

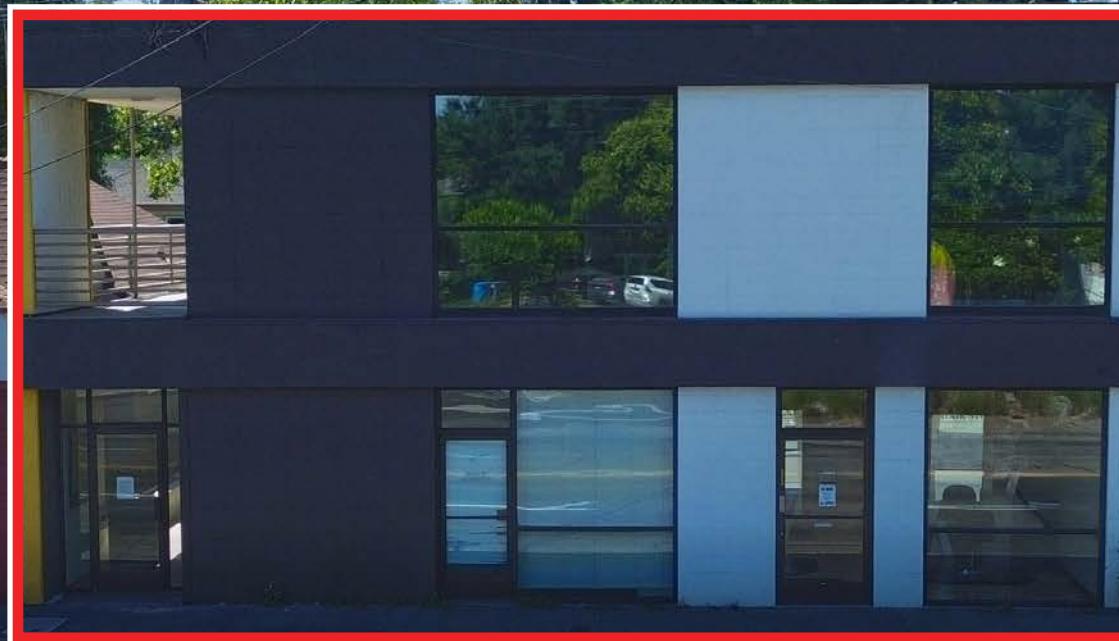


**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1212 4TH STREET  
SANTA ROSA, CA

NEAR DOWNTOWN  
PROFESSIONAL OFFICE SPACE  
WITH ON-SITE PARKING



Go beyond broker.

PRESENTED BY:

**RHONDA DERINGER, PARTNER**  
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# PROPERTY DETAILS



1212 4TH STREET  
SANTA ROSA, CA

## PROFESSIONAL OFFICE SPACE

### PROPERTY INFORMATION

#### HIGHLIGHTS

- Office spaces from **455 to 5,475+/- sq. ft.** available on **1st & 2nd floors**
- 11,552+/- sq. ft. two-story office building
- High visibility location on a major thoroughfare
- Two stairway entries to the 2nd floor - **No elevator**
- Previous tenant occupied the space for over 20 years, demonstrating stability and desirability
- Landlord may provide Tenant Improvements or deliver the space built out and furnished upon request
- Mature landscaping
- Modern, well-maintained building with professional appeal
- Close proximity to downtown Santa Rosa and major transportation routes
- Surrounded by amenities that enhance the work-life balance
- Ideal uses include: professional services, medical offices, creative studios

#### DESCRIPTION OF PREMISES

1212 4th Street offers ample space spread over two floors, ideal for accommodating diverse business requirements. The layout features private offices, open workspaces, and well-equipped meeting rooms, ensuring flexibility and productivity. Modern amenities include plentiful parking options on-site and nearby, complemented by lush landscaping that enhances the tranquil work atmosphere.

#### LEASE TERMS

##### Rate

**First Floor:** \$980/Month - \$2,400/Month  
Modified Gross including CAM cost

**Second Floor:** \$1,900/Month - \$3,100/Month

##### Terms

3 - 5 Years Preferred

#### FEATURES

##### Parking

35 on-site parking spaces & street parking

##### Zoning

CO (Commercial Office) - Allows for professional office, medical office, & retail.

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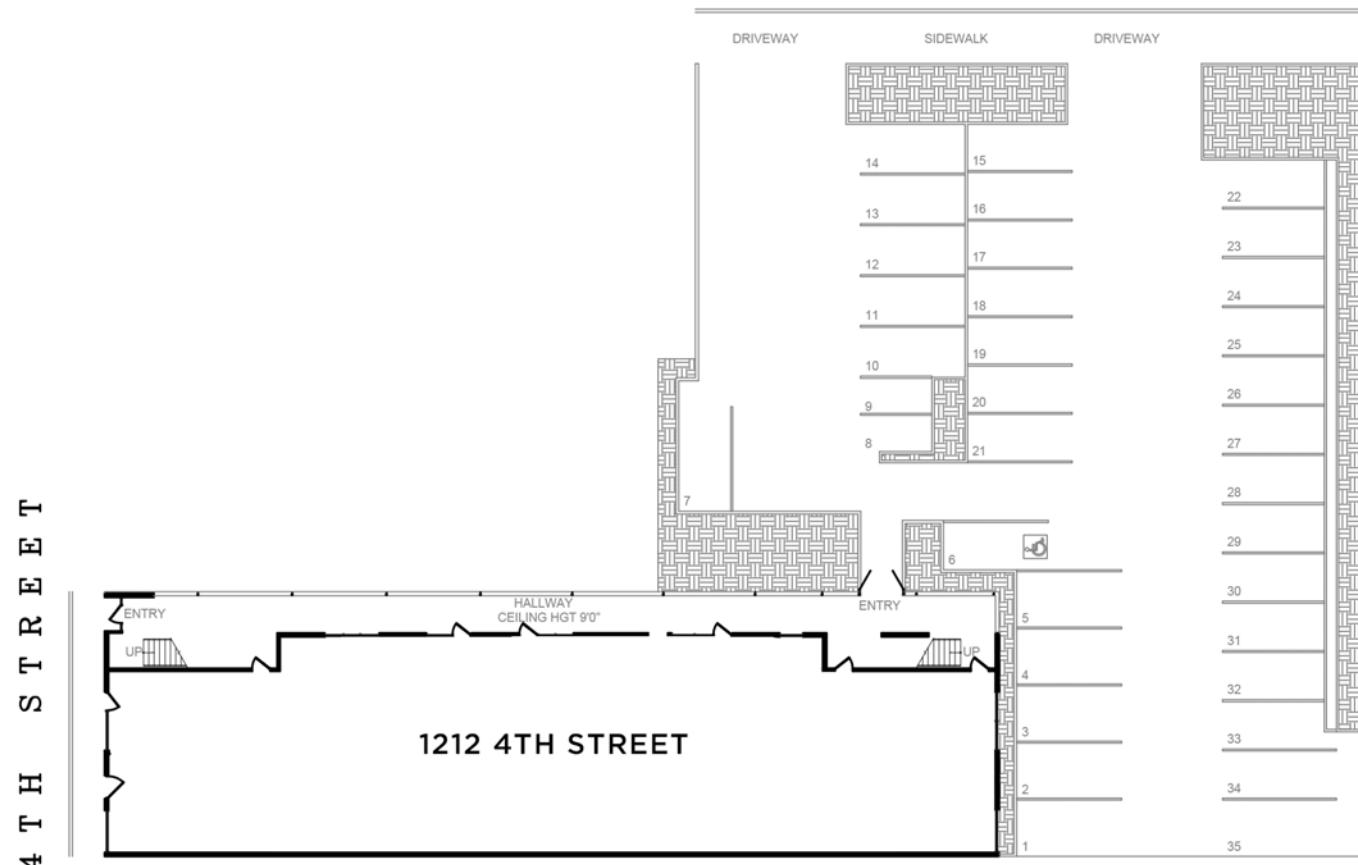
# SITE PLAN



1212 4TH STREET  
SANTA ROSA, CA

PROFESSIONAL OFFICE  
SPACE

## STANFORD STREET



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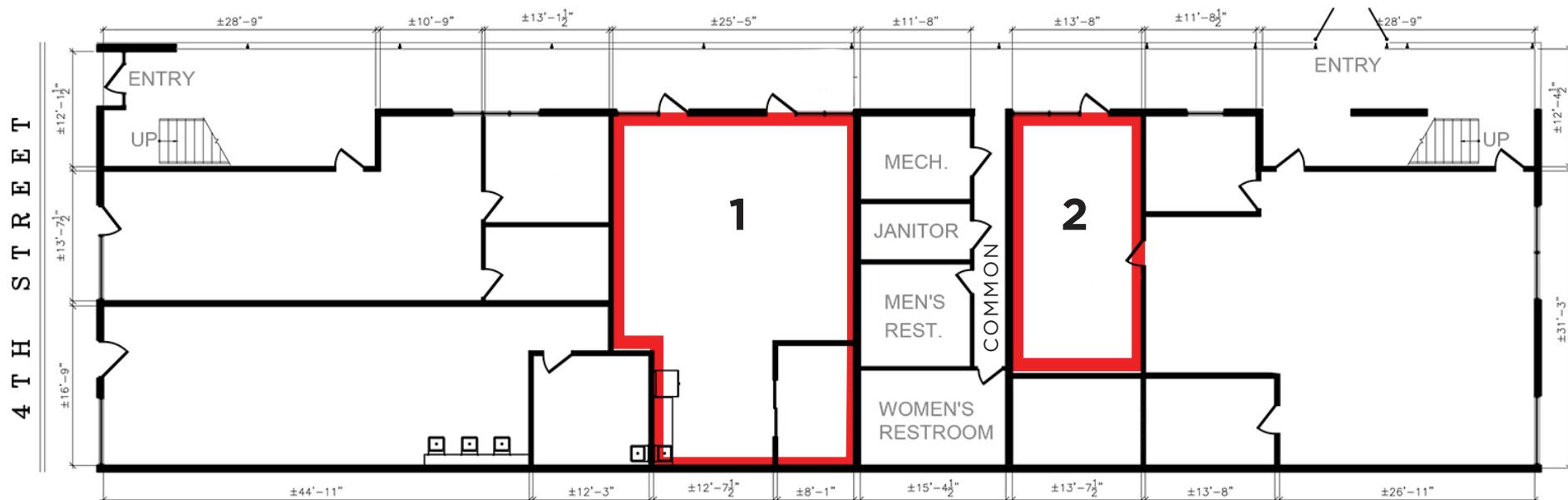


# FIRST FLOOR PLAN



1212 4TH STREET  
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PROFESSIONAL OFFICE  
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- **SUITE 1:** 1,062+/- SQ. FT.
- **SUITE 2:** 455+/- SQ. FT.

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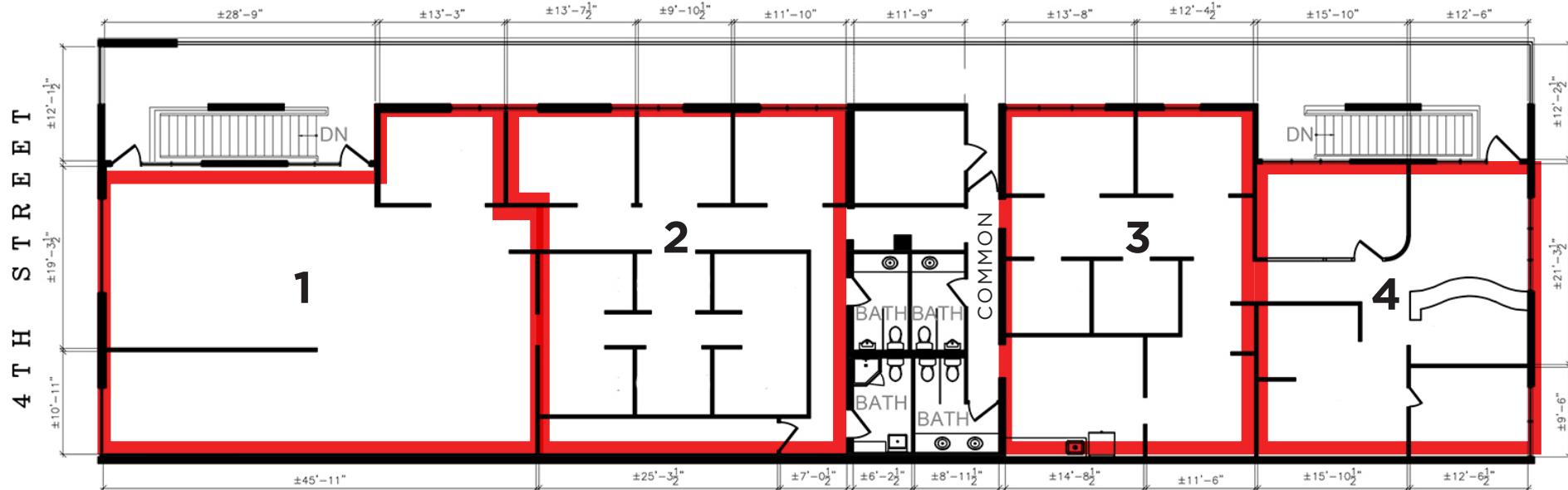


## SECOND FLOOR PLAN



1212 4TH STREET  
SANTA ROSA, CA

### PROFESSIONAL OFFICE SPACE



**TOTAL: 5,475+/- SQ. FT. - DIVISIBLE SPACE, FLEXIBLE CONFIGURATION**

- **SUITE 1:** 1,764+/- SQ. FT.
- **SUITE 2:** 1,466+/- SQ. FT.

Suite 1 (1,764+/- SF): \$3,100/Month  
Suite 2 (1,466+/- SF): \$2,500/Month  
Combined: 3,260+/- SF

- **SUITE 3:** 1,167+/- SQ. FT.
- **SUITE 4:** 1,078+/- SQ. FT.

Suite 3 (1,167+/- SF): \$2,050/Month  
Suite 4 (1,078+/- SF): \$1,900/Month  
Combined: 2,245+/- SF

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## PROPERTY PHOTOS



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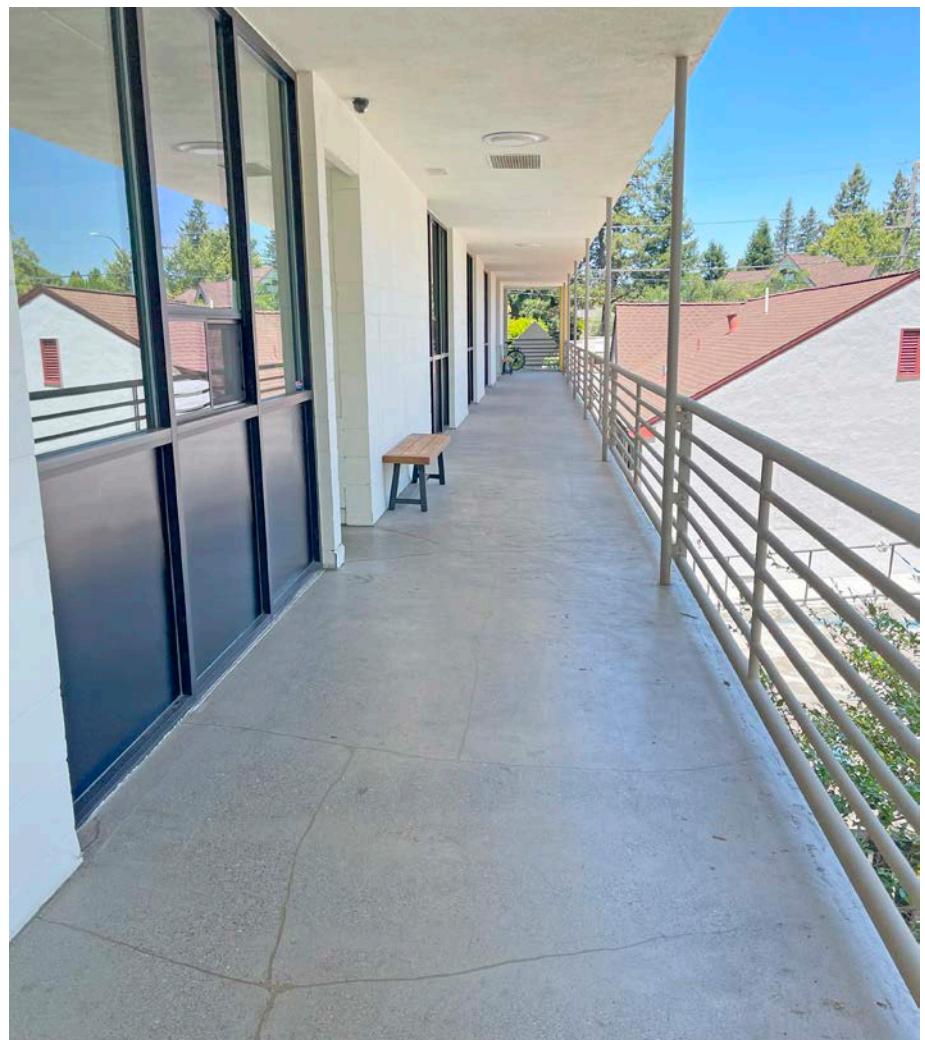


## PROPERTY PHOTOS



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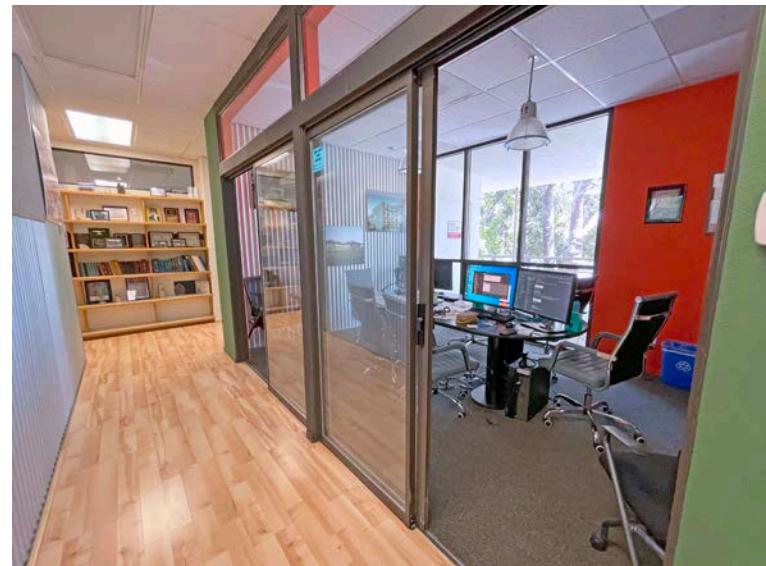


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# AREA DESCRIPTION



1212 4TH STREET  
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## PROFESSIONAL OFFICE SPACE

### DESCRIPTION OF AREA

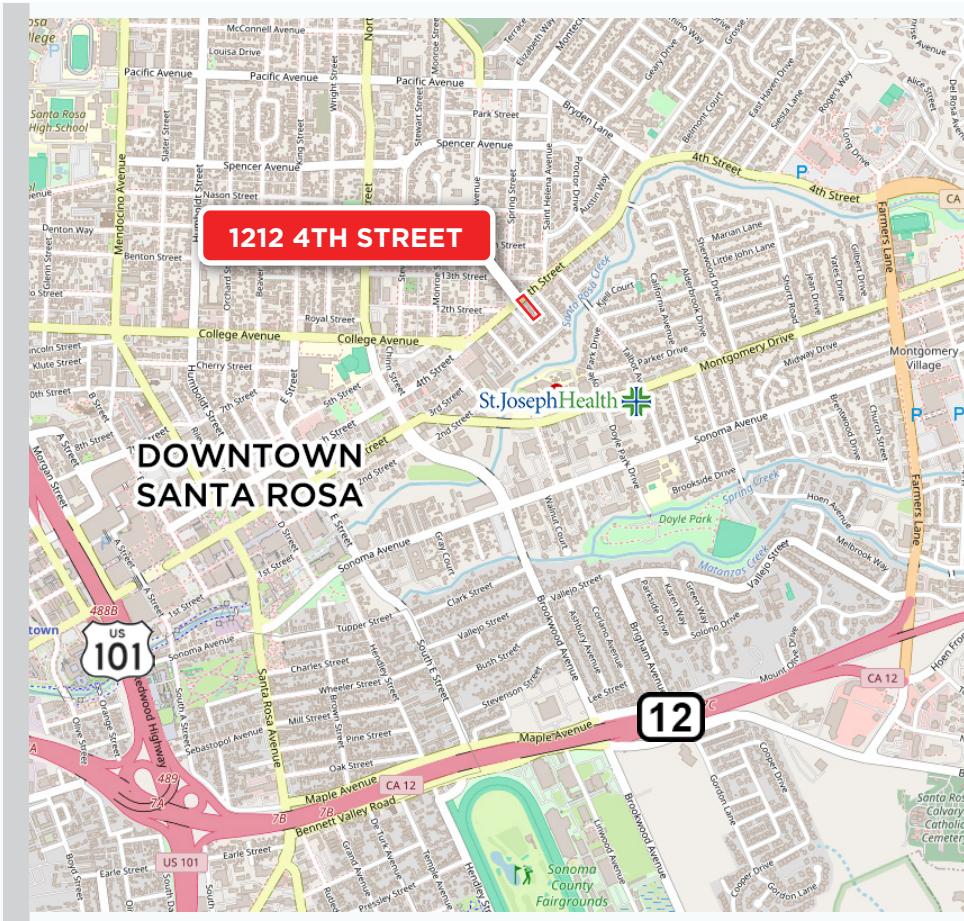
Strategically located along desirable 4th Street, this property provides excellent visibility and accessibility. It is conveniently situated near downtown Santa Rosa, major highways, and public transportation. The location is in one of Santa Rosa's prime areas, close to the Cherry Street and Memorial Hospital neighborhoods, both known for their attractive demographics and plentiful amenities. Additionally, it is near the luxury apartment complex 888 Fourth, which contributes to the vibrant community atmosphere.

### NEARBY AMENITIES

- Restaurants:** Numerous dining options within walking distance
- Retail stores:** Various retail shops and boutiques nearby
- Hospitals:** Providence Santa Rosa Memorial Hospital is within walking distance, offering comprehensive medical care and emergency services

### TRANSPORTATION ACCESS

- Highway Access:** Close to Highway 101 via 3rd Street
- Public Transport:** Accessible via multiple bus stops along 4th Street and the downtown transit depot



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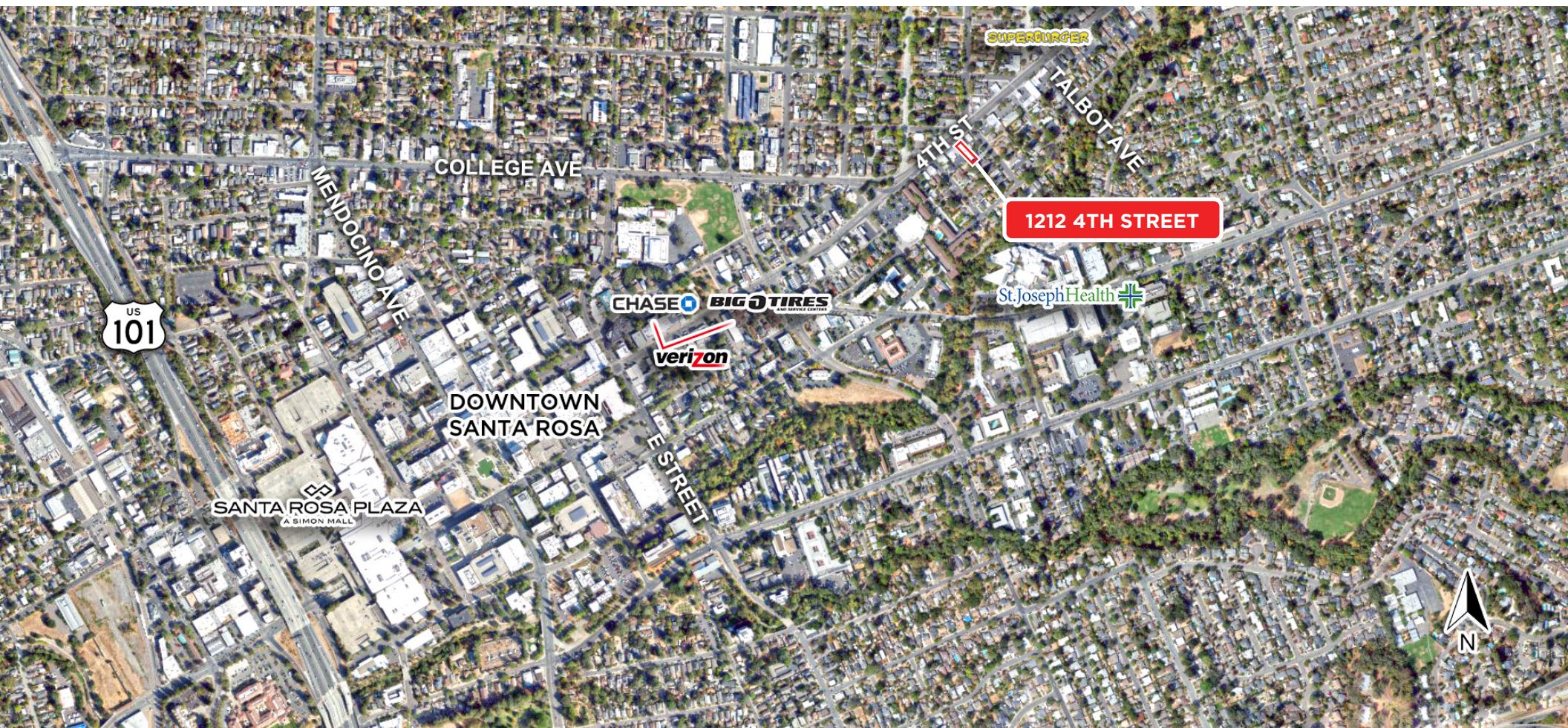


# LOCATION MAP



1212 4TH STREET  
SANTA ROSA, CA

PROFESSIONAL OFFICE  
SPACE



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