

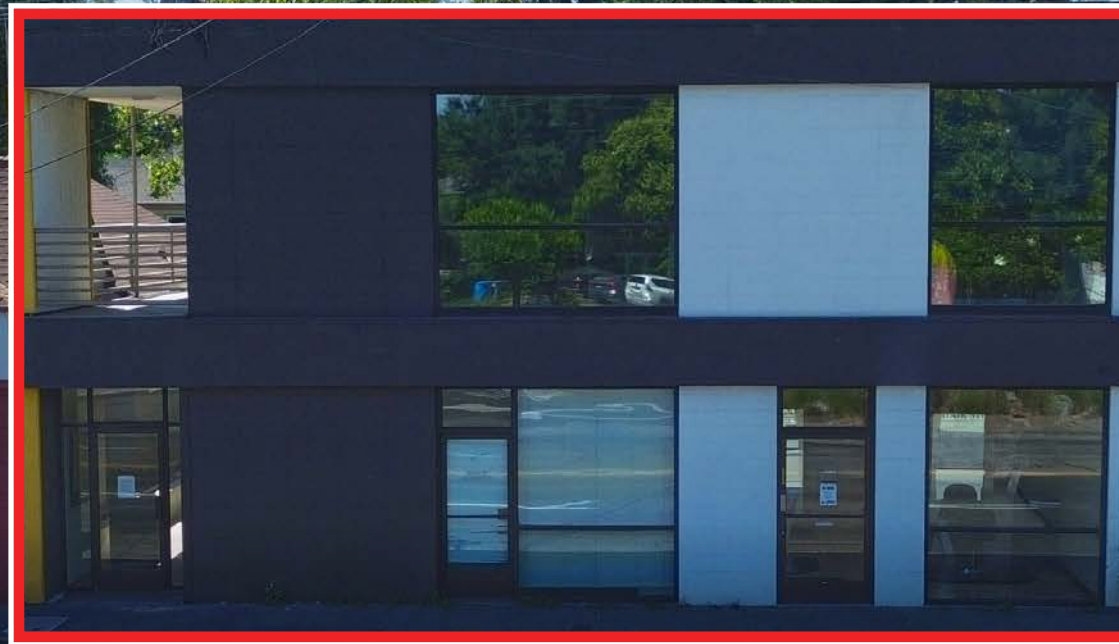


Keegan & Coppin
COMPANY, INC.

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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ERLINA D'ARGENZIO, SENIOR ADVISOR
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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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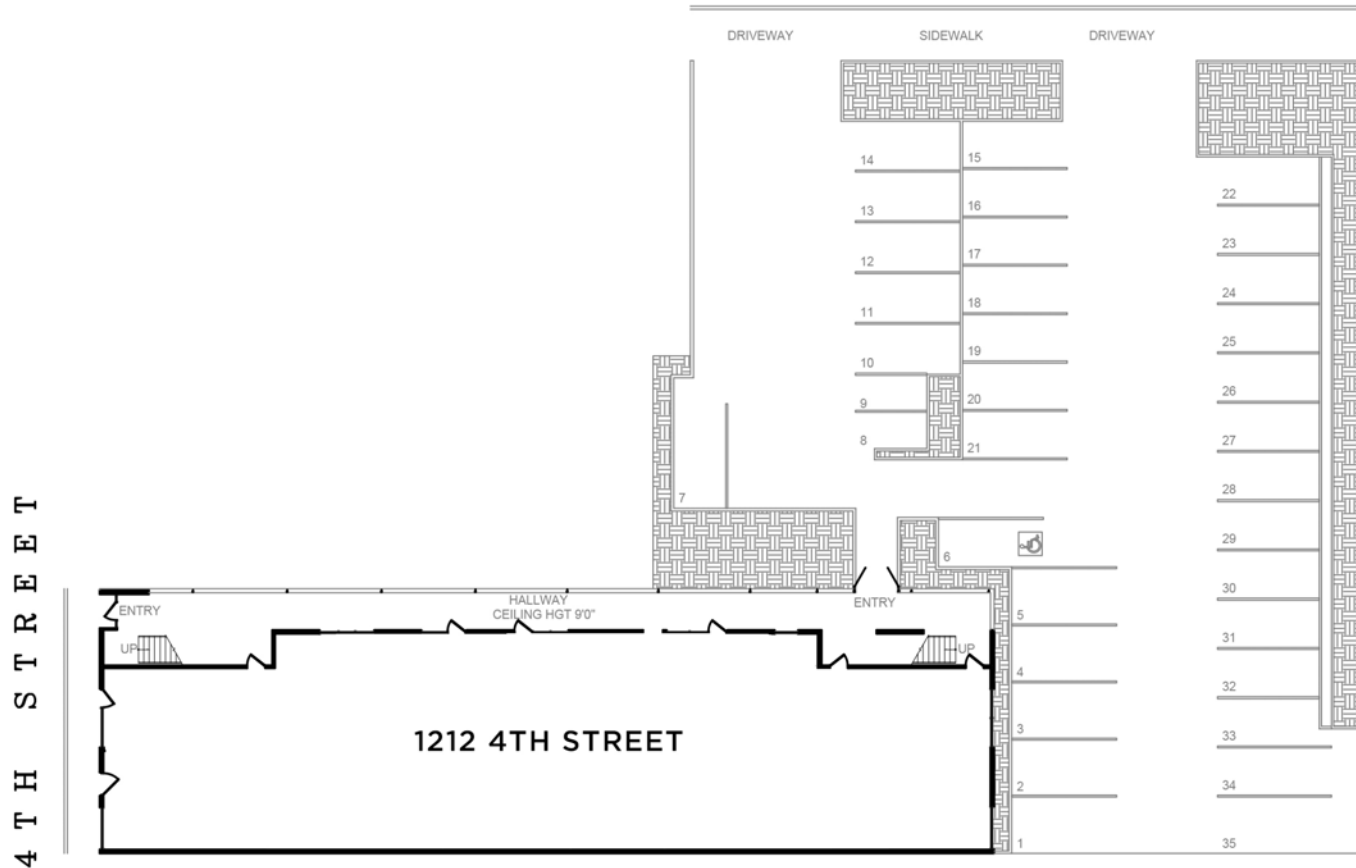
SITE PLAN



1212 4TH STREET
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PROFESSIONAL OFFICE
SPACE

S T A N F O R D S T R E E T



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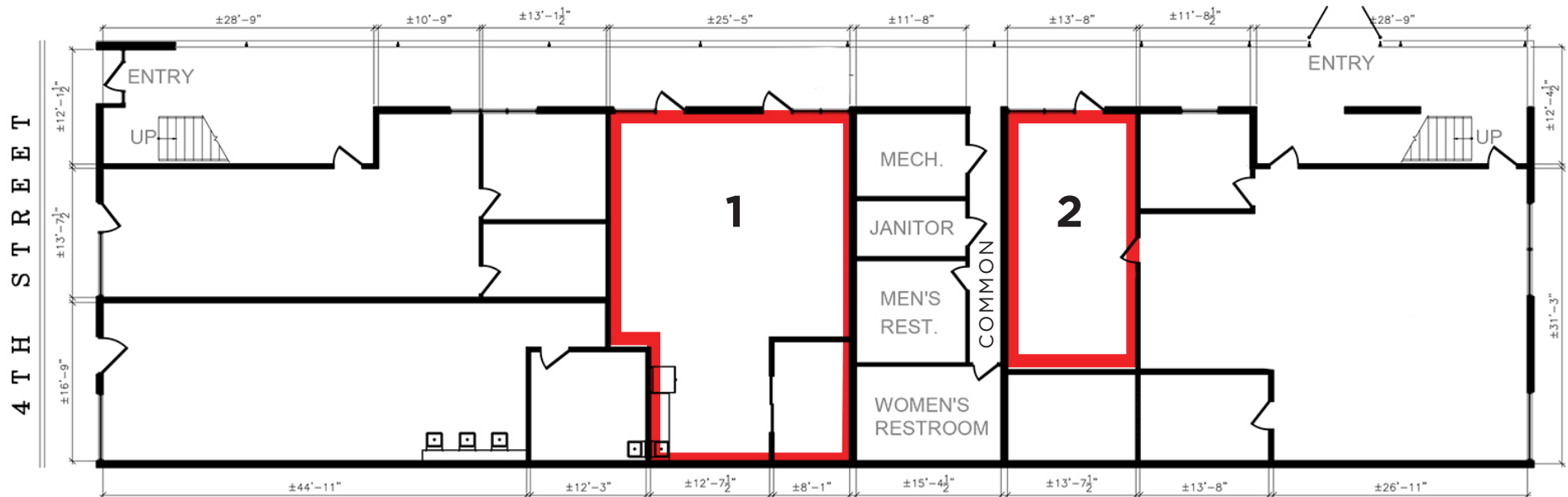


FIRST FLOOR PLAN



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- **SUITE 1:** 1,062+/- SQ. FT.
- **SUITE 2:** 455+/- SQ. FT.

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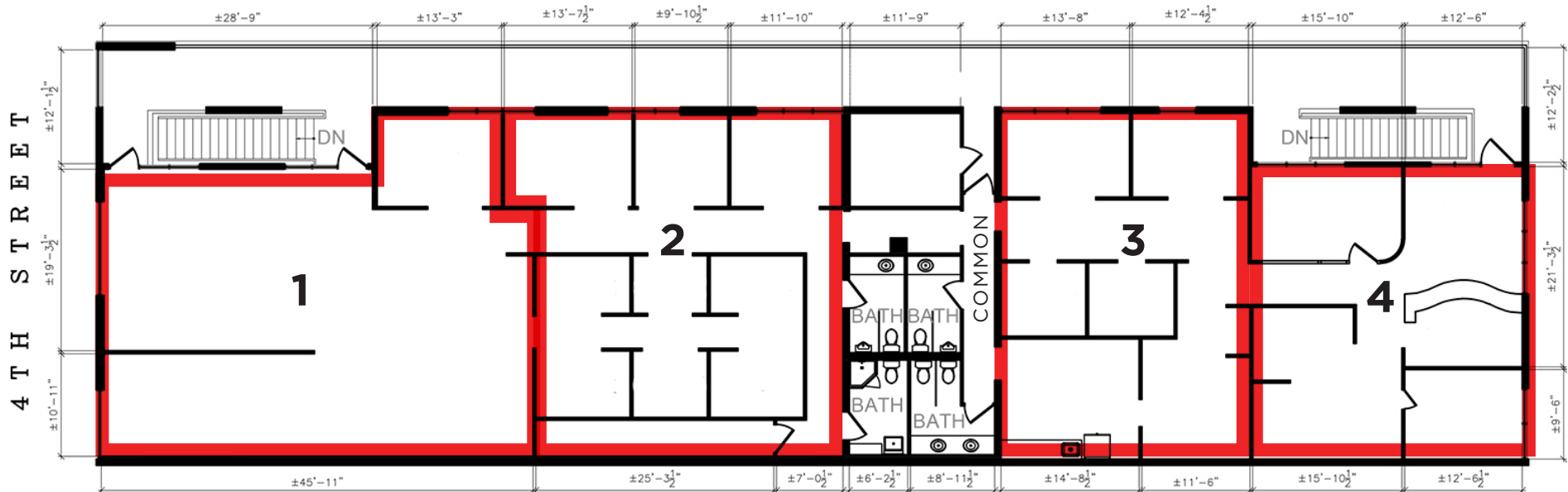


SECOND FLOOR PLAN



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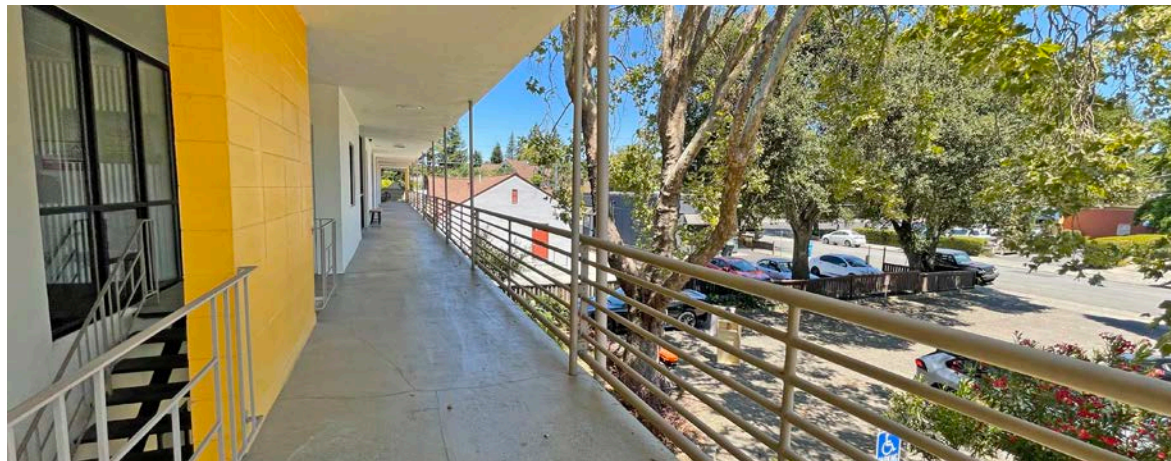


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AREA DESCRIPTION

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

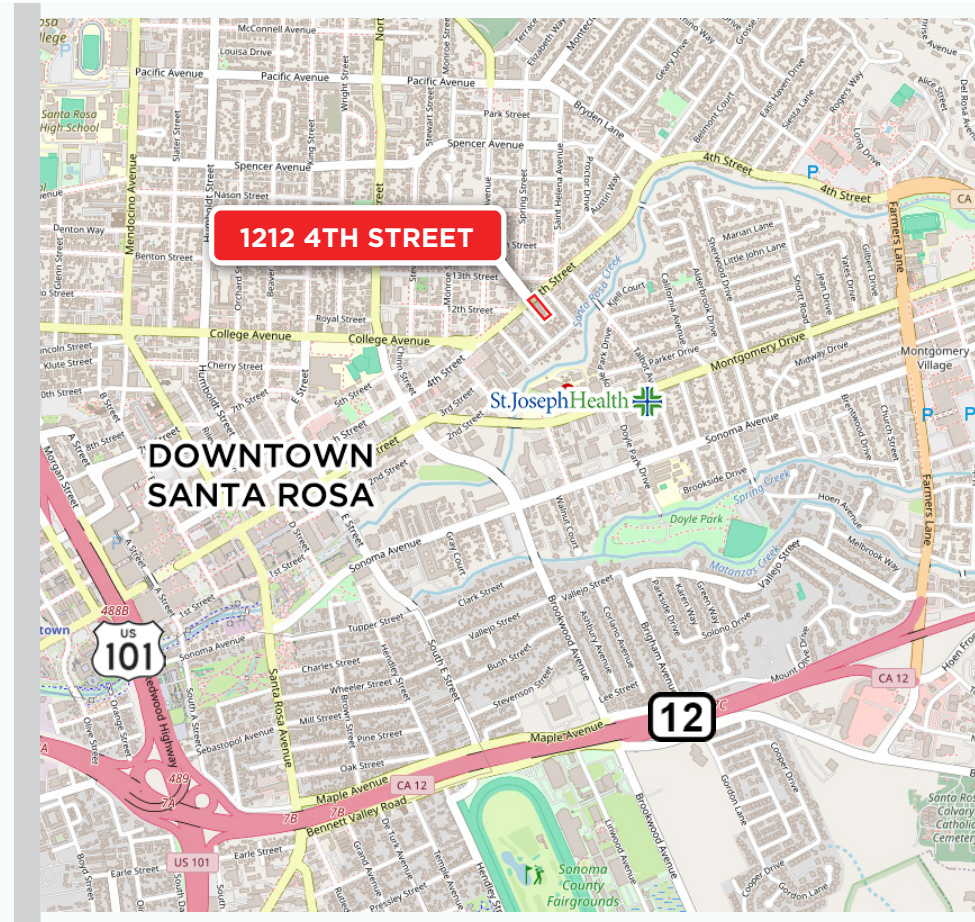
TRANSPORTATION ACCESS

- **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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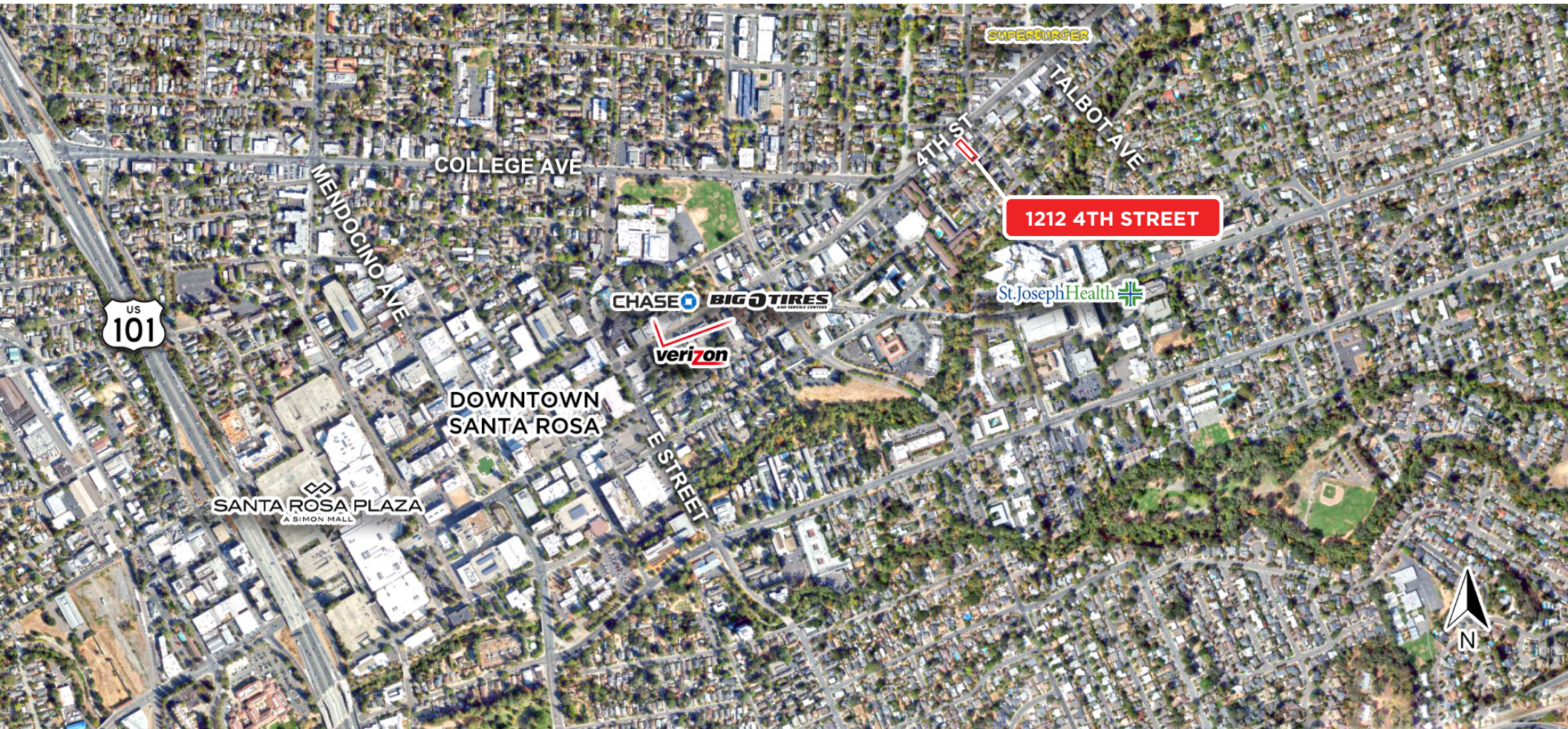


LOCATION MAP



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