



Keegan & Coppin
COMPANY, INC.

FOR LEASE

900 MENDOCINO AVENUE
SANTA ROSA, CA

**HIGH IDENTITY OFFICE SPACE
AVAILABLE**



Go beyond broker.

REPRESENTED BY:

BRIAN KEEGAN, PARTNER
LIC # 01809537 (707) 528-1400, EXT 249
BKEEGAN@KEEGANCOPPIN.COM

NATHAN FLYNN, AGENT
LIC # 02242483 (707) 528-1400, EXT 773
NFLYNN@KEEGANCOPPIN.COM



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PROPERTY DETAILS

PROPERTY HIGHLIGHTS

Located on a high-identity corner, Mendocino Avenue and Howard Street, this **1,662+/- SF** of professional office space offers both charm and functionality. The building combines the elegance of its 1922 construction with modern updates, providing a unique yet practical workspace. The office spaces have recessed ceilings and excellent natural lighting.

Interior features include: 3 private offices, 2 additional open workspaces, kitchenette, and 2 private bathrooms with ADA accessibility upgrades. The main executive office includes an attached conference room with views looking out to Mendocino Ave.

Signage installation is available along Mendocino offering your business great visibility. The building has an ADA accessibility ramp located at the back entrance. The parking lot has 5 reserved spaces and a shared ADA space. The space is currently fully furnished with desks, tables and artwork. It can also be delivery empty.

LEASE INFORMATION*

Lease Rate

\$4,800 Gross

Lease Term

Negotiable

* Opportunity to sublet 1 of the private offices for \$1,000/month to the existing tenant, who would be at the suite very infrequently.



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AREA DESCRIPTION

DESCRIPTION OF AREA

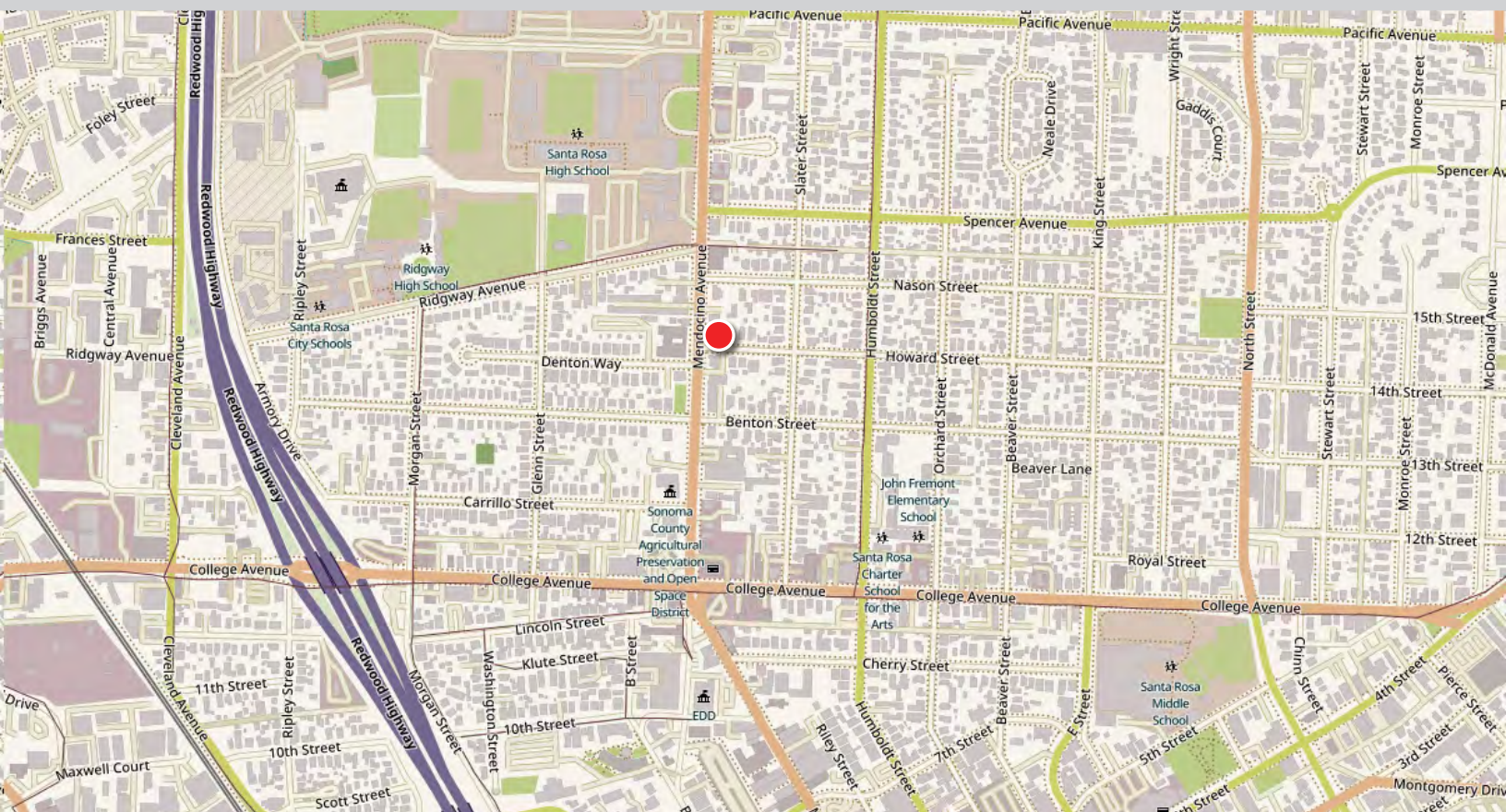
Location has high visibility, great signage, and easy access to highway 12 and U.S. 101 via College Avenue. It is adjacent to the immediate Downtown Office and Retail center.

NEARBY AMENITIES

- Santa Rosa Plaza & other retail
- Banks
- Restaurants
- Public Parking Garages
- City & State Offices

TRANSPORTATION ACCESS

- Easy walk to Santa Rosa's largest transit centers that provides public transportation via the SMART Train and the Golden Gate bus service to the entire North Bay
- Easy access to North/Southbound Highway 101



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PROPERTY PHOTOS



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VICINITY MAP



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