



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

401 MENDOCINO AVENUE  
SANTA ROSA, CA

Historic Downtown Building  
Lease Opportunity



Go beyond broker.

REPRESENTED BY:

RUSS MAYER, PARTNER  
LIC # 01260916 (707) 664-1400, EXT 353  
RMAYER@KEEGANCOPPIN.COM



# HISTORIC DOWNTOWN BUILDING LEASE OPPORTUNITY



401 MENDOCINO AVENUE  
SANTA ROSA, CA

## HISTORIC DOWNTOWN LEASE OPPORTUNITY

## PROPERTY INFORMATION

### HIGHLIGHTS

- Four (4) Private Offices, File Room and Full Kitchen
- Prewired for Comcast
- Ground Floor Office with Mendocino Ave Frontage
- Central Downtown Location

### OFFICE SPACE

4,177+/- sq ft

### DESCRIPTION

Office space features 4 private offices, conference room, reception area, file room, a full kitchen and distinct interior brick wall accents throughout. This is a corner office space with an abundant glass-line along both Mendocino Ave and 5th St.

### DESCRIPTION OF PREMISES

High-identity, architecturally distinct, downtown heritage building with roots deep into Santa Rosa's past. Property was originally purchased by the Upton family in 1904 with construction commencing after the 1906 San Francisco earthquake. Completed in 1909, the building was designed with a hotel upstairs and featured retail on the ground floor. The building went through a complete refurbishing in 1990. The exterior still retains the basic structure and character as it did when it was first built while the interior features were redesigned to accommodate professional office tenants looking for a first class office environment.

Excellent downtown location for many different professional office and retail services, including; architects, engineers, attorneys, financial offices, CPA's and other professional office uses. Location is also ideal for: restaurants, banks and other financial institutions, title companies, day spas, mobile phone stores, jewelry stores, frame shops and gallery, photo studios, opticians, financial planners, insurance agencies, tax preparation services, personal trainers, yoga and pilates studios, martial arts studios, etc.

Keegan & Coppin Co., Inc.  
1201 N McDowell Boulevard  
Petaluma, CA 94954  
[www.keegancoppin.com](http://www.keegancoppin.com)  
(707) 664-1400

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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### LEASE TERMS

#### RATE

\$1.95 per sq ft

#### TERMS

Full Service  
Includes janitorial  
4% annual increases  
3-5 year lease term preferred

#### PARKING

Metered Curbside & City Lots

#### BUILDING SIZE

25,470+/- sq ft



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### DESCRIPTION OF AREA

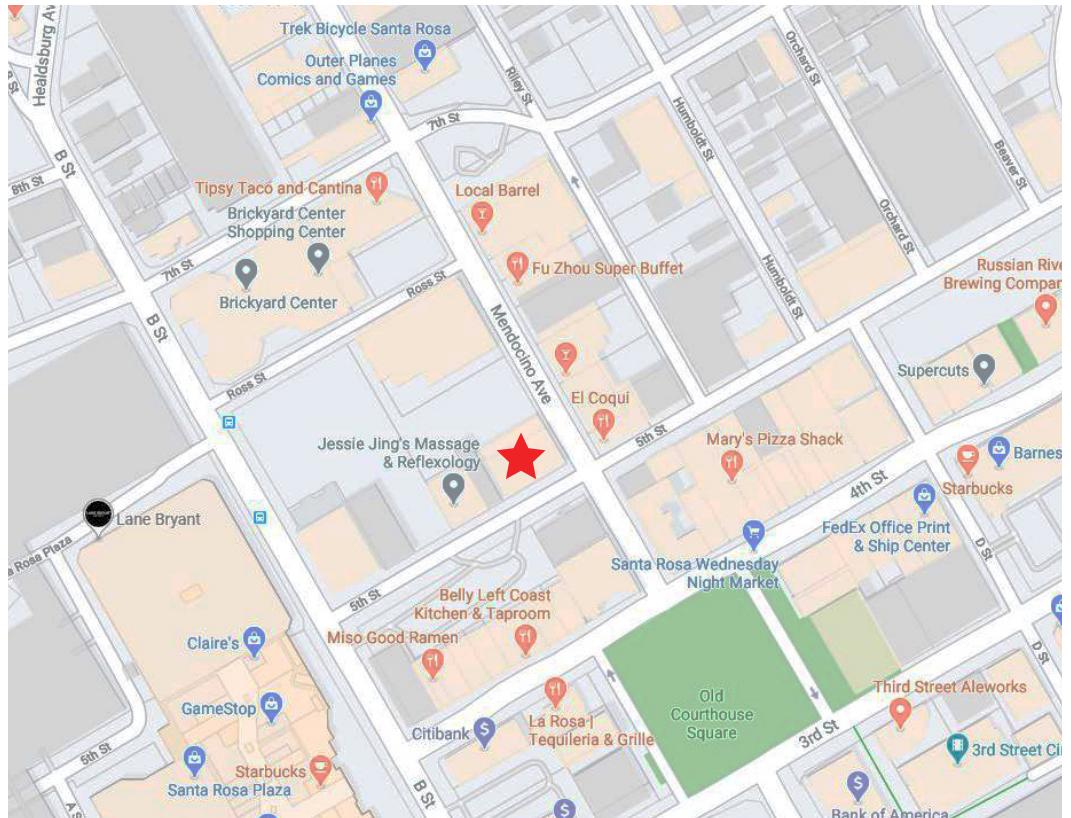
Located in the heart of downtown Santa Rosa at the corner of Mendocino Avenue and 5th Street. This is a premier location for all professional uses and offers excellent access to other downtown professionals, city parking lots, retail services, etc. Building is easily accessible from Highway 101.

### NEARBY AMENITIES

- Excellent Downtown Petaluma location

### TRANSPORTATION ACCESS

- Easy access from Highway 101



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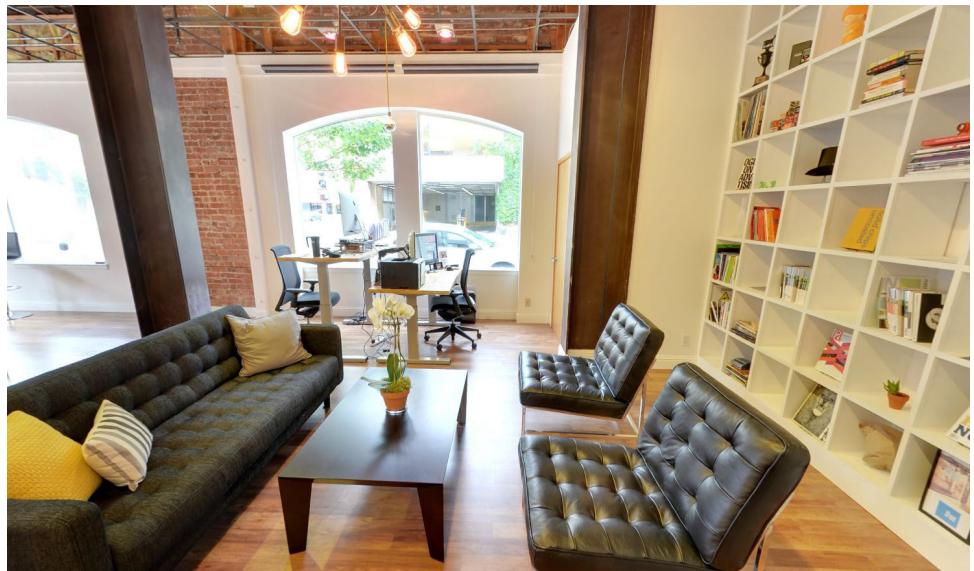
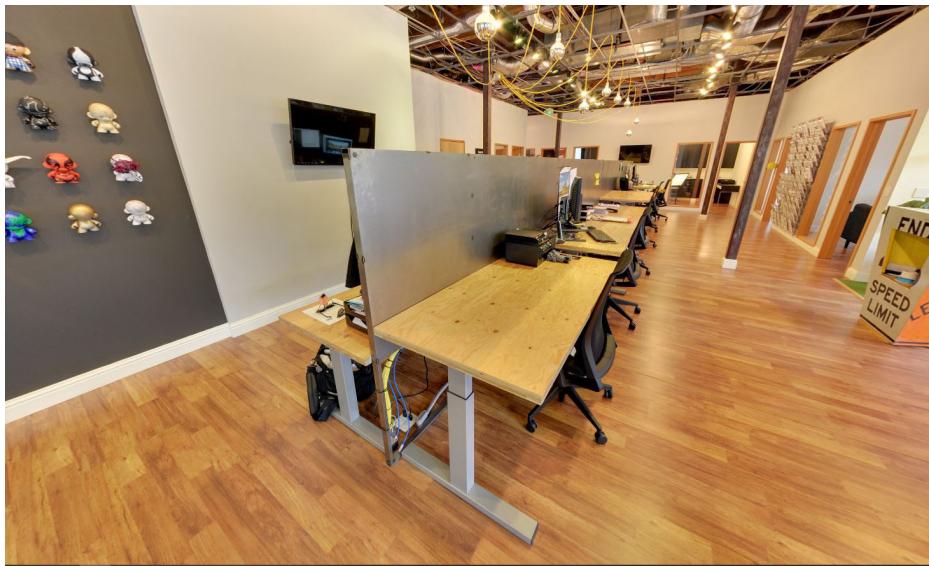


# 401 MENDOCINO AVE, SANTA ROSA PHOTOS



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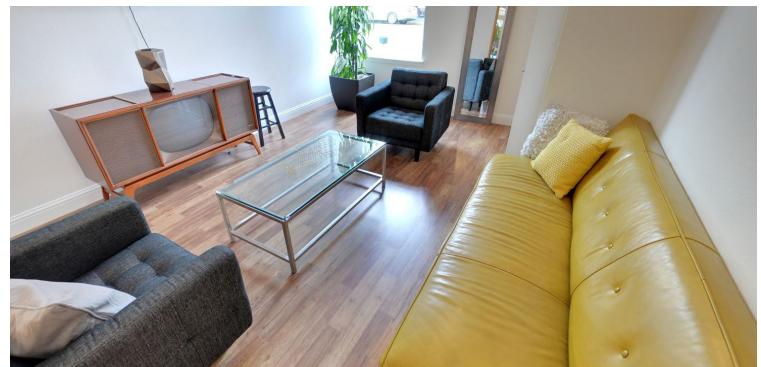


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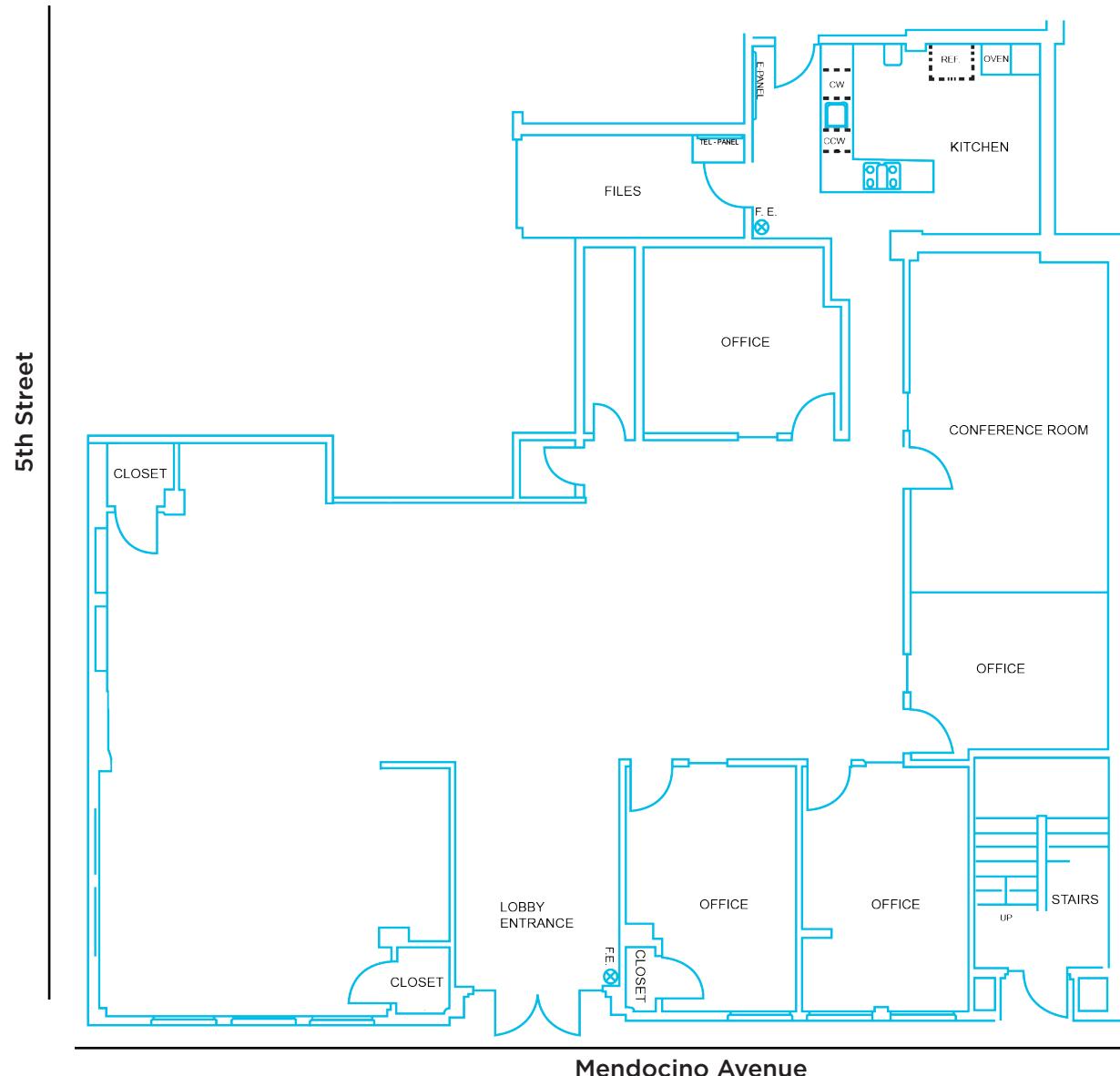


# 401 MENDOCINO AVE, SANTA ROSA FLOOR PLAN



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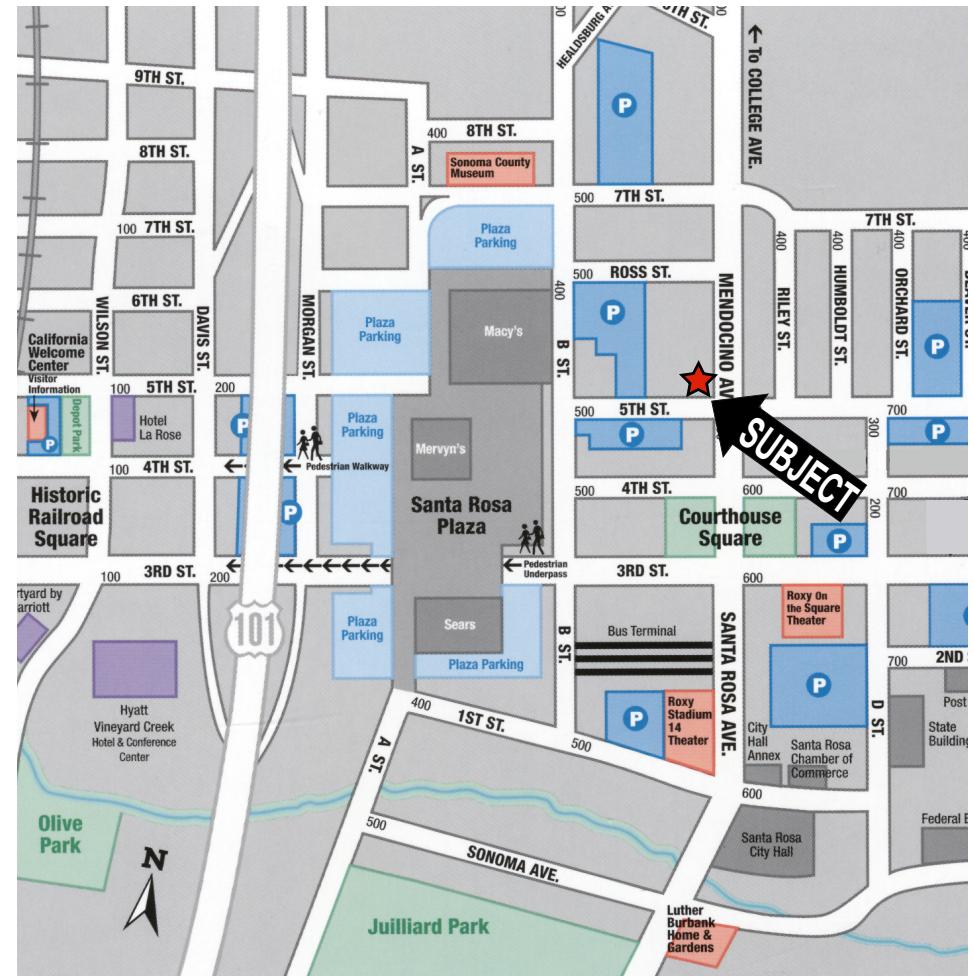


# 401 MENDOCINO AVE, SANTA ROSA AERIAL MAPS



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