



FOR LEASE – OFFICE SPACES

490 MENDOCINO AVE
SANTA ROSA, CA 95401

Northern California's Premier Commercial Real Estate



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



SITE SUMMARY

BUILDING/SITE

Parking:	<u>Premium Parking Lot:</u> 7th Street - 2 Minute Walk - \$62/MO Permit 5th Street - 8 Minute Walk - \$70/MO Permit <u>Value Lot:</u> Lot 4 - Infront of Building - \$1/HR (No permits)
Sprinklers:	No
Zoning:	CMU- DSA (Commercial Mixed Use - Downtown Station Area)
Water & Sewer:	City of Santa Rosa
Gas & Electric:	PG&E

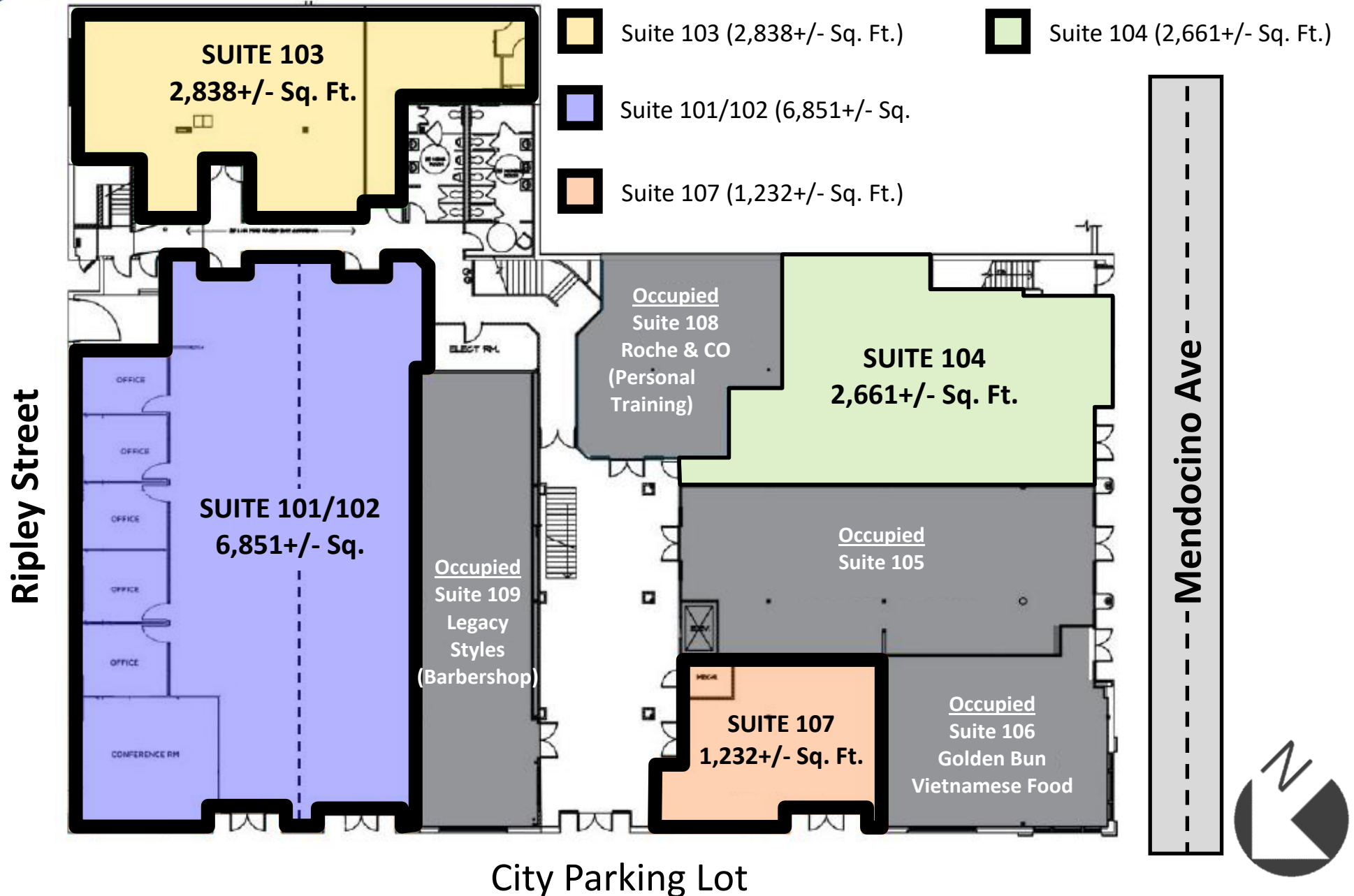


SPACE AVAILABLE	SUITE USE	SPACE	LEASE TYPE	RENT PER SQ. FT.	FLOOR	TOTAL MO.
Suite 101/102	Office & Retail Space	6,851+/- Sq. Ft.	Full Service	\$1.40+/- Sq. Ft.	1st Floor	\$9,591
Suite 103	Retail & Office Space	2,838+/- Sq. Ft.	Full Service	\$1.40+/- Sq. Ft.	1st Floor	\$3,971
Suite 104	Retail Space	2,661+/- Sq. Ft.	Full Service	\$1.40+/- Sq. Ft.	1st Floor	\$3,725
Suite 107	Retail Space	1,232+/- Sq. Ft.	Full Service	\$1.40+/- Sq. Ft.	1st Floor	\$1,725
Suite 202	Office Space	5,773+/- Sq. Ft.	Full Service	\$1.20+/- Sq. Ft.	2nd Floor	\$6,928
Suite 203	Office Space	2,217+/- Sq. Ft.	Full Service	\$1.20+/- Sq. Ft.	2nd Floor	\$2,660
Suite 204	Office Space	1,175+/- Sq. Ft.	Full Service	\$1.20+/- Sq. Ft.	2nd Floor	\$1,410
Suite 205	Office Space	1,219+/- Sq. Ft.	Full Service	\$1.20+/- Sq. Ft.	2nd Floor	\$1,463
Suite 206	Executive	4,273+/- Sq. Ft.	Full Service	\$1.50+/- Sq. Ft.	2nd Floor	\$6,409
(10 Individual offices)	Office Suites		See Executive Ste. Summary			

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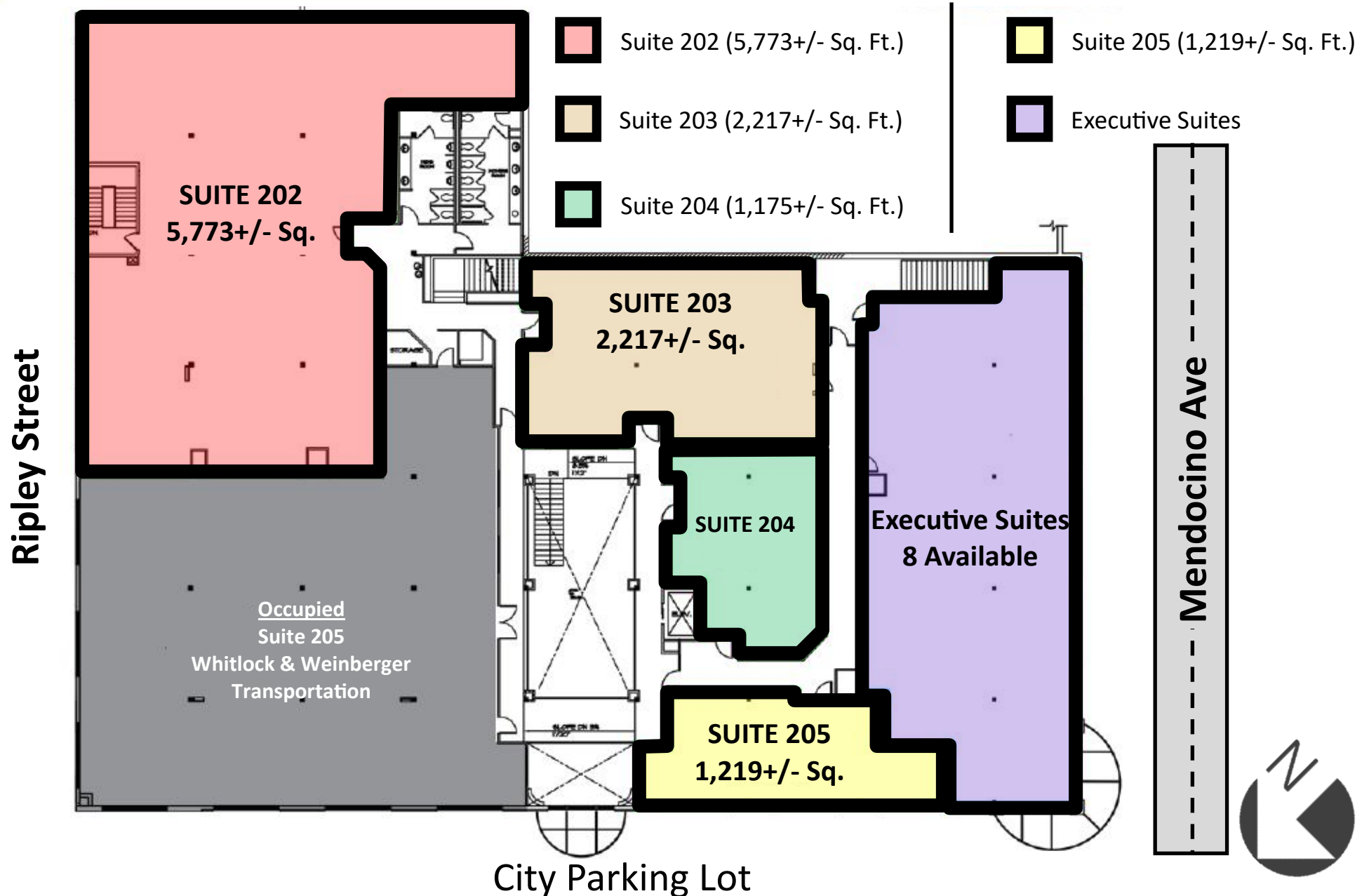


490 MENDOCINO AVE FIRST FLOOR PLAN





490 MENDOCINO AVE SECOND FLOOR PLAN





EXECUTIVE SUITES SUMMARY



SUITE	SUITE SIZE	LEASE TYPE	RENT PER SQ. FT.
Suite A		LEASED	
Suite B	130+/- Sq. Ft.	Full Service	\$455 (\$3.50 per Sq. Ft.)
Suite C	180+/- Sq. Ft.	Full Service	\$630 (\$3.50 per Sq. Ft.)
Suite D	180+/- Sq. Ft.	Full Service	\$630 (\$3.50 per Sq. Ft.)
Suite E	140+/- Sq. Ft.	Full Service	\$490 (\$3.50 per Sq. Ft.)
Suite F	140+/- Sq. Ft.	Full Service	\$490 (\$3.50 per Sq. Ft.)
Suite G	140+/- Sq. Ft.	Full Service	\$490 (\$3.50 per Sq. Ft.)
Suite H	180+/- Sq. Ft.	Full Service	\$630 (\$3.50 per Sq. Ft.)
Suite I		LEASED	
Suite J	200+/- Sq. Ft.	Full Service	\$700 (\$3.50 per Sq. Ft.)

These executive suites, ranging from 100 to 200 sq. ft., are ideal for professionals, startups, or small businesses. Each suite offers lockable doors for privacy, with 24/7 access and use of a shared conference room. Amenities include a fully equipped kitchen, wired Internet, and nightly janitorial service. The building is elevator-accessible and located in Downtown Santa Rosa, offering easy access to local attractions and conveniences.

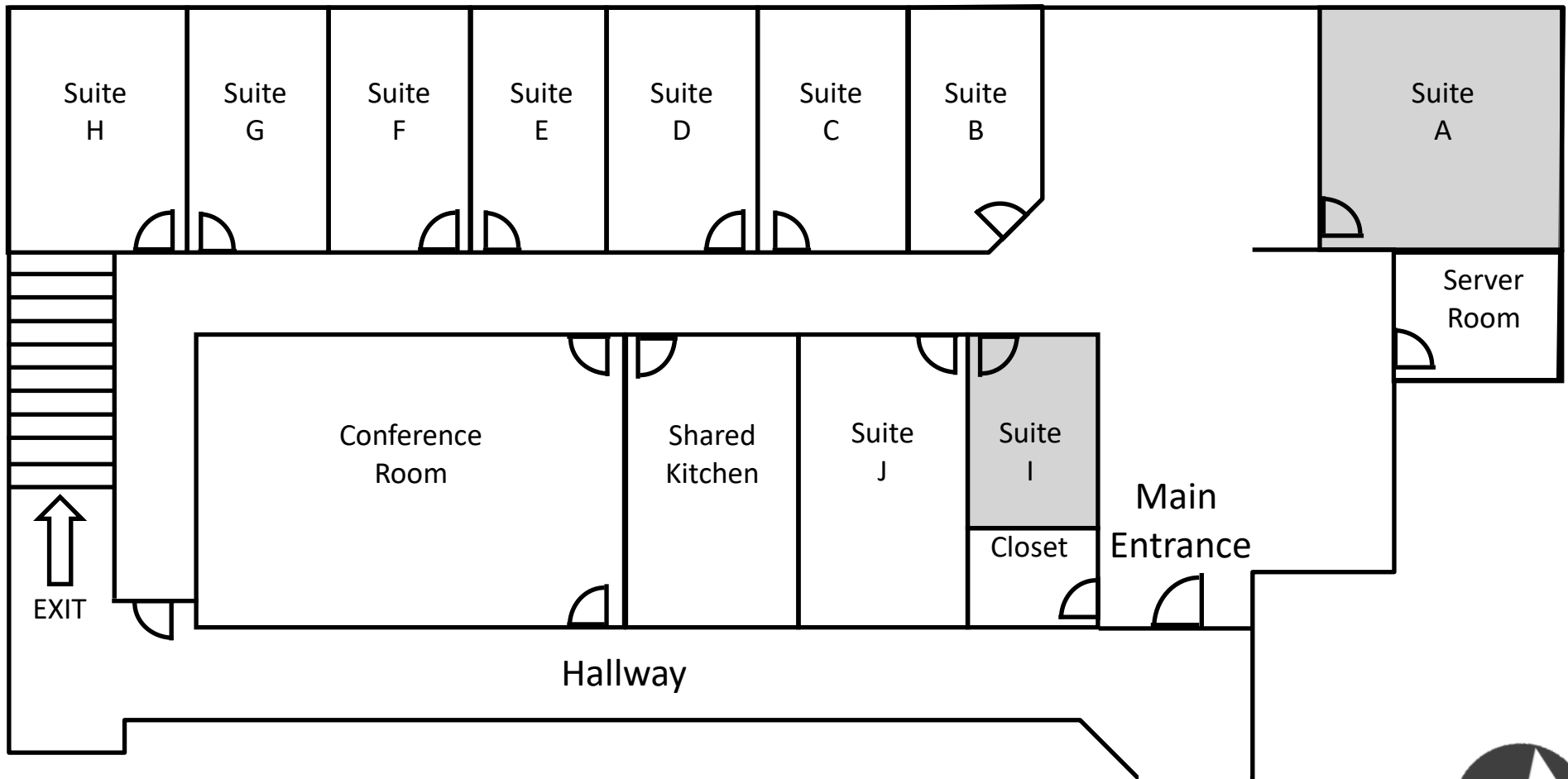



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EXECUTIVE SUITES FLOOR PLAN

Mendocino Ave



 = Not available





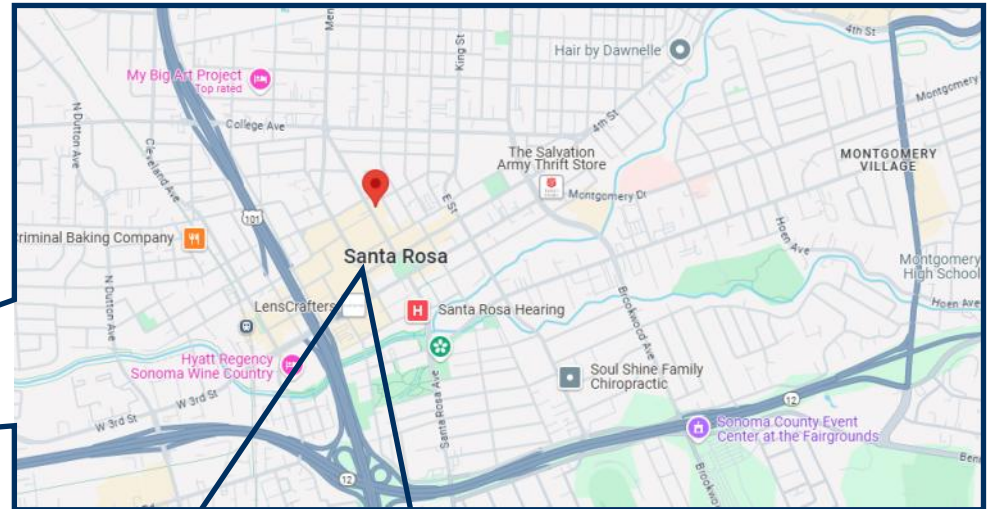
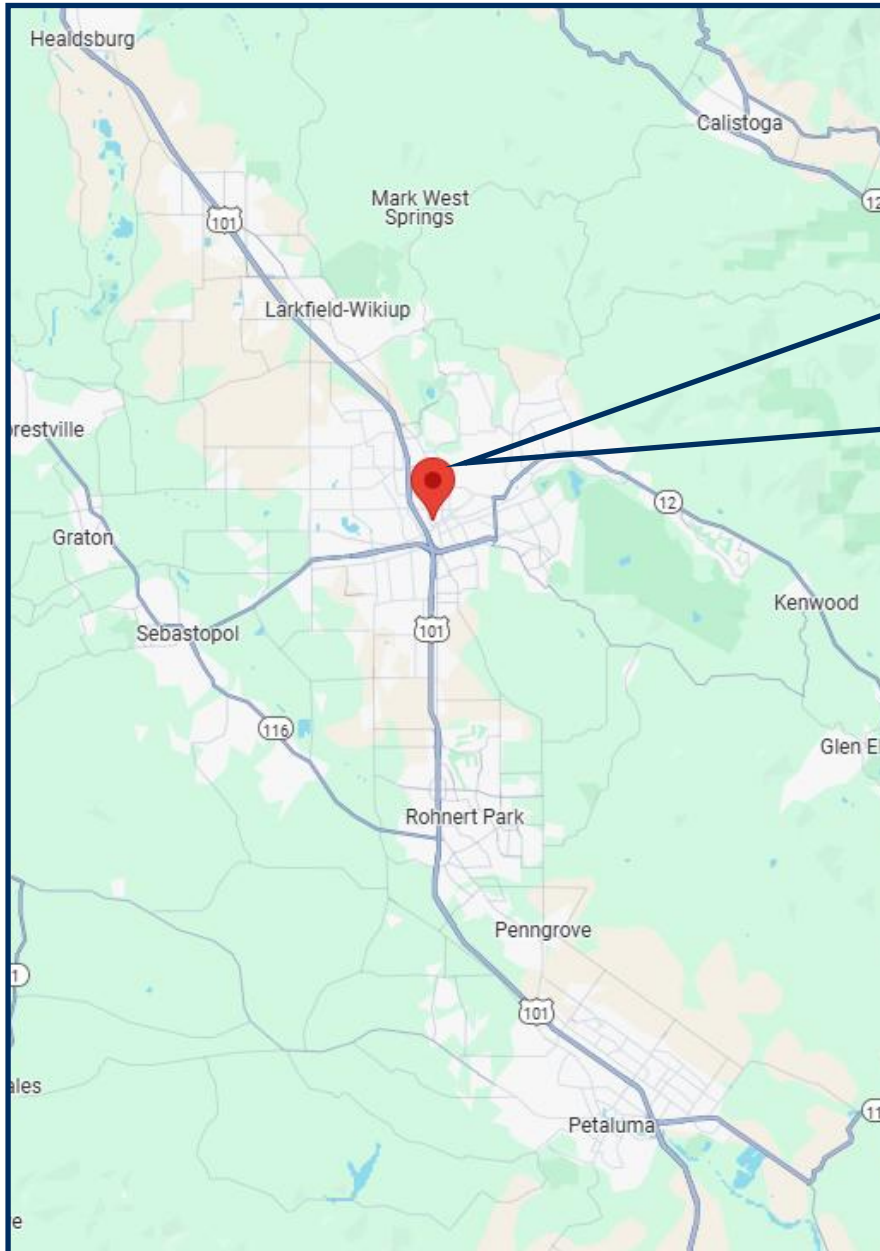
AERIAL MAP



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STREET MAP



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