



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

520 MENDOCINO AVENUE  
SANTA ROSA, CA

**SANTA ROSA OFFICE SPACE**  
**16,386 SQ FT AVAILABLE DOWNTOWN**



Go beyond broker.

REPRESENTED BY:

**JEFFREY WILMORE, PARTNER**  
LIC # 01280039 (707) 528-1400, EXT 252  
(415) 461-1010, EXT 119  
[JWILMORE@KEEGANCOPPIN.COM](mailto:JWILMORE@KEEGANCOPPIN.COM)



# DOWNTOWN SANTA ROSA OFFICE SPACE FOR LEASE



520 MENDOCINO AVENUE  
SANTA ROSA, CA

**16,386 SQUARE FEET  
AVAILABLE DOWNTOWN**

## PROPERTY INFORMATION

### HIGHLIGHTS

- Prime downtown location
- Remodeled, clean modern building
- Abundant parking available

### OFFICE SPACE

**First floor:** LEASED

**Second floor:** LEASED

**Third floor:** 16,386+/- sq. ft

### DESCRIPTION

Can be demised to fit up to 16,386+/- sq ft  
Full floor available

### DESCRIPTION OF PREMISES

High-quality Class B+ building, elevator served with multiple private offices, some with private balconies. Prime downtown location at 7th and Mendocino Avenue. Newly remodeled, clean modern building.

### LEASE TERMS

#### Size

817 - 16,386+/- sq ft

**Space can be built-to-suit**

#### Rate

\$1.50 per sq ft

#### Terms

Full Service

Includes PG&E and janitorial

#### Parking

7th Street Public Garage

#### Available

August 2025

Tours available now

Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
[www.keegancoppin.com](http://www.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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AVAILABLE DOWNTOWN**

## DESCRIPTION OF AREA

Convenient downtown central location. Easy access to and from Highway 101. Public transportation is also available. Less than a mile from the SMART Train Station.

## WALKING DISTANCE OF AMENITIES

- Banks, restaurants & retail
- FedEx/Kinko's, Starbucks & Peets
- Russian River Brew Pub
- Public parking garages

## TRANSPORTATION ACCESS

- Close proximity to the SMART Train Station
- Walking distance to public transportation
- Near city & state offices
- Courthouse



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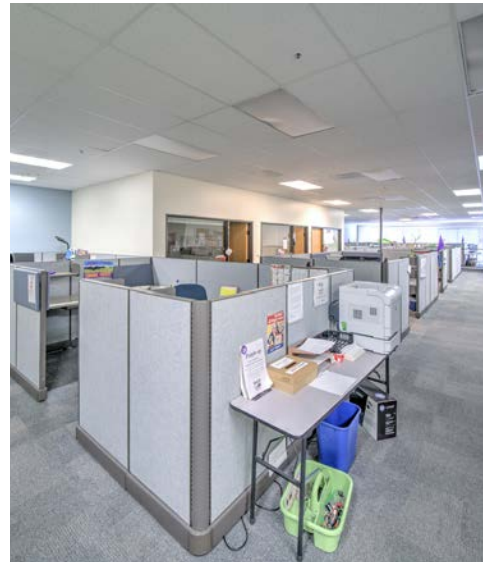


# PHOTOS



520 MENDOCINO AVENUE  
SANTA ROSA, CA

**16,386 SQUARE FEET  
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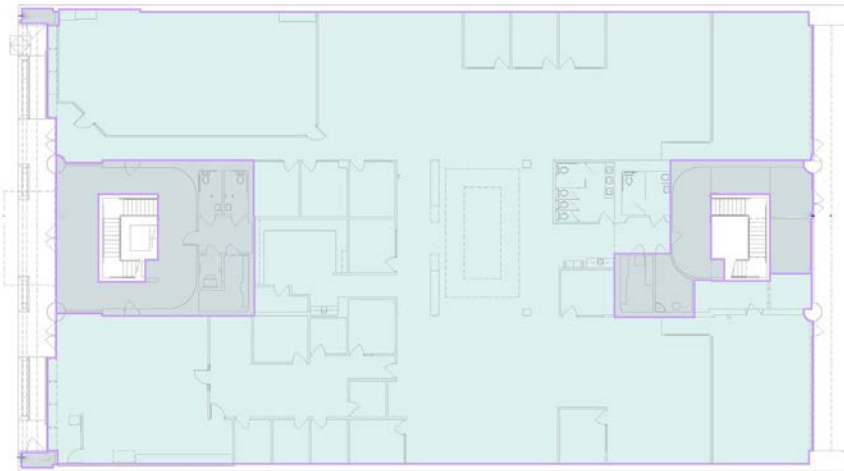
# FLOOR PLAN



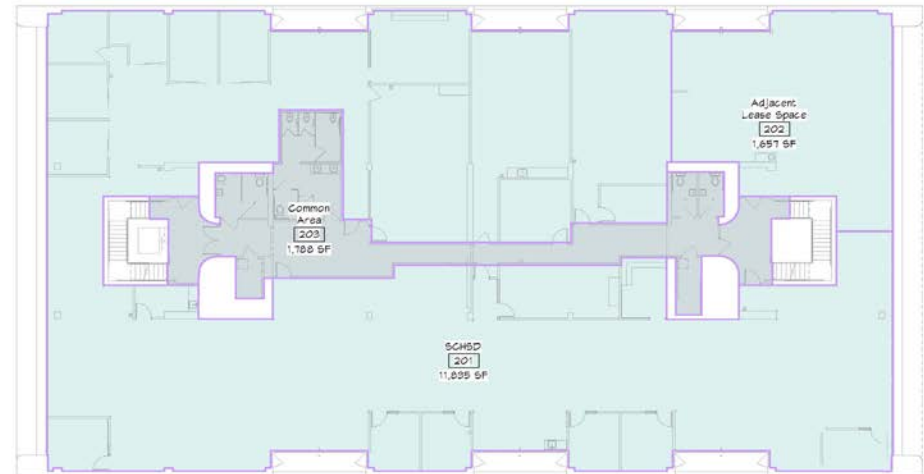
520 MENDOCINO AVENUE  
SANTA ROSA, CA

**16,386 SQUARE FEET  
AVAILABLE DOWNTOWN**

FIRST FLOOR  
15,464+/-RSF  
LEASED



SECOND FLOOR  
15,245+/-RSF  
LEASED



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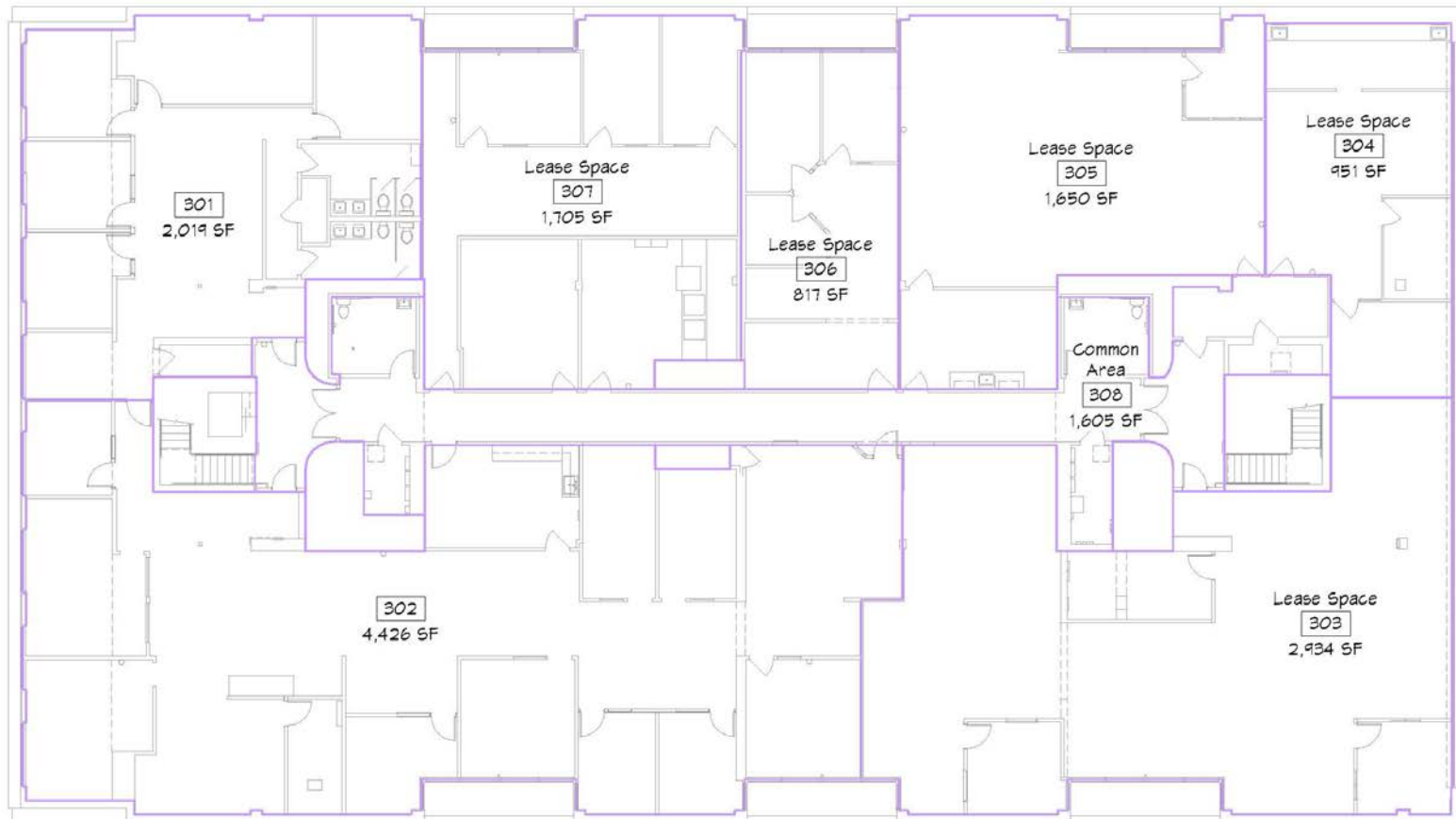
# FLOOR PLAN



520 MENDOCINO AVENUE  
SANTA ROSA, CA

**16,386 SQUARE FEET  
AVAILABLE DOWNTOWN**

THIRD FLOOR  
16,386+/- RSF  
(FULL FLOOR AVAILABLE)



BUILD-TO-SUIT SUITES

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