



Keegan & Coppin
COMPANY, INC.

POPPY BANK

PERRY, JOHNSON, ANDERSON, MILLER & MOSKOWITZ LLP

FOR LEASE

438 1ST STREET
SANTA ROSA, CA
CLASS A OFFICE

PRESENTED BY:

Go beyond broker.

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



PROPERTY DETAILS



438 1ST STREET
SANTA ROSA, CA

**CLASS A OFFICE
FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- Attractive Class A Office Building
- Reserved on-site parking
- On-site visitor parking
- Core Downtown location
- Easy access to Hwy 101
- Dual elevator access
- Underground secure parking garage
- Beautifully landscaped
- Across from 1st Street Parking Garage

LEASE TERMS

Rate

\$2.15 psf Full Service

Terms

3-10 Years

Parking on-site and public garage

OFFICE SPACE

Suite 200: 8,297+/- sq ft
(Potential to Divide)

DESCRIPTION

- Full floor identity
- 20 private offices
- Large breakroom with balcony
- Reception area at elevator entrance
- Large conference room
- Excellent exterior glass line

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AREA DESCRIPTION

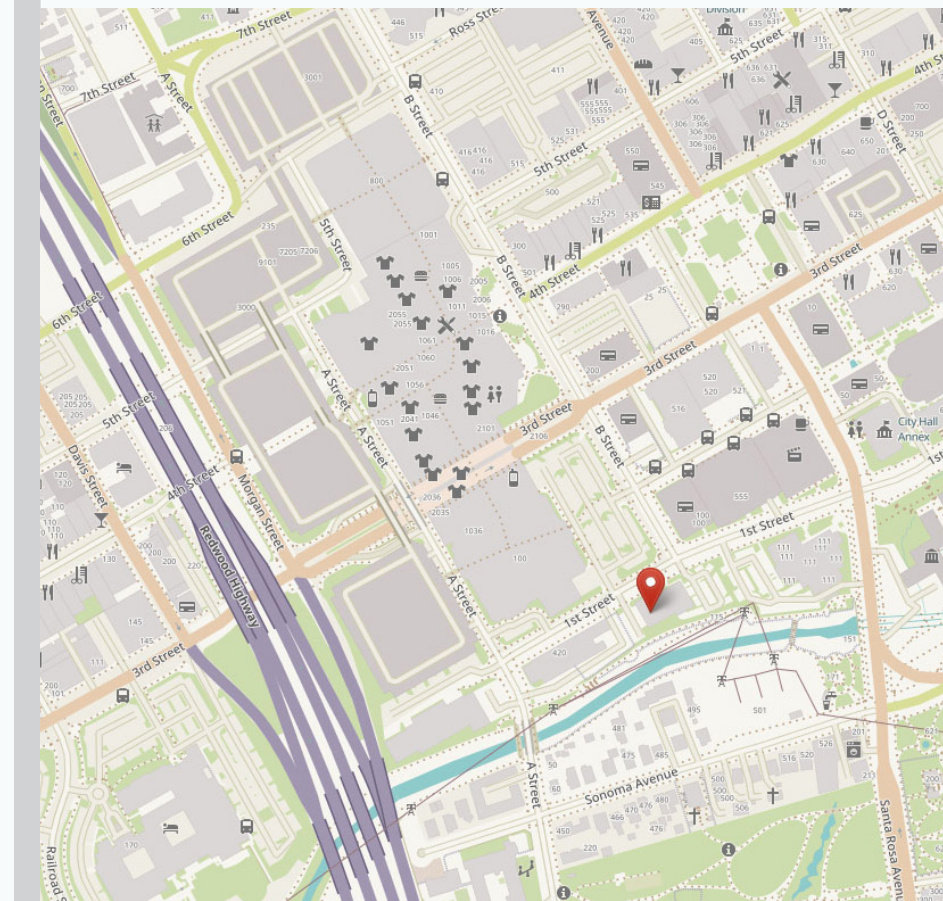


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DESCRIPTION OF AREA

Downtown Santa Rosa serves as the civic and cultural heart of the city, anchored by Courthouse Square and surrounded by a vibrant mix of restaurants, breweries, retail shops, offices, and entertainment venues. The area benefits from walkability, public events, and a growing residential presence that supports consistent foot traffic throughout the year. Nearby landmarks include the Sonoma County administrative center, Railroad Square, and the SMART train station providing regional connectivity. Downtown continues to attract businesses seeking a dynamic and highly visible location within the center of Sonoma County.



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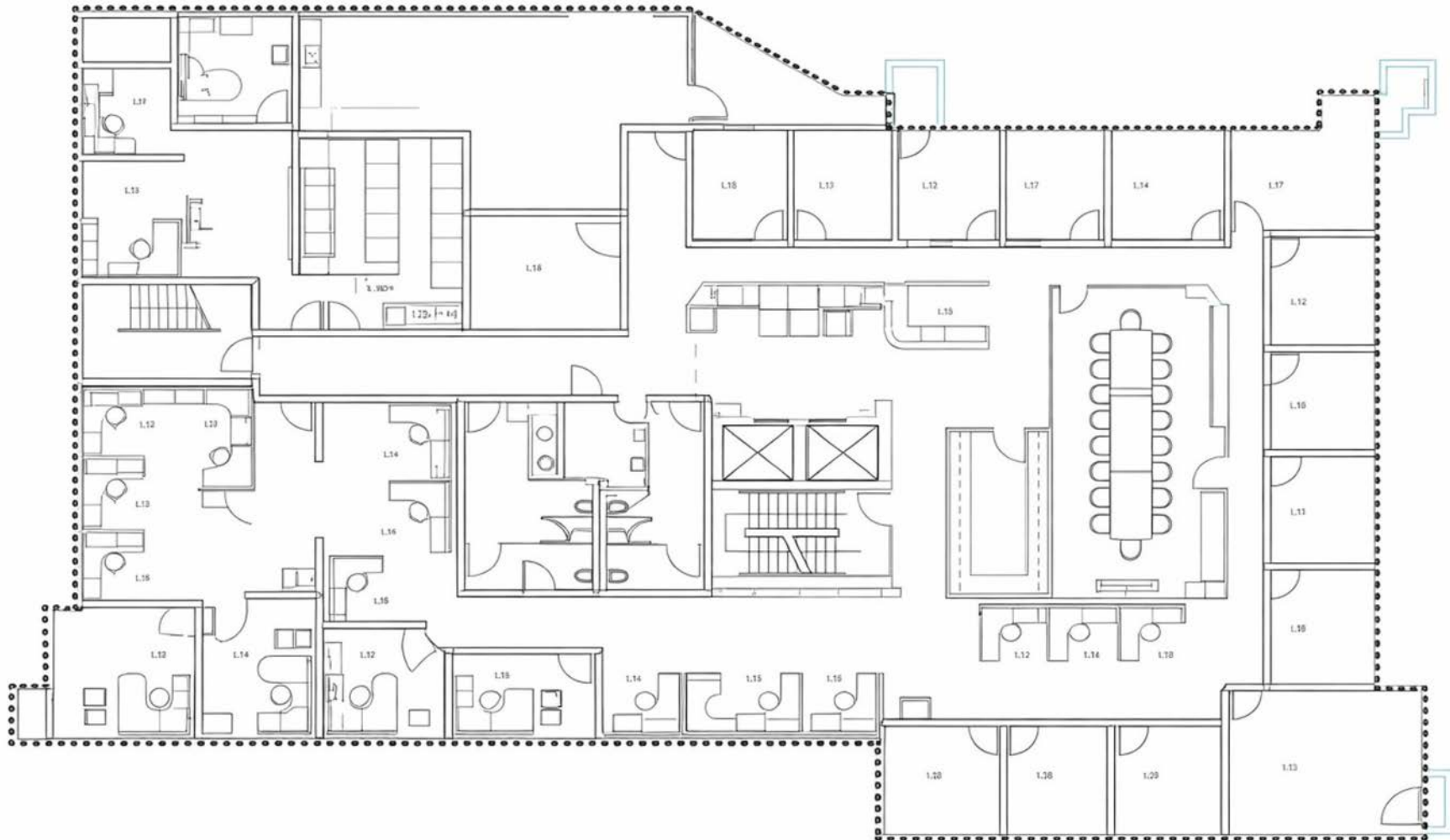


FLOOR PLAN



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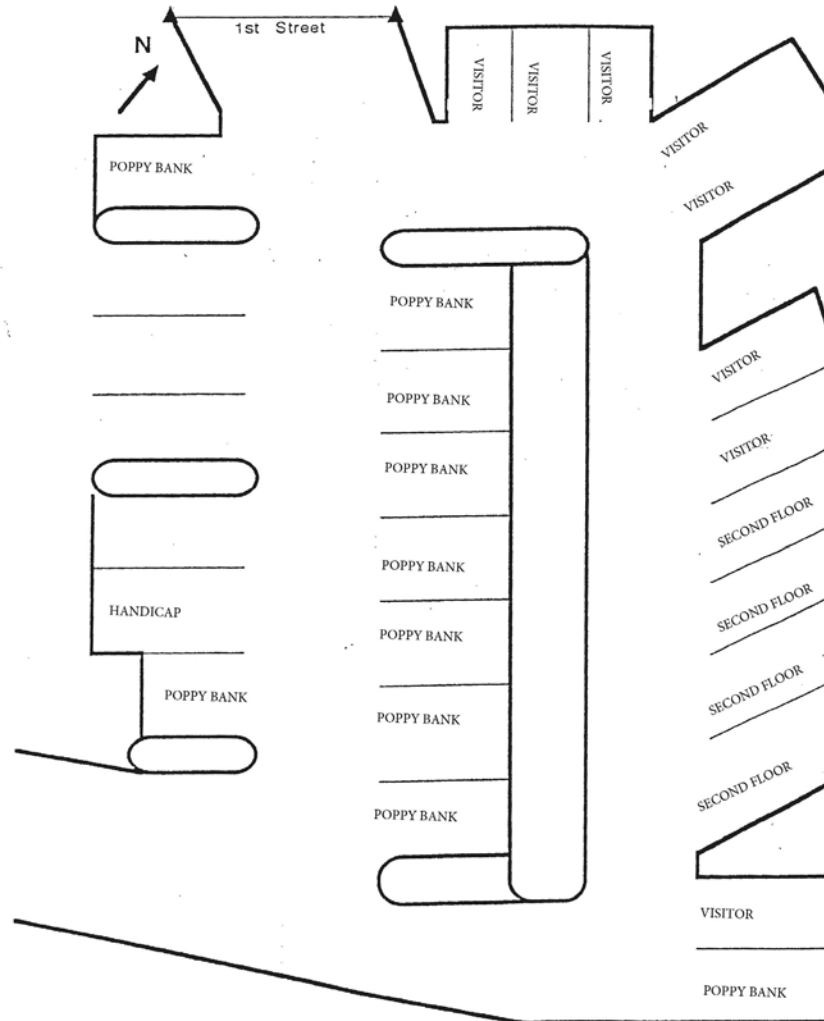


SITE PLAN



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PROPERTY PHOTOS



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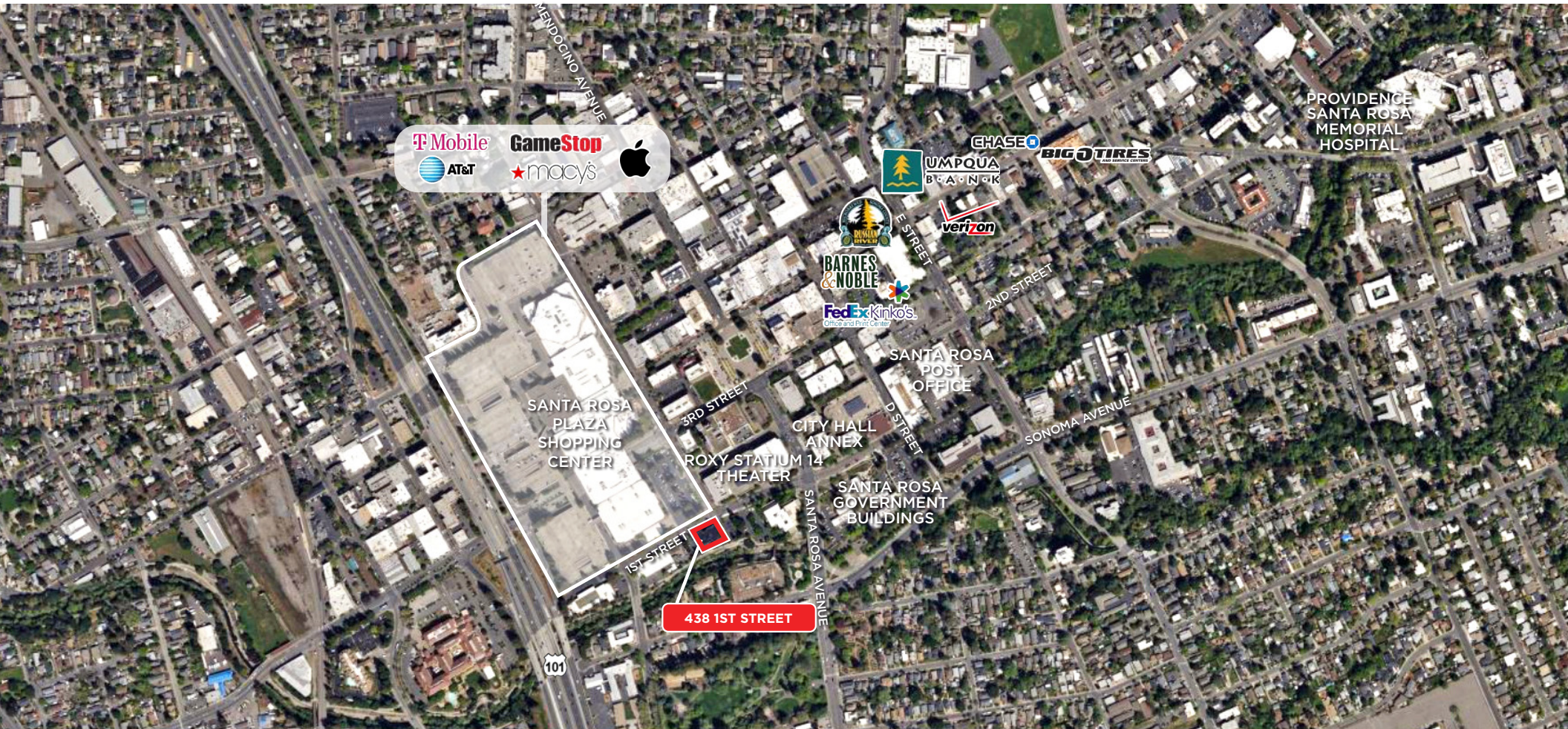


LOCATION MAP



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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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