



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**REMODELED DOWNTOWN OFFICE
445 ORCHARD ST, SANTA ROSA, CA**

**Excellent Downtown
Santa Rosa Location**



Go beyond broker.

REPRESENTED BY:

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DOWNTOWN OFFICE SPACE
445 ORCHARD STREET
SANTA ROSA, CA

Great Downtown Location

PRIME DOWNTOWN OFFICE SPACE FOR LEASE

PROPERTY INFORMATION

Space Size	610+/- sq. ft.	Zoning	Downtown Commercial
Lease Rate	Contact Agent	Parking	Street Parking
Lease Terms	3-5 year term	Total Bldg SF	38,440+/- sq. ft.

HIGHLIGHTS

- Suite 111: 610+/- sq. ft.
 - Ground floor office. Mostly open space with operable window

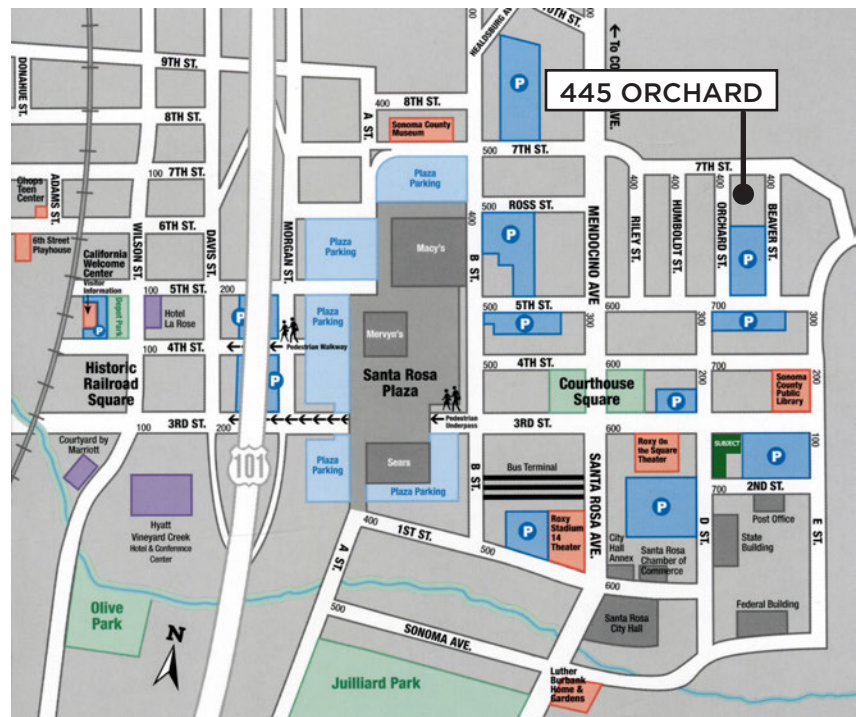
DESCRIPTION OF AREA

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 theatres. Conveniently located near major public transportation and Highway 101, offering easy access for both employees and

DESCRIPTION OF PREMISES

2 story professional office building in historic neighborhood. Owner/occupied building with great curb appeal. Meticulously maintained exterior and landscaping. Monument signage with tenant directory. Low load factor provides efficient suite square footages.

AREA MAP



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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FLOOR PLAN - SUITE 102



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