



±5,000 SF AVAILABLE FOR LEASE

DOWNTOWN SANTA ROSA

521 MENDOCINO AVE

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ABOUT 521 MENDOCINO AVE

Ground floor office in pedestrian friendly downtown Santa Rosa. Walk to The Plaza Regional Mall, Santa Rosa City Hall, State and Federal Building, stores and restaurants, hotels, theaters and galleries.

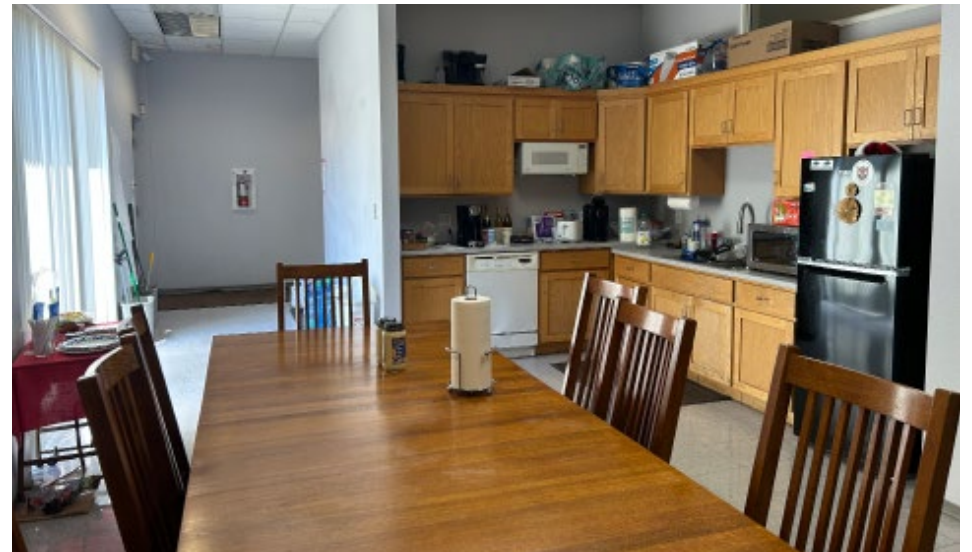
Easy access to Highway 101. Direct access to the adjacent 7th Street parking garage and metered street parking.

Vibrant and growing, downtown Santa Rosa is the County Seat of Sonoma County. Several new and proposed multi-story residential projects are contributing to downtown as a great place to live, work and play.

PROPERTY FEATURES

Building Size:	± 5,000 SF	Type:	Office
Land Area:	± 0.20 Acres, large fenced rear yard	Construction:	Wood frame
Use:	Office: Single Tenant Occupancy	Floor:	1
Rent:	\$1.79	Vacancy:	100% vacant owner-user opportunity
Lease Type:	Modified Gross Lease	APN:	036-450-011
Floor Plan:	<ul style="list-style-type: none">• Highly efficient layout• 11 private offices• Conference room• Large kitchen• 2 restrooms• Open area for 8+ work stations		
	Parking:	Public street and public parking lots and garage	

PROPERTY PHOTOS



FLOOR PLAN





FOR MORE INFORMATION, CONTACT:

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