



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

627 COLLEGE AVE.  
SANTA ROSA, CA

**HIGHLY VISIBLE PROFESSIONAL  
OFFICE SPACE**



Go beyond broker.

PRESENTED BY:

**KEVIN DORAN, PARTNER**  
LIC # 01704987 (707) 528-1400, EXT. 270  
[KDORAN@KEEGANCOPPIN.COM](mailto:KDORAN@KEEGANCOPPIN.COM)



# PROPERTY DETAILS



627 COLLEGE AVE.  
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## PROPERTY INFORMATION

### HIGHLIGHTS

Professional office building located on **College Avenue**, one of Santa Rosa's main east-west corridors, offering convenient access to downtown, Highway 101, and surrounding neighborhoods and restaurants.

The site has historically been occupied by professional office users, including a title company office, indicating suitability for professional services and administrative users.

- High visibility
- 8,020+/- rentable square footage office available for Lease
- Can be demised into two (2) separate suites
- **Ideal for:** Legal, Insurance, Financial services, Real estate, Medical or consulting offices, general office use
- Convenient access to Downtown Santa Rosa
- Nearby restaurants, services, and residential neighborhoods
- Zoned CG: General Commercial
- ADT: 27,000 Cars

### LEASE TERMS

#### Rate

\$1.75-\$1.85 Per SQFT Gross/Month



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# AREA DESCRIPTION



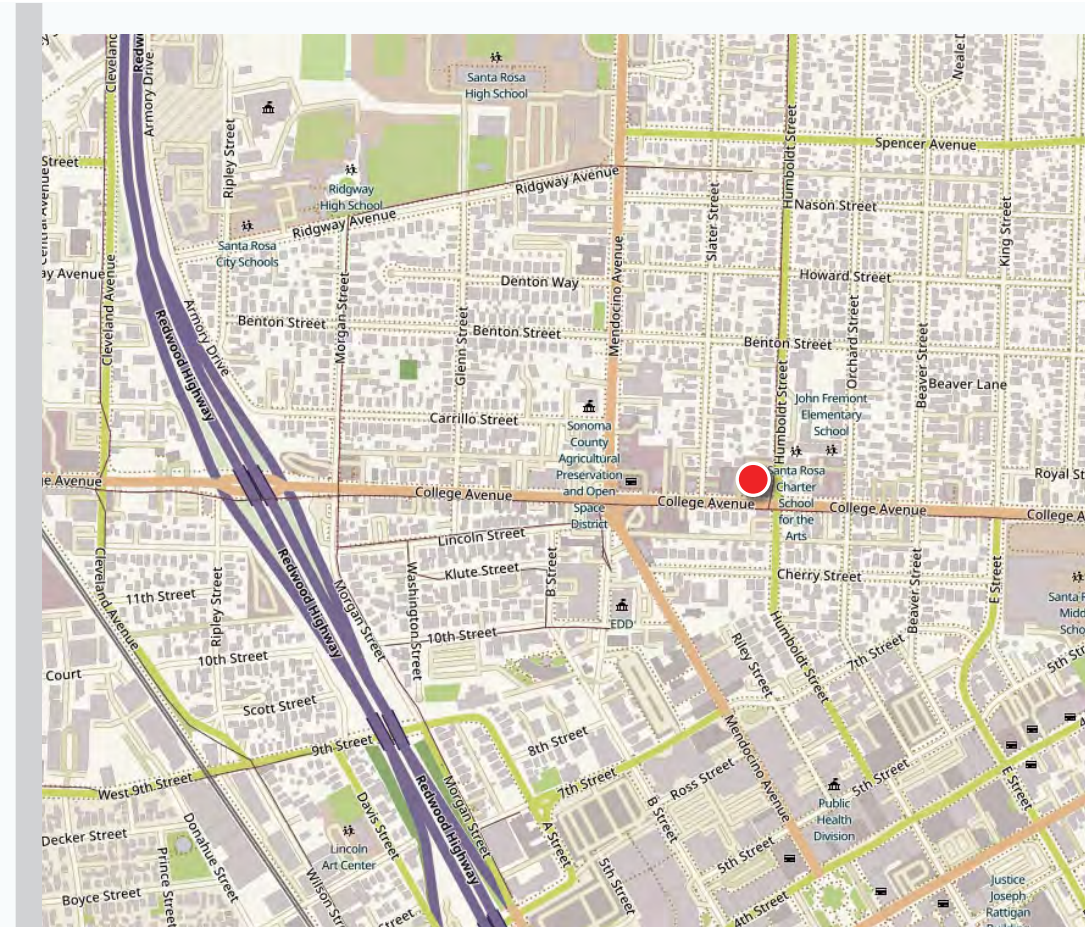
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## WHY TENANTS CHOOSE COLLEGE AVENUE

- Central Santa Rosa location
- Average daily traffic of 27,000 cars
- Strong demographic base and established professional corridor
- Easy client access without downtown congestion

The surrounding one-mile population exceeds 19,000 residents, supporting nearby services and amenities.



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# PROPERTY PHOTOS



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# LOCATION MAP



627 COLLEGE AVE.  
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Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
www.keegancoppin.com  
(707) 528-1400

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