



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**533 FIFTH STREET
SANTA ROSA, CA**

**WALK TO THE SQUARE
PENTHOUSE FLAT | LIVE/WORK FLAT |
GROUND-FLOOR RETAIL SPACE**



Go beyond broker.

PRESENTED BY:

**ANNETTE COOPER
SENIOR REAL ESTATE ADVISOR
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**NATHAN FLYNN
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SANTA ROSA, CA

**DOWNTOWN OFFICE
SPACE FOR LEASE**

PROPERTY SUMMARY

- Fantastic Downtown Location
- Top Floor Penthouse: 3,102+/- sf
- Second Floor Live/Work: 3,102+/- sf
- Ground Floor: 3,034+/- sf
- Close to City Parking Lots and Garages
- High Ceilings
- Walk to Restaurants and Shops:
 - Augie's French
 - L'Oro Di Napoli
 - Russian River Brewery
 - Perch + Plow
 - Mac's Deli & Cafe
 - Beer Baron Bar & Kitchen
 - Thai House
 - El Coqui
 - 5th Street Grill
 - Starbucks
- Elevator Served

USER SPACE

Office/Retail

RENTABLE SPACE

3,034 - 3,102+/- sf each floor

1st Floor retail

2nd Floor Live/Work

3rd Floor penthouse office

TOTAL BUILDING SF

9,238+/- sf

PARKING

City Parking Lots/Street
Parking

LEASE RATE

PENTHOUSE OFFICE: \$1.30 PSF, GROSS

LIVE WORK: \$1.15 PSF, GROSS

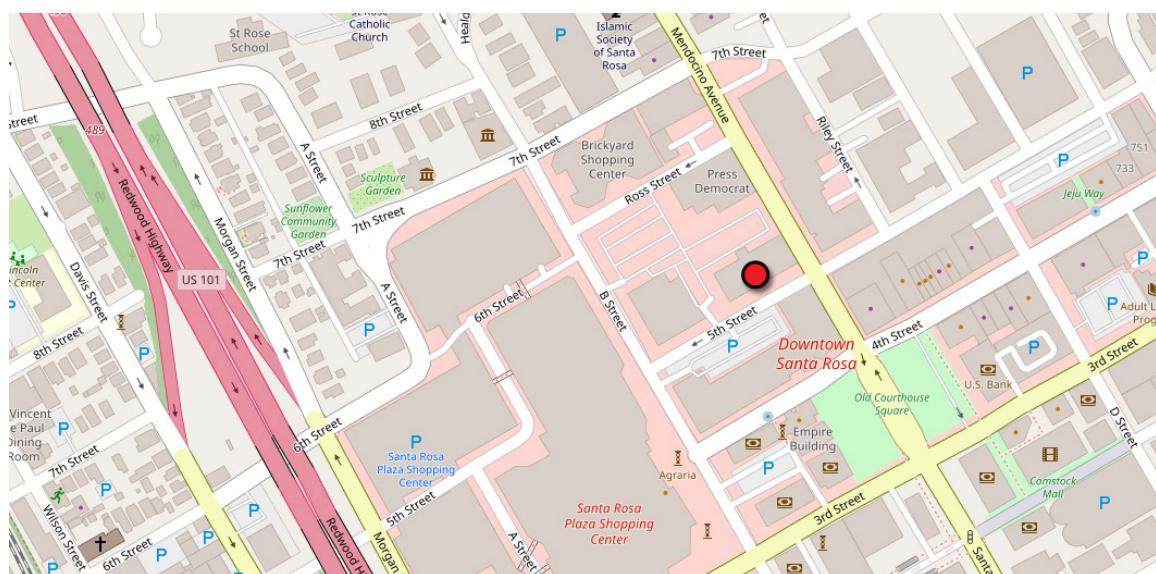
GROUND FLOOR OFFICE: \$1.15 PSF, GROSS

DESCRIPTION OF PREMISES - FEATURES

533 Fifth Street is a high-identity, three-story office building in the heart of downtown Santa Rosa. Elevator served, 533 allows a tenant three options to occupy their own floor of this historic building. High ceiling and natural light give the space a large, airy feel. Public parking is available steps from the front door and monthly permits are available at a number of nearby garages.

DESCRIPTION OF LOCATION - AREA

Located in the heart of downtown near the corner of 5th Street and Mendocino Avenue. This is a premier location for professional uses, and offers excellent access to other downtown services, city parking lots, shops, and over thirty bars and restaurants including Russian River Brewery, in a three block walk. The building is easily accessible from Highway 101.



INDEPENDENT 3,000+/- SF FLATS

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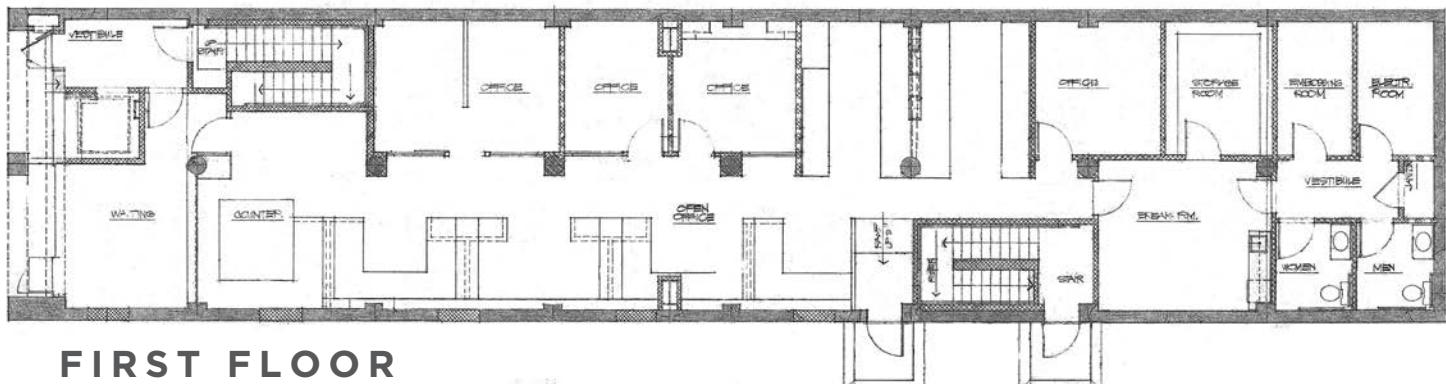


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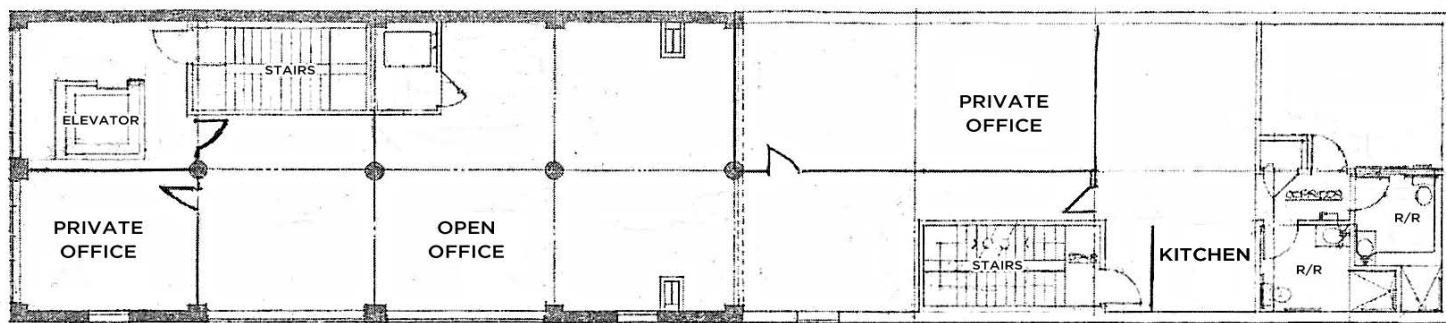
FLOOR PLANS

FIFTH STREET



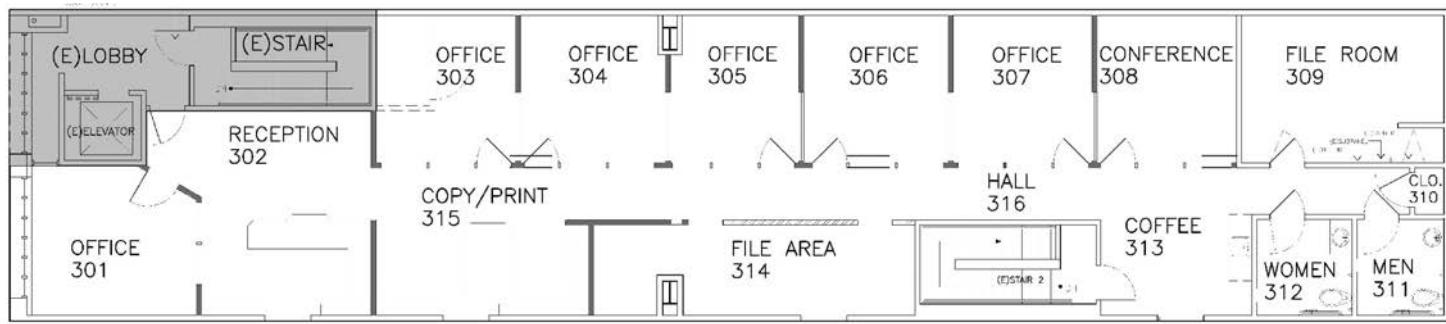
FIRST FLOOR

FIFTH STREET



SECOND FLOOR

FIFTH STREET



THIRD FLOOR

Keegan & Coppin Co., Inc.
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Santa Rosa, CA 95401
www.keegancoppin.com
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