



Keegan & Coppin
COMPANY, INC.

FOR LEASE

499 HUMBOLDT ST. & 684 SEVENTH ST.
SANTA ROSA, CA

RETAIL/OFFICE SPACE AVAILABLE

499 HUMBOLDT ST.

684 SEVENTH ST.

Go beyond broker.

PRESENTED BY:

DAVE PETERSON, SENIOR PARTNER
LIC # 01280039 (707) 528-1400, EXT 210
DPETERSON@KEEGANCOPPIN.COM

BRYAN ALTAMIRANO, AGENT
LIC # 02204412 (707) 528-1400, EXT 237
BALTAMIRANO@KEEGANCOPPIN.COM



PROPERTY DETAILS



499 HUMBOLDT ST. &
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**RETAIL/OFFICE
SPACE FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- 1,134 & 1,375+/- Sq. Ft. versatile ground-floor suite
- Ideal for office or retail use
- Bright, open floor plan with private office and conference room
- Contemporary finishes with exposed concrete accent walls
- Large windows providing natural light throughout the space
- Restroom and small kitchenette available within the unit
- Flexible layout adaptable for multiple business needs
- Zoning: CD (Commercial Development), suitable for office, or retail
- **AVAILABLE IMMEDIATELY!**

DESCRIPTION OF PREMISES

499 Humboldt St is located just steps away from the 4th Street retail amenities in downtown Santa Rosa, offering easy access to local dining, retail shops, and public transportation. With its close proximity to Highway 101 and ample street parking, this space is ideal for businesses looking to serve clients across the Santa Rosa region.

LEASE TERMS

Rate

\$2.00 PSF Modified Full Service (Net of janitorial)

Terms

3-5 Year Lease Terms Preferred



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AREA DESCRIPTION



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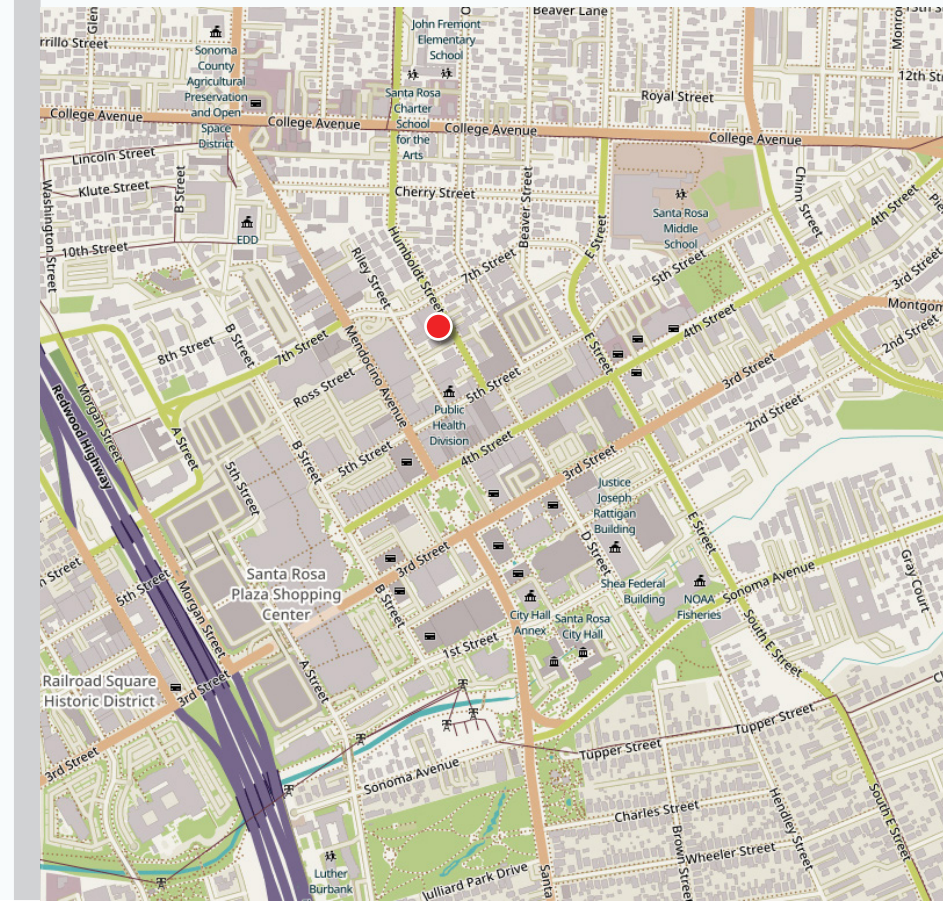
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THE NEIGHBORHOOD INCLUDES:

- Dining: Numerous local cafes and restaurants are within walking distance.
- Retail: Surrounded by boutique shops and services.
- Healthcare: Close proximity to Santa Rosa Memorial Hospital.

NEARBY AMENITIES:

- Public transportation stops within walking distance.
- Access to freeway and main thoroughfares for convenient commuting.
- Located in a vibrant business area with a mix of professional services, retail, and residential developments.



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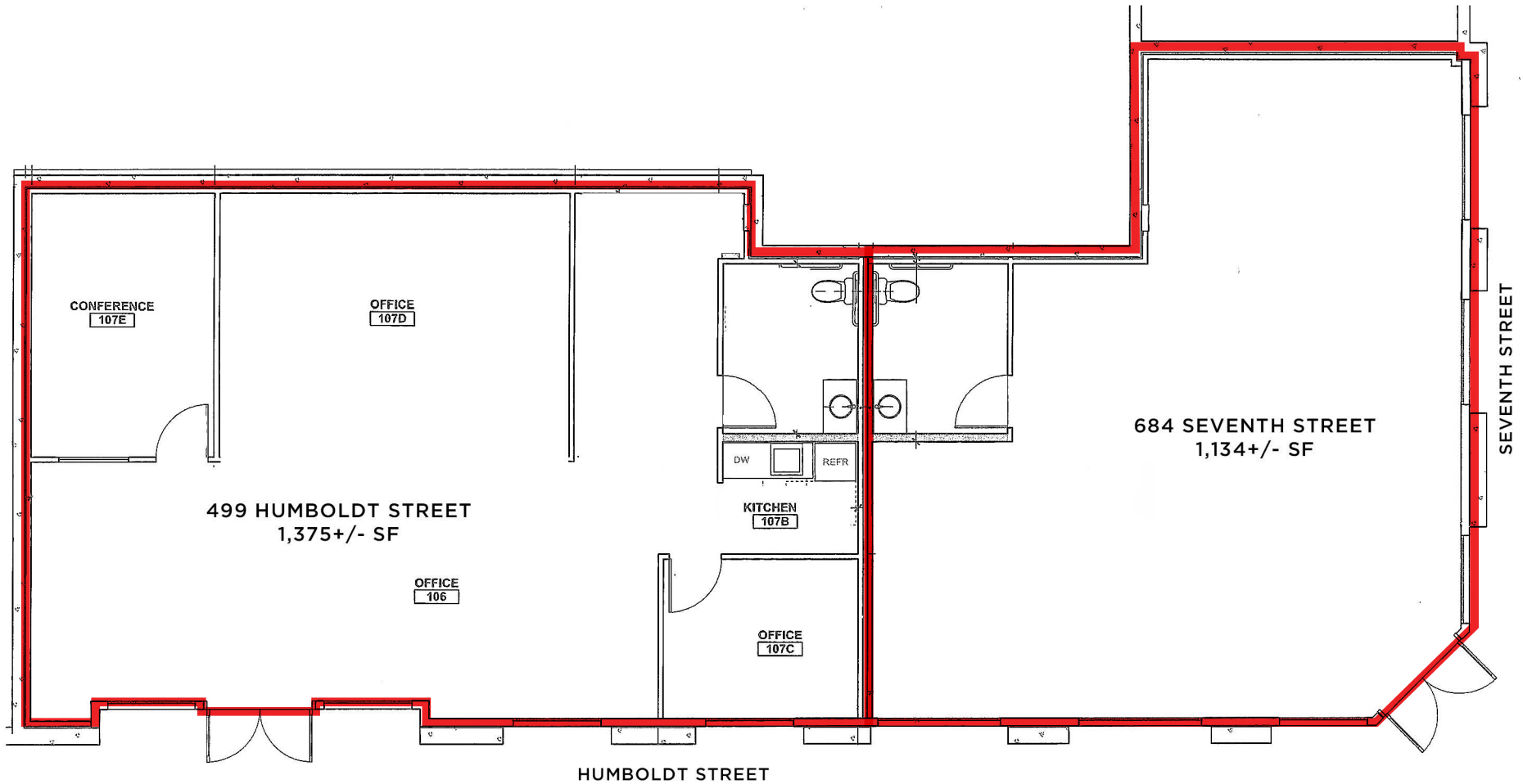


FLOOR PLAN



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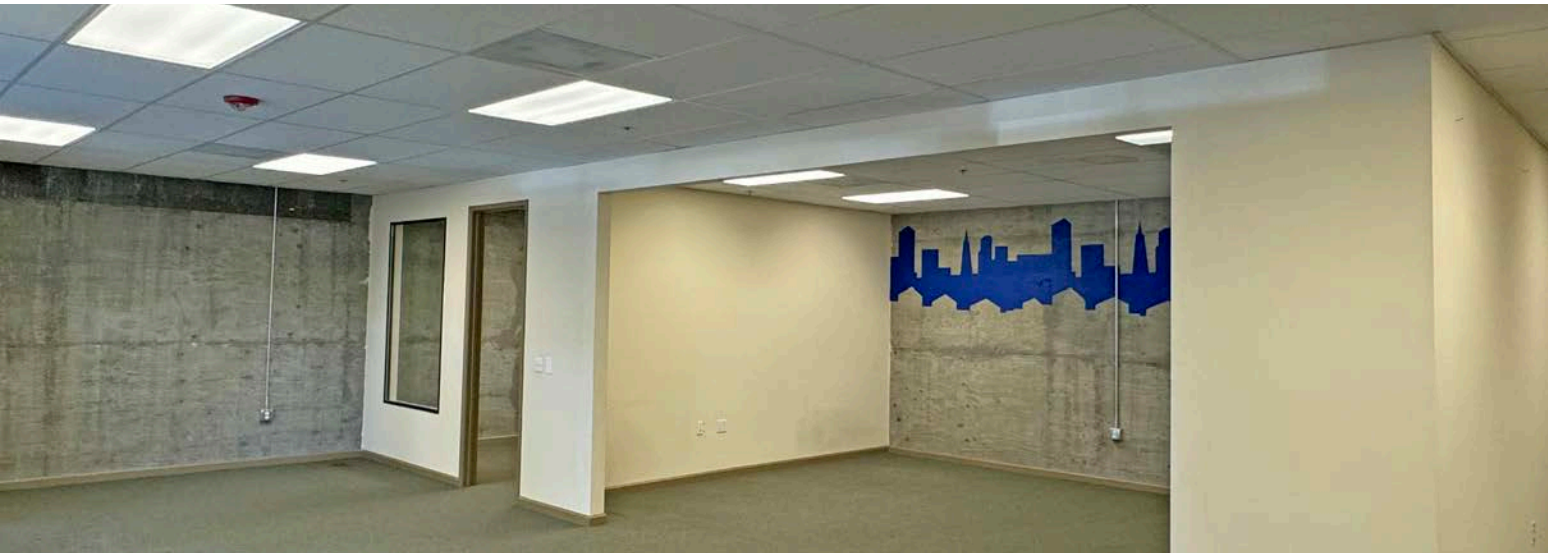
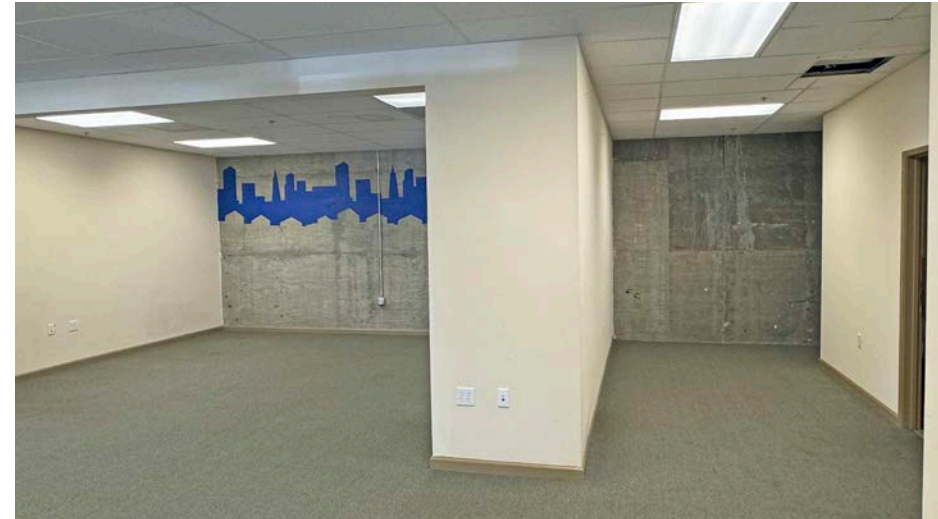
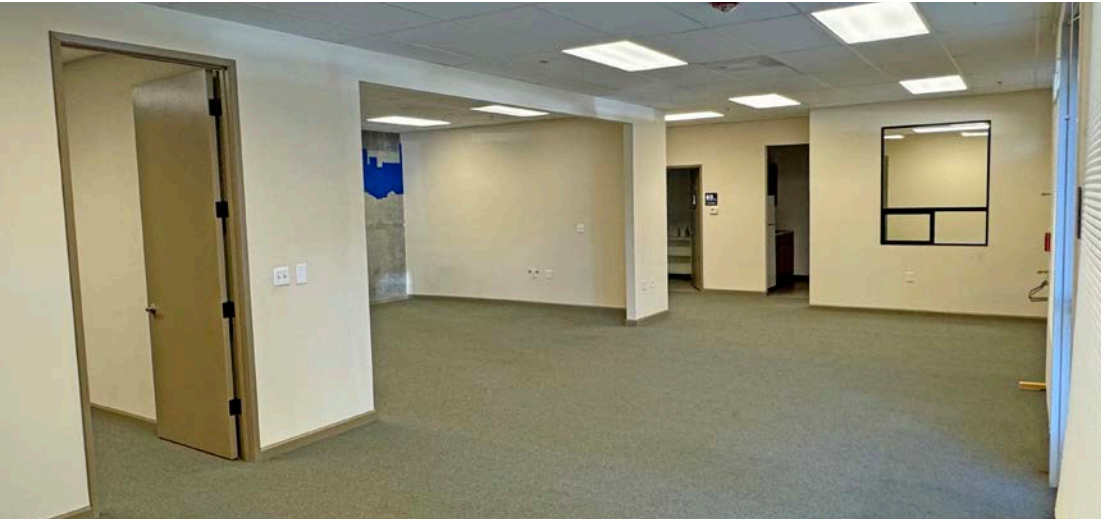


PROPERTY PHOTOS



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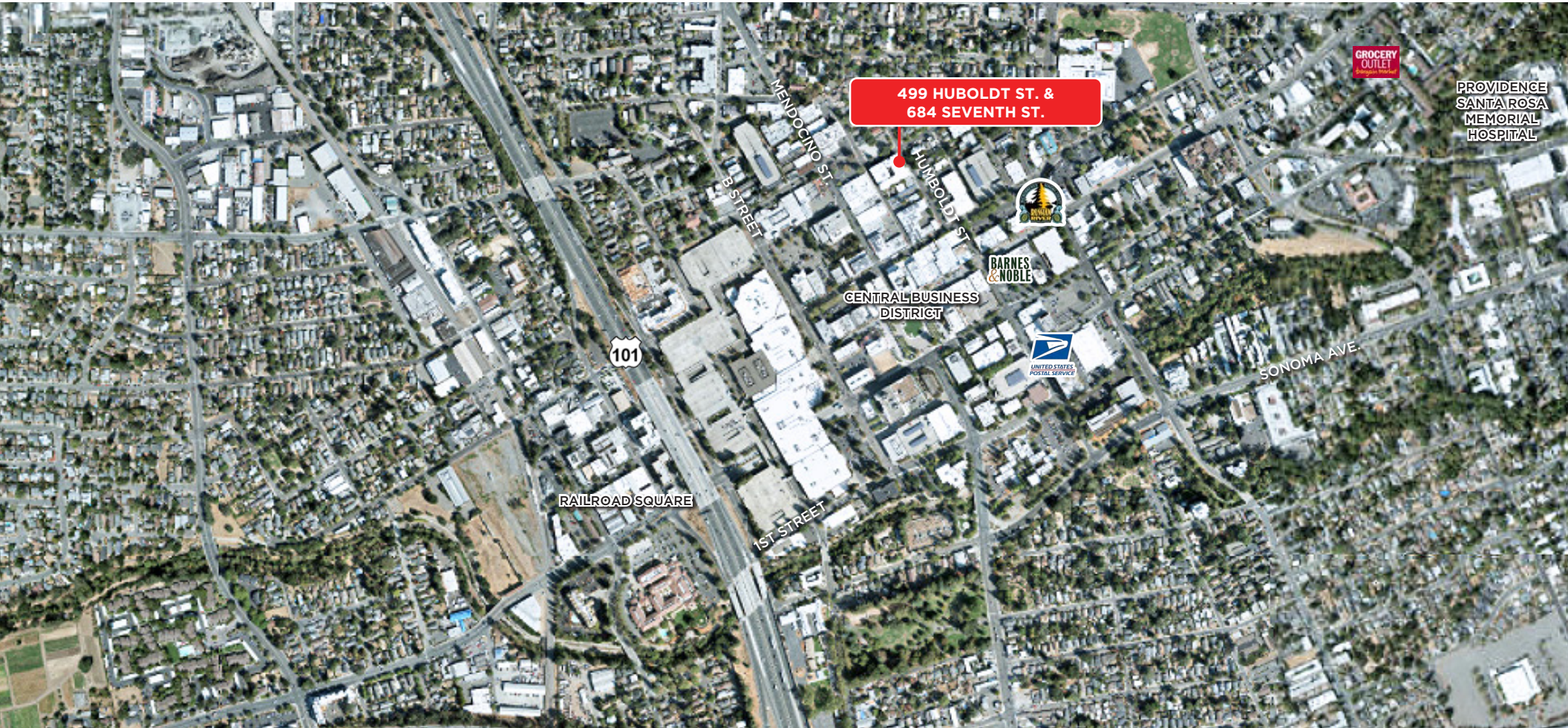


LOCATION MAP



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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

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.

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