



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

720 4TH STREET  
SANTA ROSA, CA

Premier Medical Space  
Downtown Santa Rosa



REPRESENTED BY:

**JEFFREY WILMORE, PARTNER**  
LIC # 01241054  
P: (707) 528-1400, EXT 252 C: (415) 310-1520  
JWILMORE@KEEGANCOPPIN.COM



## PREMIER MEDICAL SPACE FOR LEASE



720 4TH STREET  
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## PROPERTY INFORMATION

### HIGHLIGHTS

- 5,447 Sq Ft Medical space for lease
- 13 Exam rooms with sinks
- Lab area
- Large reception/waiting room
- Adjacent restroom
- Potential for access to 2nd floor office space, 1,926 sq ft
- High identity 4th Street location
- On-site property management
- Local ownership

### DESCRIPTION OF THE PREMISES

The building has deep roots from the early 1900's from Santa Rosa's past. The historic Rosenberg's Department Store building was the tallest building in the city for many years. The excellent downtown location with convenient restaurants, stores and parking garages is perfect for medical users.

### LEASE TERMS

#### Office Space

5,447+/- sq ft

#### Rate

\$2.25 per sq ft

#### Terms

Full Service

Base year for operating expenses

4% annual rental increases

#### Parking

On-site plus Downtown Parking District

Garage adjacent to building

Keegan & Coppin Co., Inc.  
1355 N Dutton Ave., Suite 100  
Santa Rosa, CA 95401  
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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# PREMIER MEDICAL SPACE FOR LEASE



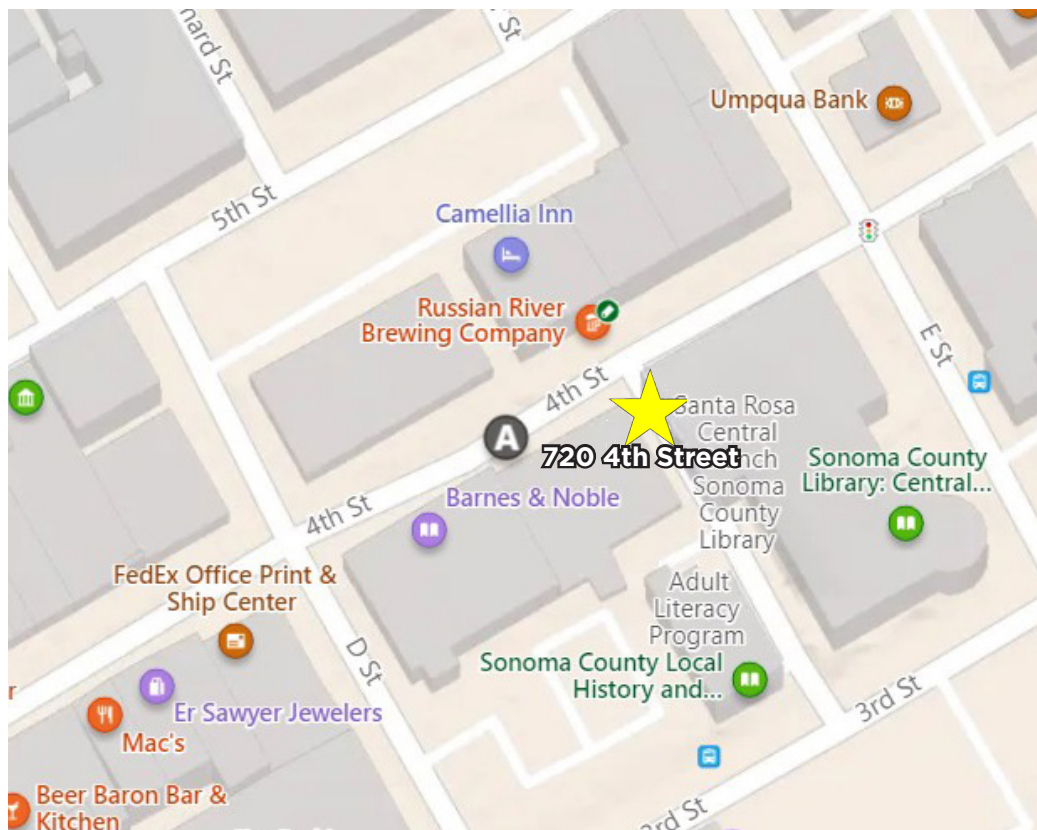
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## NEARBY AMENITIES

Walking distance to:

- Starbucks
- Restaurants
- Banks
- Santa Rosa Mall
- Russian River Brewing Company



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# PHOTOS



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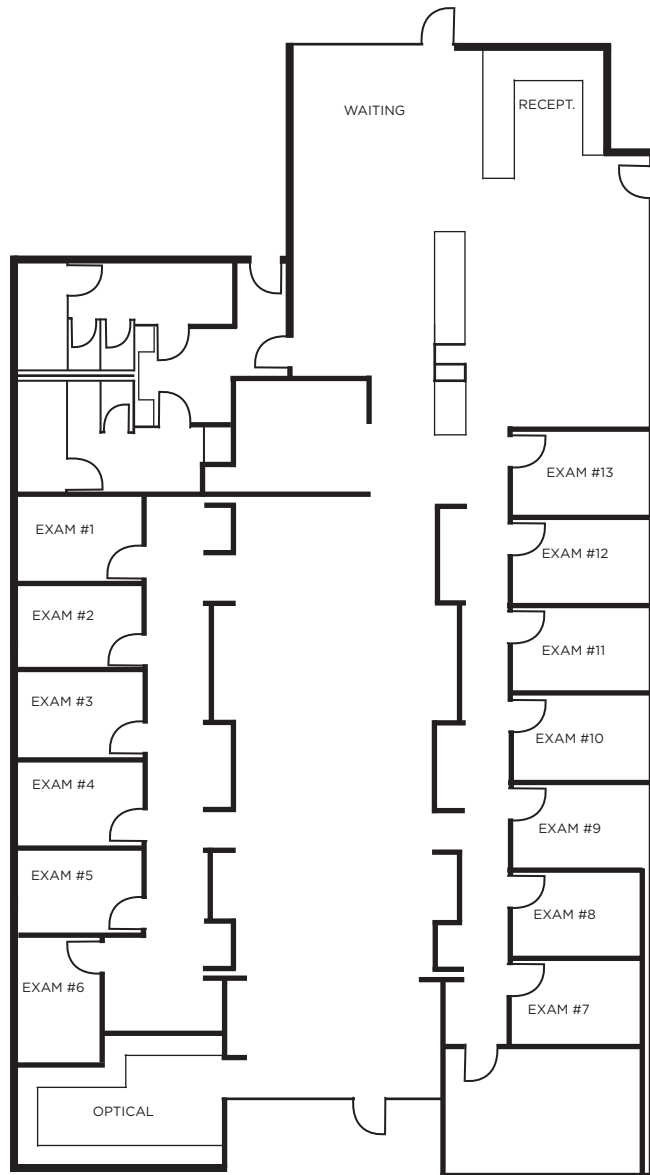


# FLOOR PLAN



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