



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

**REMODELED DOWNTOWN OFFICE  
445 ORCHARD ST, SANTA ROSA, CA**

Excellent Downtown  
Santa Rosa Location



Go beyond broker.

REPRESENTED BY:

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DOWNTOWN OFFICE SPACE  
445 ORCHARD STREET  
SANTA ROSA, CA

Great Downtown  
Location

## PRIME DOWNTOWN OFFICE SPACE FOR LEASE

### PROPERTY INFORMATION

|                    |                |                      |                     |
|--------------------|----------------|----------------------|---------------------|
| <b>Space Size</b>  | 610+/- sq. ft. | <b>Zoning</b>        | Downtown Commercial |
| <b>Lease Rate</b>  | Contact Agent  | <b>Parking</b>       | Street Parking      |
| <b>Lease Terms</b> | 3-5 year term  | <b>Total Bldg SF</b> | 38,440+/- sq. ft.   |

#### HIGHLIGHTS

- Suite 111: 610+/- sq. ft.
  - Ground floor office. Mostly open space with operable window

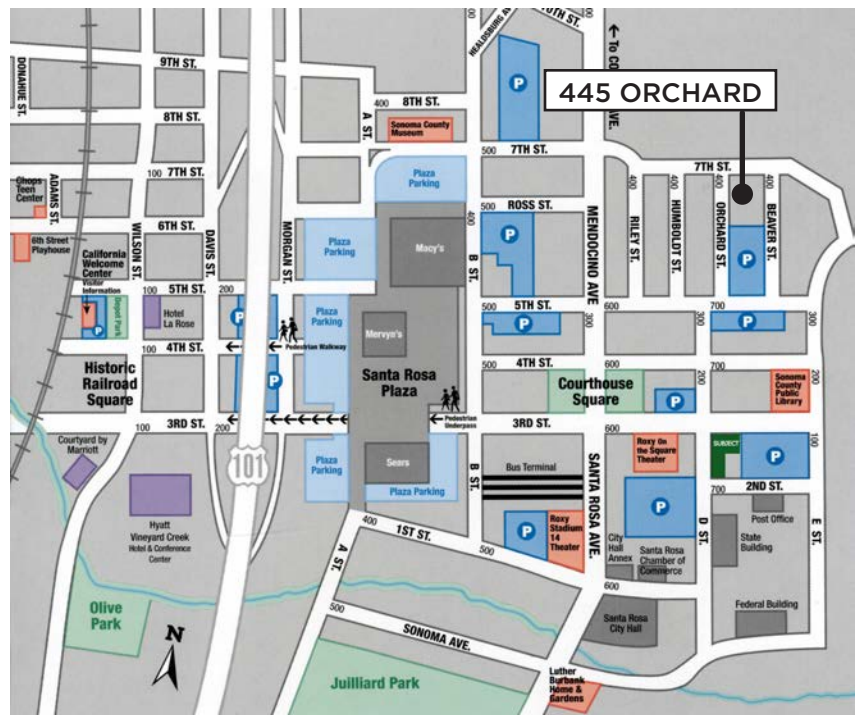
#### DESCRIPTION OF AREA

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

#### DESCRIPTION OF PREMISES

2 story professional office building in historic neighborhood. Owner/occupied building with great curb appeal. Meticulously maintained exterior and landscaping. Monument signage with tenant directory. Low load factor provides efficient suite square footages.

#### AREA MAP





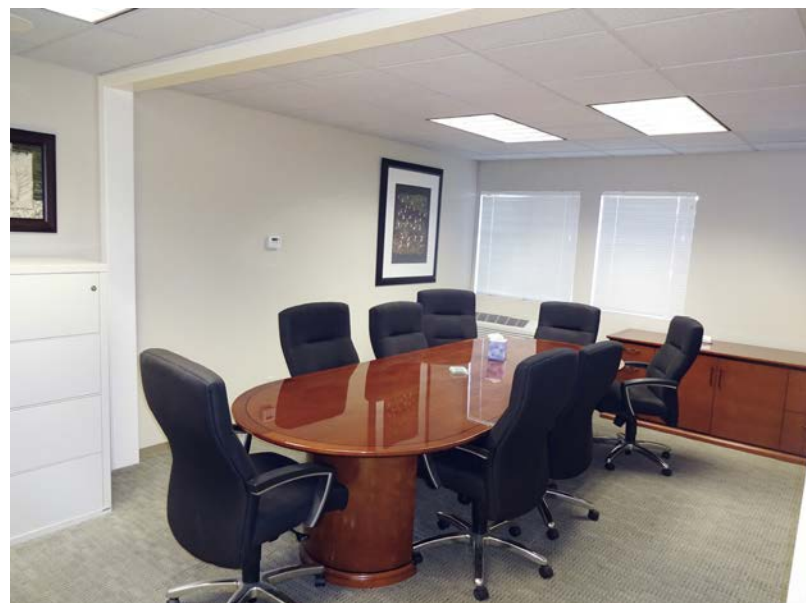
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## FLOOR PLAN - SUITE 102



The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.