



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

520 3RD STREET  
SANTA ROSA, CA

RETAIL & OFFICE SPACE AVAILABLE

Go beyond broker

PRESENTED BY:

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



# PROPERTY DETAILS



520 3RD STREET  
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## PROPERTY INFORMATION

This contemporary, multi-story building is a standout property located in the heart of downtown Santa Rosa, offering businesses a premier address in the city's vibrant commercial district. With its modern finishes, high ceilings, and floor-to-ceiling windows, the building provides a professional, stylish atmosphere perfect for both retail and office tenants. Tenants benefit from spectacular city views, flexible space configurations, and the opportunity to be part of a thriving business community, surrounded by amenities like restaurants, cafes, and retail shops. Its central location also provides excellent visibility and foot traffic, making it ideal for businesses seeking a prime, high-traffic location.

## LOCATION HIGHLIGHTS

- Prime location in downtown Santa Rosa
- High foot traffic, ideal for retail businesses
- Easy access to public transportation and highways

## LEASE TERMS

### Rate

Negotiable

Full service rent with no pass through of CAM expenses

### Terms

3 - 5 year lease term



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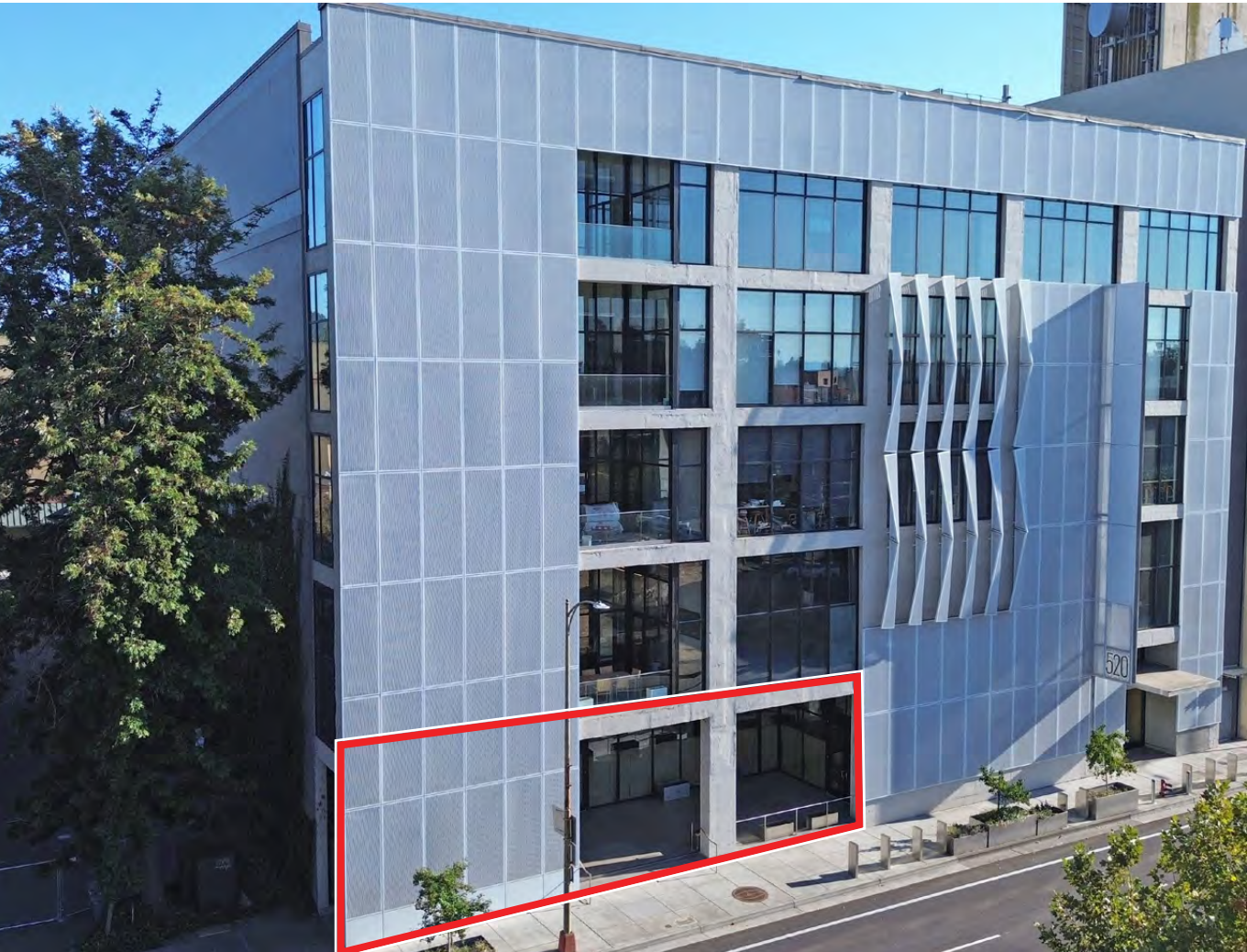


# 1ST FLOOR RETAIL SPACE



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## FIRST FLOOR DESCRIPTION

8,000 SF of retail space with flexible layouts that can be subdivided to meet tenant needs. The space is in shell condition, allowing tenants the opportunity to customize it to their specifications. Ideal for restaurants, storefronts or showrooms, with space for shelving and strong street visibility.

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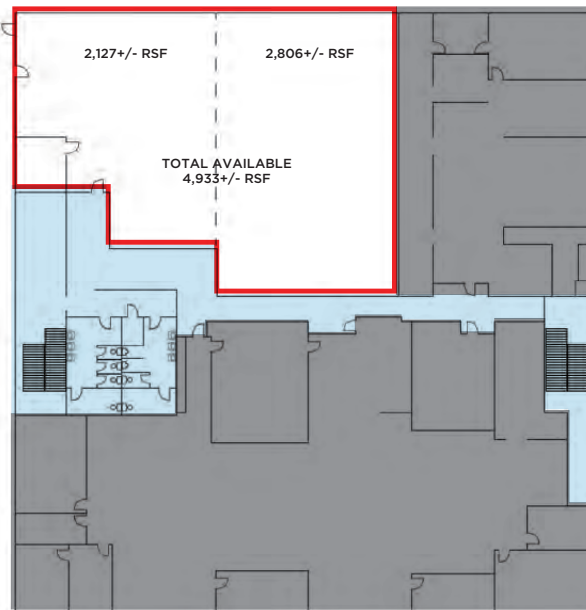
# 2ND & 3RD FLOOR OFFICE SPACE



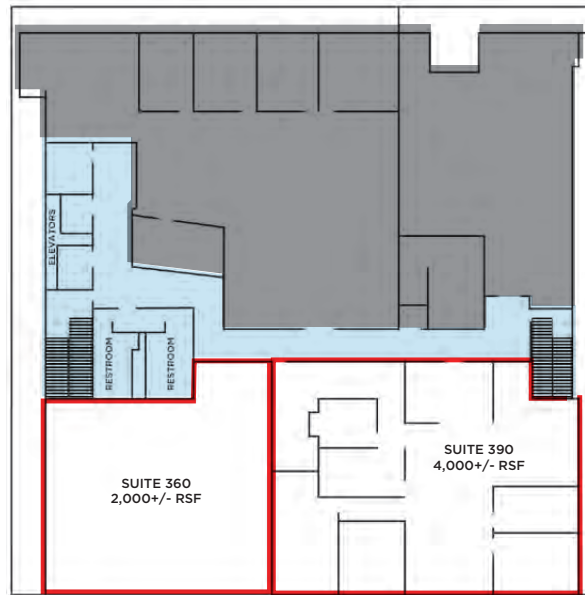
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2ND FLOOR



3RD FLOOR



- AVAILABLE
- COMMON AREA
- NOT AVAILABLE

## SECOND FLOOR DESCRIPTION

Up to 4,933+/- SF of office space in shell condition, allowing tenants the opportunity to customize it to their specifications. Perfect for professional businesses seeking a modern work environment.

## THIRD FLOOR DESCRIPTION

**Suite 360:** 2,000 SF of office space with an open plan, ideal for creative teams or startups. The space can be configured for multiple uses, with opportunities for private offices and shared workstations. The space is not fully constructed, allowing tenants the opportunity to customize it to their specifications. Ideal for storefronts or showrooms, with space for shelving and strong street visibility.

**Suite 390:** 4,000 SF of fully built-out office space, ready for immediate use. The office is fully painted, with finished floors, and ready for immediate occupancy. This makes it an excellent option for businesses looking for a professional environment without the need for additional build-out.

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# LOCATION MAP



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(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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