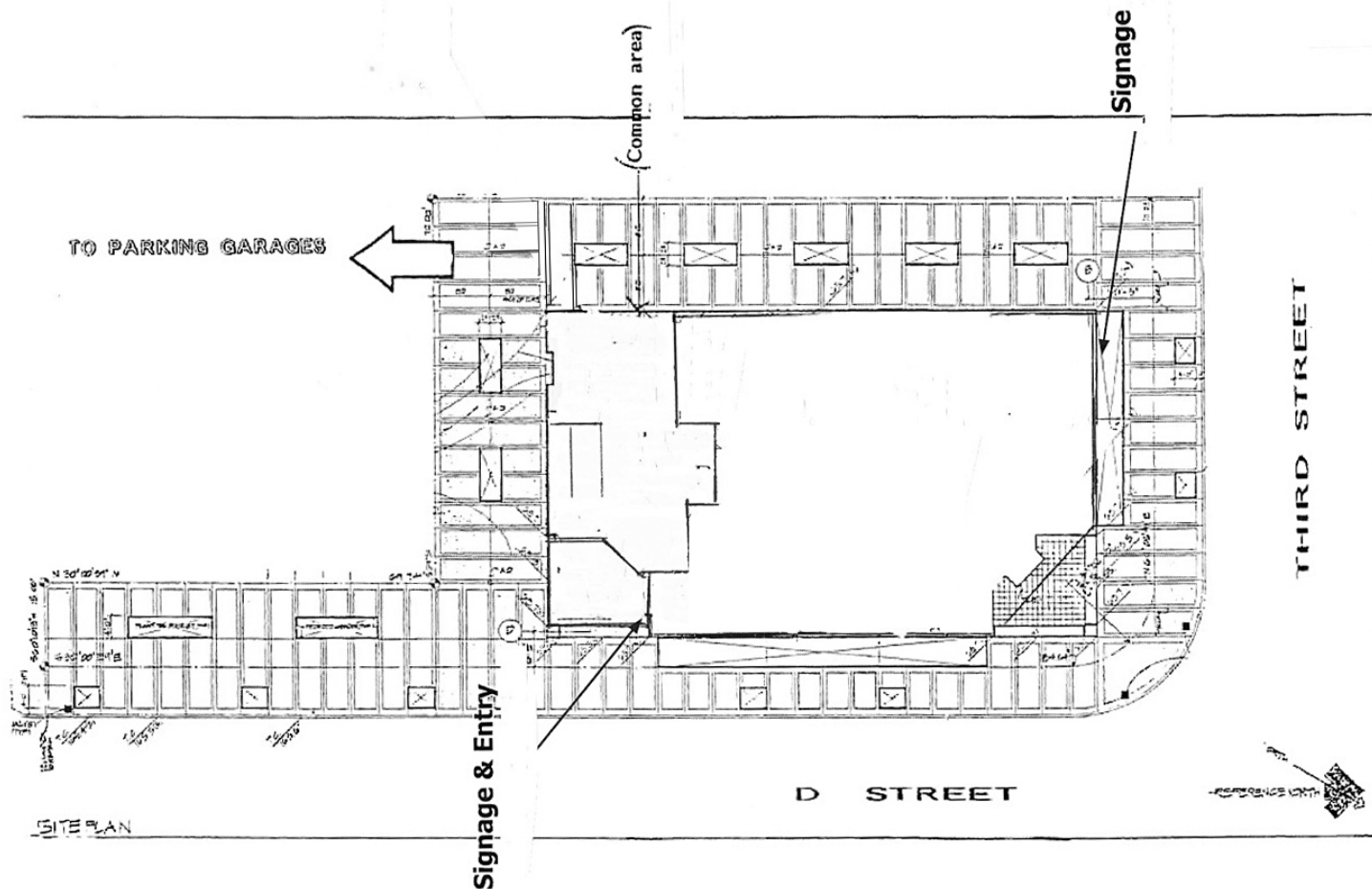


SITE PLAN



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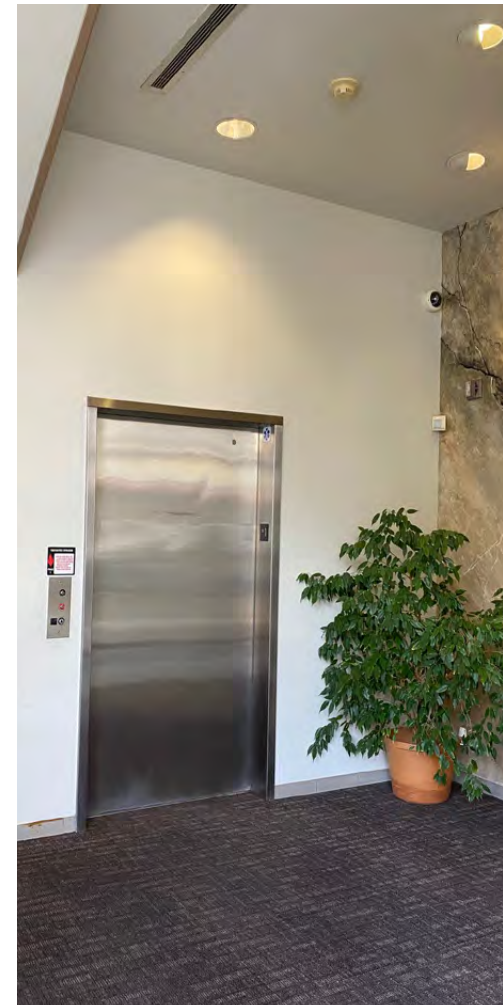
PROPERTY PHOTOS

2ND FLOOR



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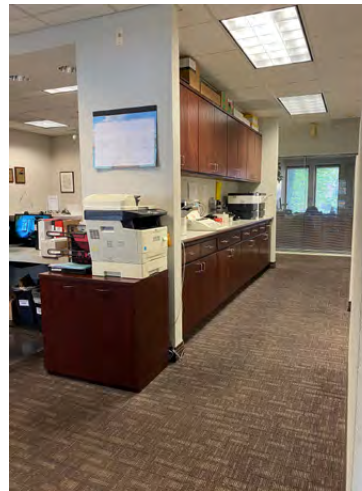
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PROPERTY PHOTOS 2ND FLOOR



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