



## For Lease: Small Office Suites

825 College Avenue, Santa Rosa, CA

- Shared Kitchenettes
- Ample Parking
- Great Location
- Private Waiting Area
- Shared Wi-Fi

### Offering Summary

|                    |                  |
|--------------------|------------------|
| Available Sq Ft:   | 285 - 466 +/- sf |
| Initial Base Rent: | \$855 / mo       |
| Lease Type:        | Modified Gross   |
| Lease Term:        | 1 - 5 Years      |
| Available:         | NOW              |

Contact:

**Joe Morrison**  
(415) 366-0022  
[joe@hlcre.com](mailto:joe@hlcre.com)  
Lic# 02067309

**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic# 01814831

**HL Commercial Real Estate**  
[www.hlcre.com](http://www.hlcre.com)



# For Lease: Small Office Suites

825 College Avenue, Santa Rosa, CA 95404

## Building/Space Description:

Historic two-story building, featuring a collection of one room offices occupied by therapists, counselors, and similar professional practices. There are common area bathrooms & shared kitchenettes.

## Location Description:

On College Ave., close to Downtown, Santa Rosa Junior College and Highway 101.

## Space Information/Features:

| Suite | Square Feet | Monthly Rent | CAM charges | Available |
|-------|-------------|--------------|-------------|-----------|
| 5     | 302         | \$ 905       | \$ 75/mo    | 11/1      |
| 7     | 285         | \$ 855       | \$ 75/mo    | 8/1       |
| 13    | 466 +/-     | \$ 1,335     | \$100/mo    | NOW       |

Total Rentable Square Feet: 285 - 466 +/- sq. ft.  
(Owner is source. Agents have not verified square footage.)  
Divisible/Can Add: No  
Parking: 10 Shared spaces in private lot. (Unassigned & Unreserved)

## Building Information/Features:

Total Building Square Feet: 4,128  
Year Constructed: 1922  
Zoning/Permitted Uses: [PD 0226](#)  
Fire Sprinklers: No  
Heating & Air Conditioning: Yes  
Flood Zone Designation: X : The area determined to be outside the 500-year flood and protected by levee from 100- year flood.

## Lease Terms:

Minimum Lease Term: 2 - 5 Years  
Initial Base Rent: \$855 - \$1,355 /month  
Base Rent Increases: 5% annual increases  
Lease Type: Modified Gross  
CAM Charges: CAM charges increase 5% each year  
(Includes Gas/Electric, water, common area janitorial, trash removal & shared WIFI)  
Tenant Expenses: Telephone, Liability Insurance

## Contact:

**Joe Morrison**  
(415) 366-0022  
[joe@hlcre.com](mailto:joe@hlcre.com)  
Lic# 02067309

**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic# 01814831

**HL Commercial Real Estate**  
[www.hlcre.com](http://www.hlcre.com)



# For Lease: Small Office Suites

825 College Avenue, Santa Rosa, CA 95404



# For Lease: Small Office Suites

825 College Avenue, Santa Rosa, CA 95404



Contact:

**Joe Morrison**  
(415) 366-0022  
[joe@hlcre.com](mailto:joe@hlcre.com)  
Lic# 02067309

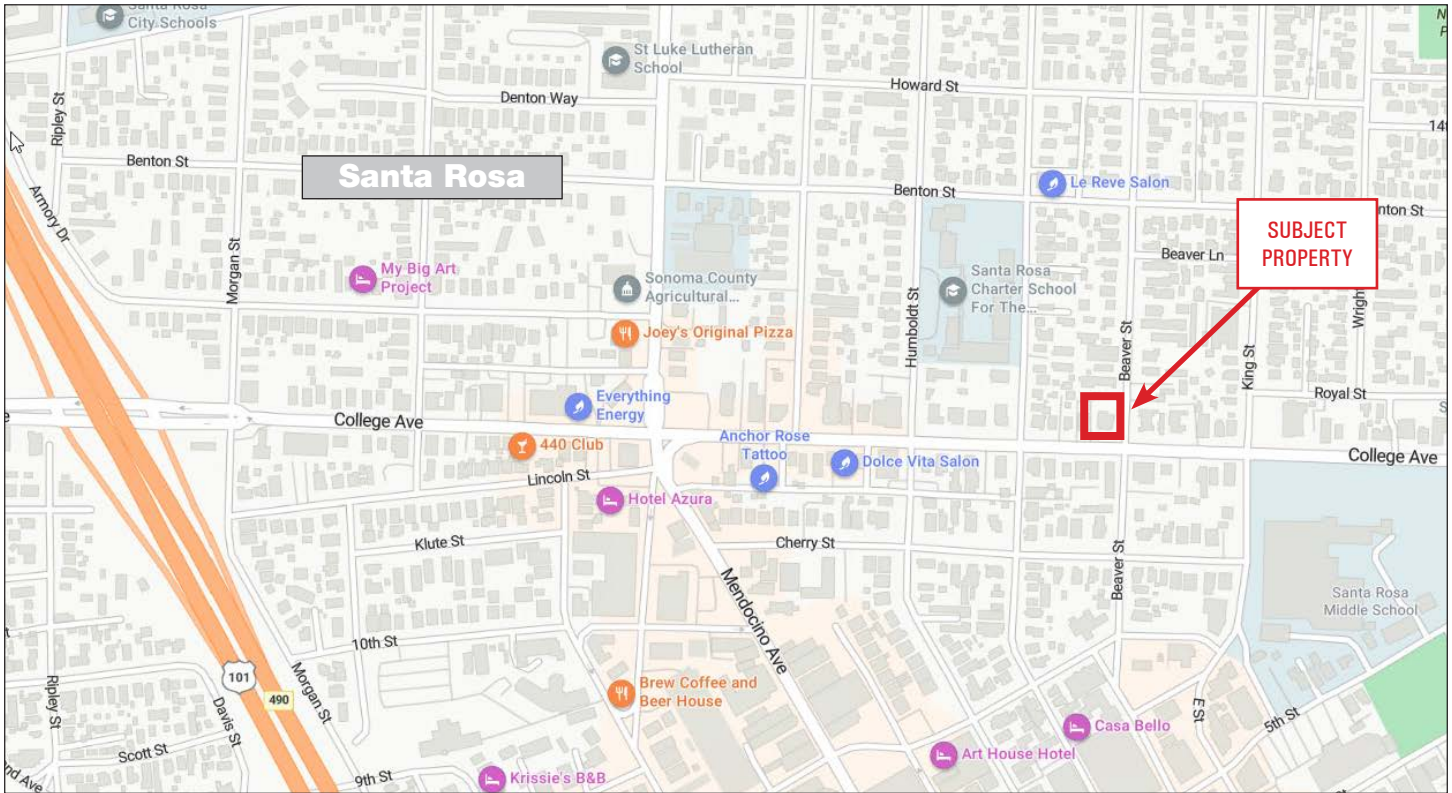
**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic# 01814831

**HL Commercial Real Estate**  
[www.hlcre.com](http://www.hlcre.com)



# For Lease: Small Office Suites

825 College Avenue, Santa Rosa, CA 95404



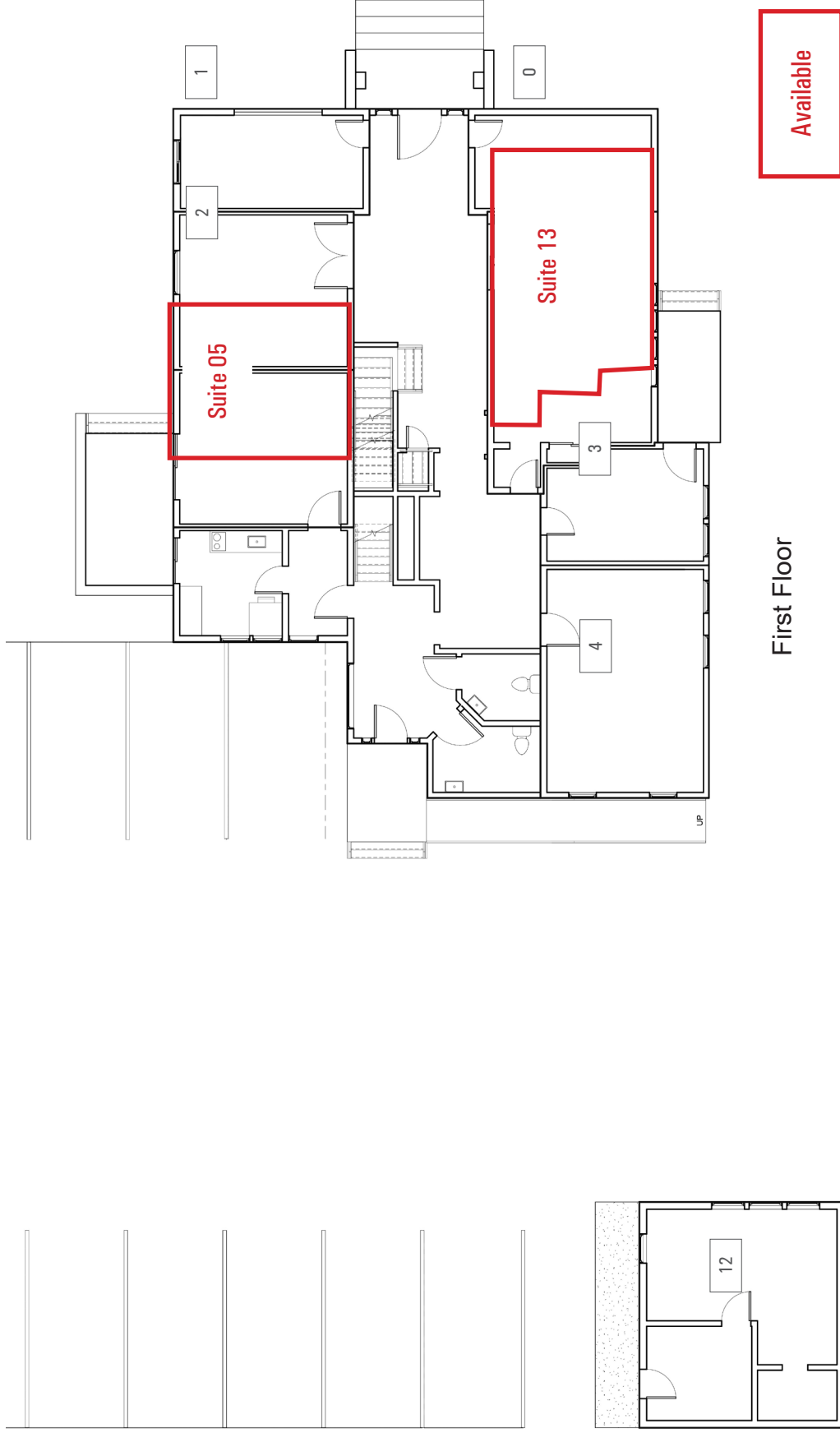
[Click here to View in Google Maps](#)



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

# For Lease: Small Office Suites

825 College Avenue, Santa Rosa, CA 95404



First Floor

Available

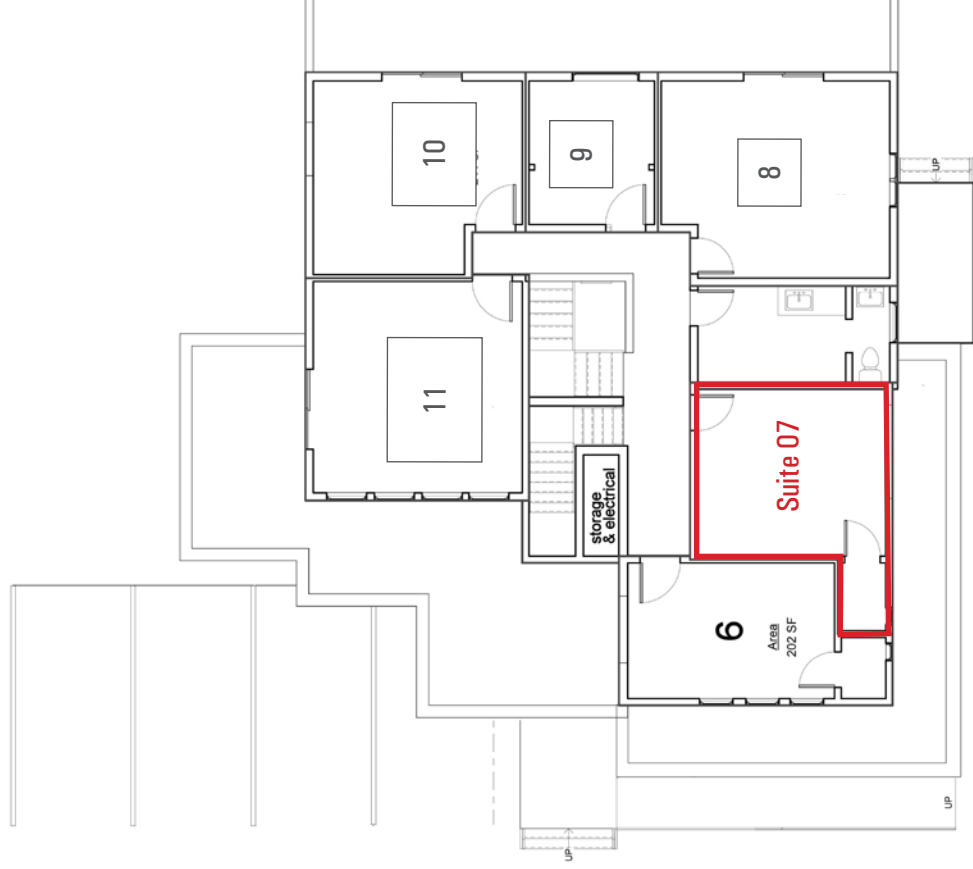
COLLEGE AVE.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. The prospective purchaser/lessee should independently verify all information.

# For Lease: Small Office Suites

825 College Avenue, Santa Rosa, CA 95404

BEAVER STREET



Second Floor

Available

COLLEGE AVE.

# Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

## Higher Level Commercial Real Estate

70 Mitchell Blvd., Ste. 202  
San Rafael, CA 94903  
[www.hlcre.com](http://www.hlcre.com)



**Joe Morrison**  
(415) 366-0022  
[joe@hlcre.com](mailto:joe@hlcre.com)  
Lic#: 02067309



**Mark Cooper**  
(415) 608-1036  
[mark@hlcre.com](mailto:mark@hlcre.com)  
Lic#: 01814831