



Keegan & Coppin
COMPANY, INC.

FOR LEASE

1066 FOURTH STREET, SUITE D
SANTA ROSA, CA

**SECOND FLOOR RETAIL
OR OFFICE FOR LEASE
SUITABLE FOR OFFICE NEST**



Go beyond broker.

REPRESENTED BY:

ANNETTE COOPER, SENIOR REAL ESTATE ADVISOR
LIC # 00826250 (707) 528-1400, EXT 257
ACOOPER@KEEGANCOPPIN.COM



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PROPERTY DETAILS

PROPERTY HIGHLIGHTS

One(1) space available of 1,000+/- sf office/retail for lease in this building. The building is situated in the downtown corridor of Santa Rosa. The space is an open office/showroom with an interior restroom. Monument signage is available on Fourth Street as well as on-site parking. Property is zoned CG.

- Suite D: One (1) 1,000+/- sf Space
- Signage Available on 4th Street
- Plenty of On-Site Parking Available
- High Identity Location Between Brookwood Ave & Grocery Outlet
- Ally Access
- Across from Bird & The Bottle

PROPERTY INFORMATION

Lease Rate

\$1,800/Month

Lease Term

Negotiable Terms. 3-5 year term preferred. Tenant pays their separately metered PG&E.

Parking

2.6/1,000 On-Site Parking

Zoning

CG-General Commercial

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AREA DESCRIPTION

DESCRIPTION OF AREA

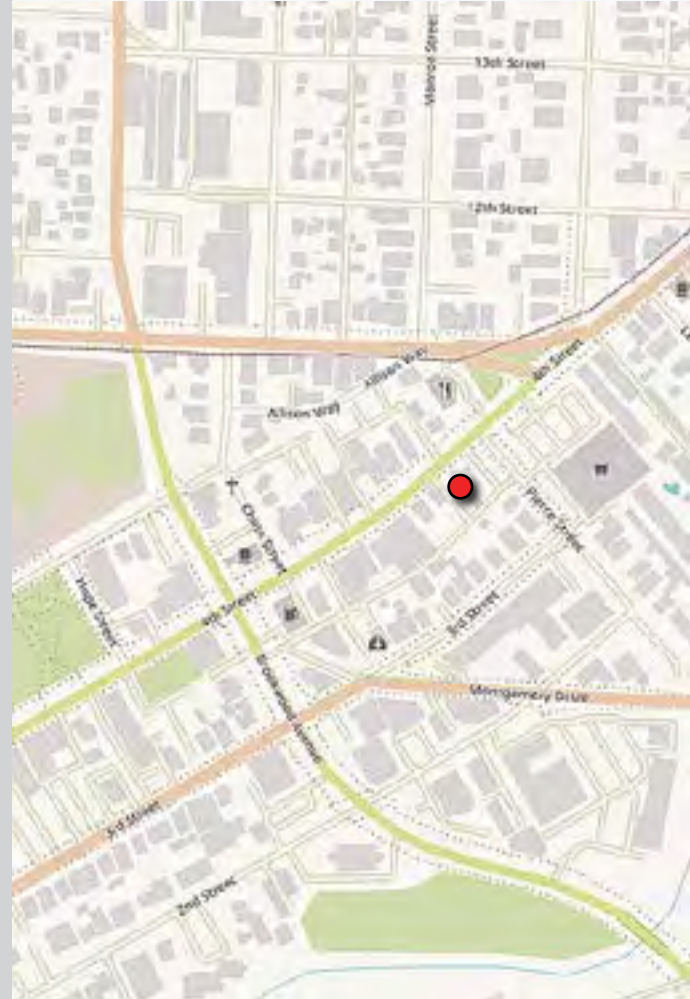
Located near the intersection of Fourth Street and Brookwood Avenue, the building is in the downtown corridor. Very close to amenities: restaurants, banks, government buildings, etc. In addition to on-site parking, there is ample street parking.

NEARBY AMENITIES

- Restaurants
- Retail shops
- Close to downtown

TRANSPORTATION ACCESS

- Easy access to Highway 101 and Route 12
- Public transportation nearby



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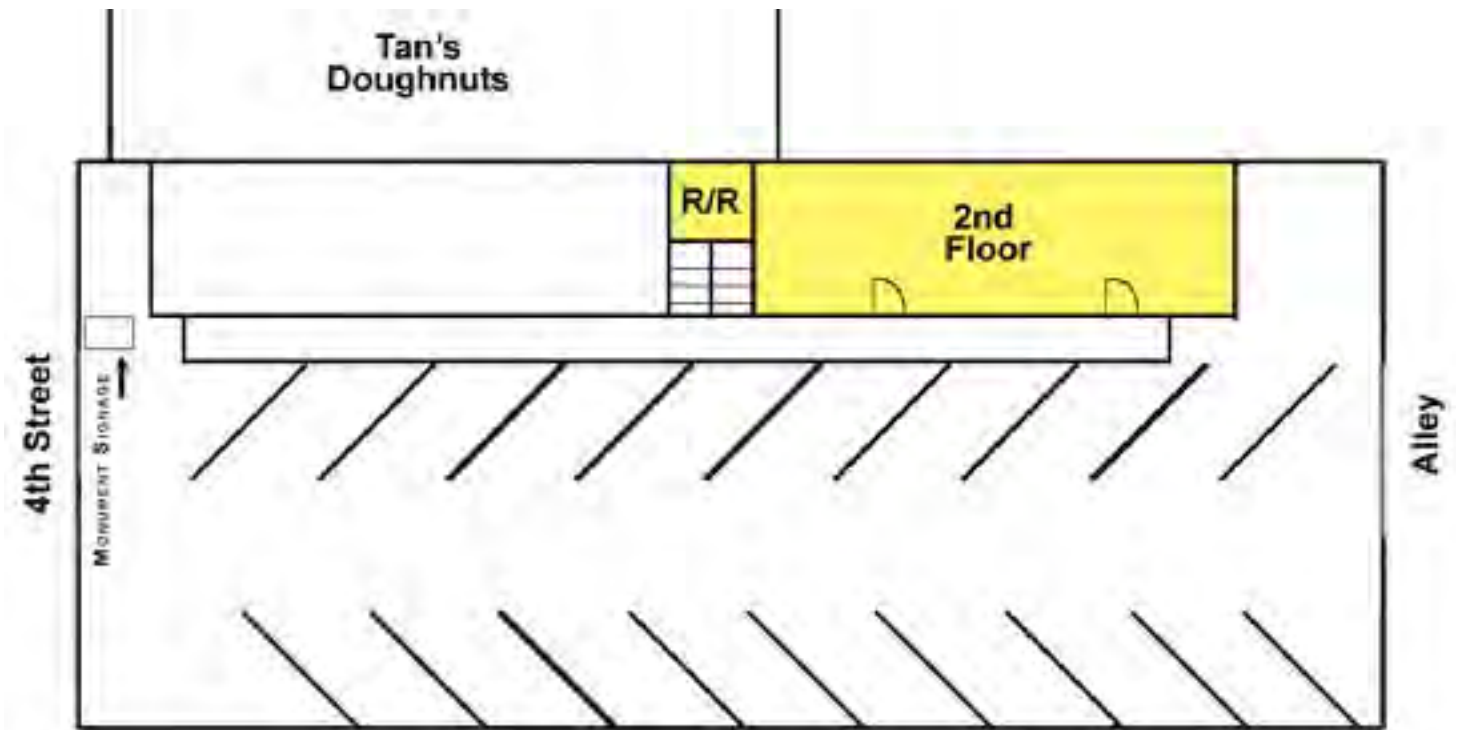
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SITE PLAN



Keegan & Coppin Co., Inc.
1355 N Dutton Ave., Suite 100
Santa Rosa, CA 95401
keegancoppin.com
P: (707) 528-1400

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PROPERTY PHOTOS



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VICINITY AERIAL



1066 Fourth Street

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