



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

PRIME DOWNTOWN OFFICE SPACE  
50 SANTA ROSA AVE.  
SANTA ROSA, CA

SANTA ROSA'S CENTRAL  
BUSINESS DISTRICT



Go beyond broker.

REPRESENTED BY:

**DAVE PETERSON, PARTNER**

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50 SANTA ROSA AVENUE  
SANTA ROSA, CA

**BEST  
DOWNTOWN  
VIEWS**

# PRIME DOWNTOWN OFFICE SPACE FOR LEASE

## PROPERTY INFORMATION

**Space Size** 441+/- to 7,784+/- sq. ft.

**Lease Rate** \$1.75 psf Full Service

**Lease Terms** 3-5 year term

**Zoning** Downtown Commercial

**Parking** Downtown Parking District

**Total Bldg SF** 38,440+/- sq. ft.

## AVAILABLE OFFICES

FLOOR	1 <sup>st</sup>	<b>Suite 100:</b> 3,941+/- sf
		<b>Suite 110:</b> 1,329+/- sf
	2 <sup>nd</sup>	<b>Suite 210:</b> 2,825+/- sf*
		<b>Suite 220:</b> 1,123+/- sf*
		<b>Suite 230:</b> 1,421+/- sf*
		<b>Suite 240:</b> 1,515+/- sf*
		* Suites can be combined for 2,544sf, 2,936sf or 4,059sf
	3 <sup>rd</sup>	<b>Suite 330:</b> 857+/- sf
		<b>Suite 370:</b> 1,205+/- sf
		<b>Suite 380:</b> 441+/- sf
	5 <sup>th</sup>	<b>Suite 500:</b> 7,784+/- sf

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

## AREA MAP



## DESCRIPTION OF PREMISES

Downtown district office building, with recently re-modeled main lobby and corridors. Window lines offer natural lighting and views of downtown.

## HIGHLIGHTS

- 3rd Floor Common-Area Conference Room
- Located in Santa Rosa's Central Business District
- Walking distance to restaurants, retail stores and parking garages
- Conveniently located next to public transportation hub and Highway 101

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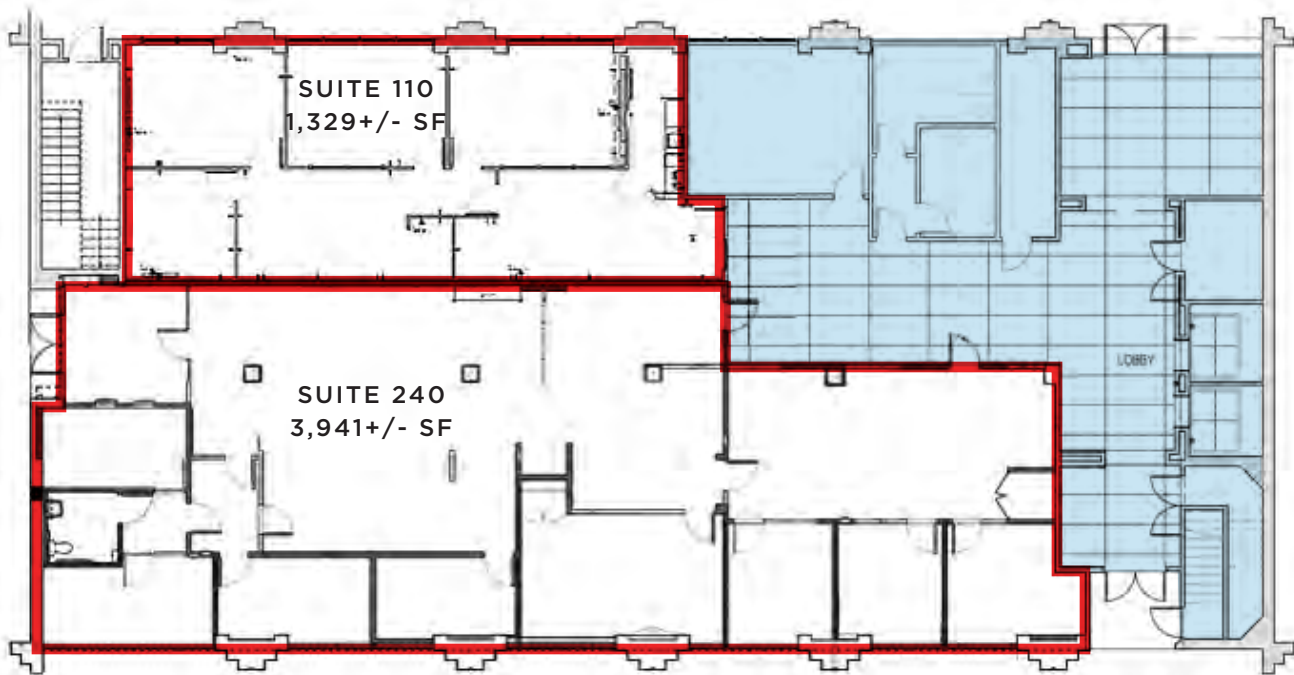
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## FLOOR PLAN - 1ST FLOOR



AVAILABLE



COMMON AREA

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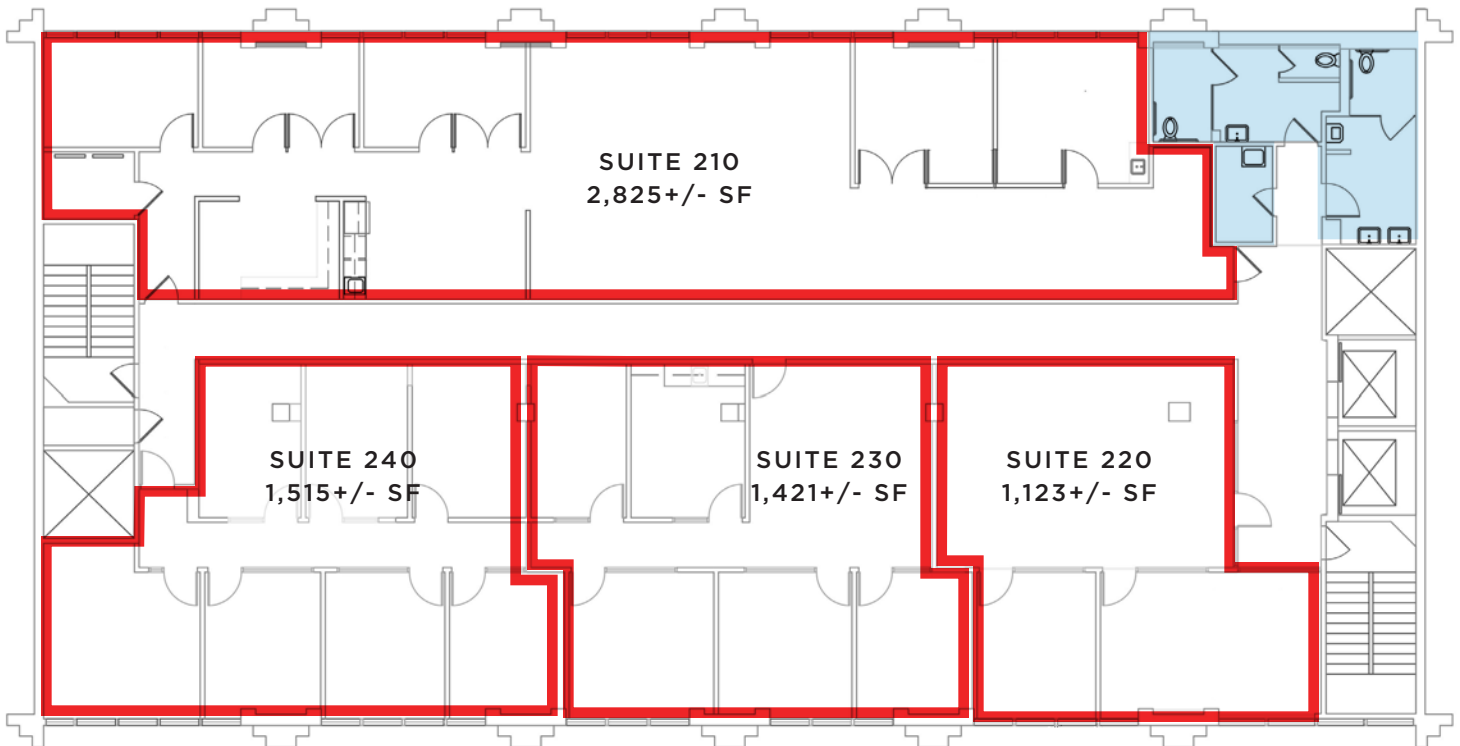
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## FLOOR PLAN - 2ND FLOOR



 AVAILABLE

 COMMON AREA

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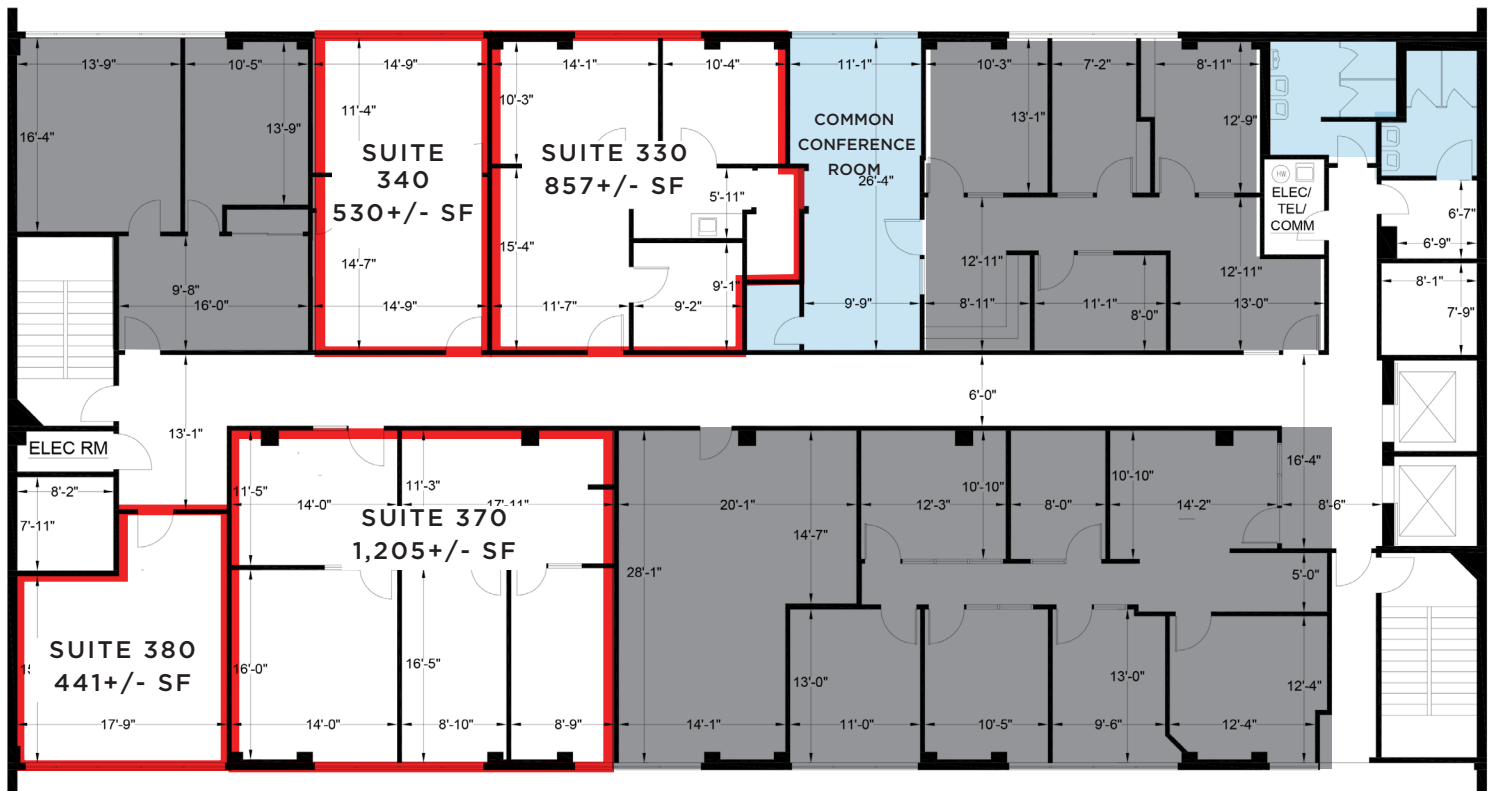
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## FLOOR PLAN - 3RD FLOOR



- AVAILABLE
- COMMON AREA
- NOT AVAILABLE

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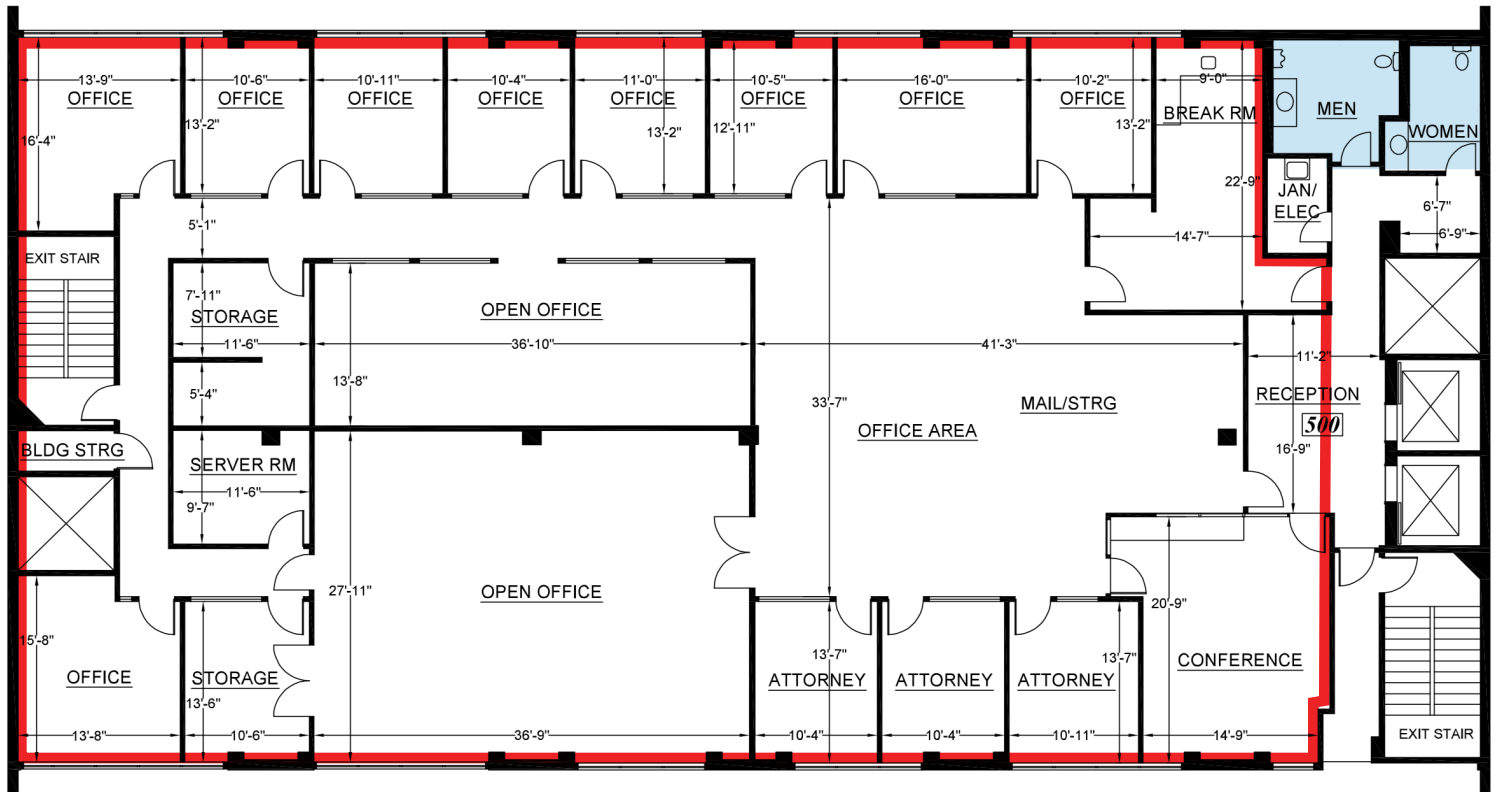
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## FLOOR PLAN - 5TH FLOOR



**SUITE 500 7,784+/- SF**



**AVAILABLE**



**COMMON AREA**



**NOT AVAILABLE**

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## PROPERTY PHOTOS



**SUITE 200**



**SUITE 210**



**SUITE 200**



**SUITE 210**



**SUITE 200**



**SUITE 210**

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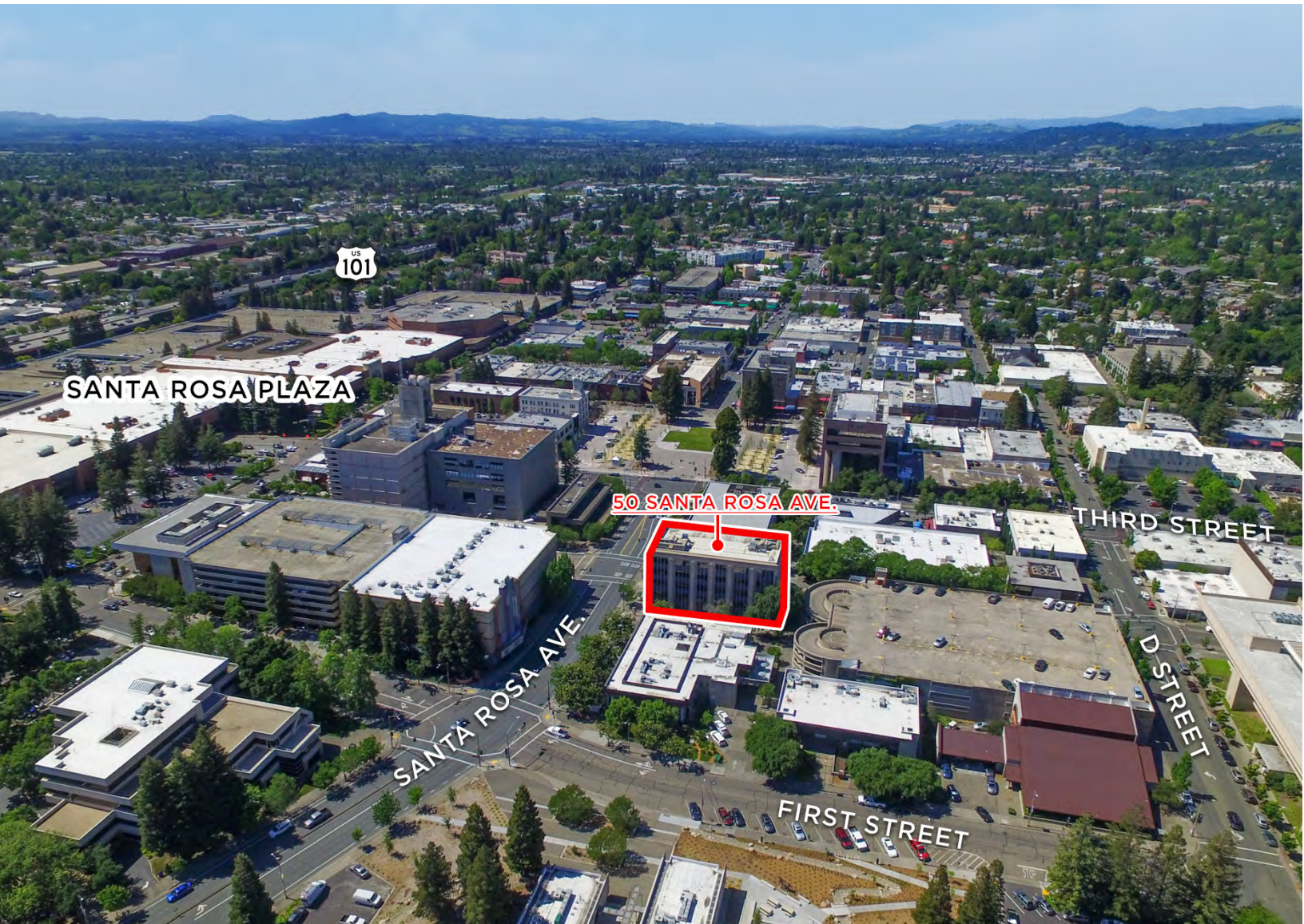
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## AERIAL MAP



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