



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



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

DESCRIPTION

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

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.

Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
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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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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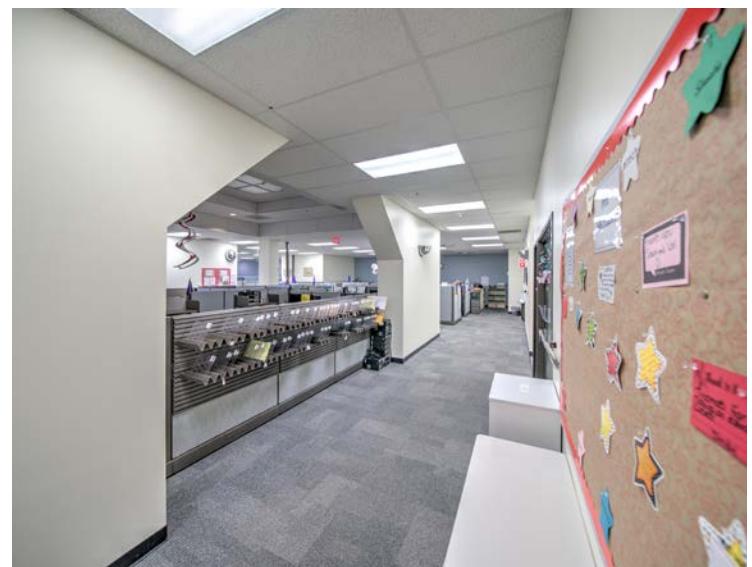


PHOTOS



520 MENDOCINO AVENUE
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**16,386 SQUARE FEET
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FLOOR PLAN



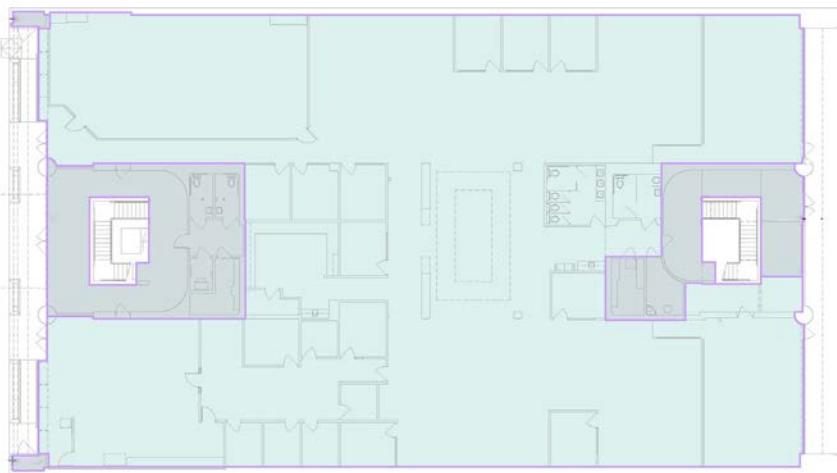
520 MENDOCINO AVENUE
SANTA ROSA, CA

**16,386 SQUARE FEET
AVAILABLE DOWNTOWN**

FIRST FLOOR

15,464+/-RSF

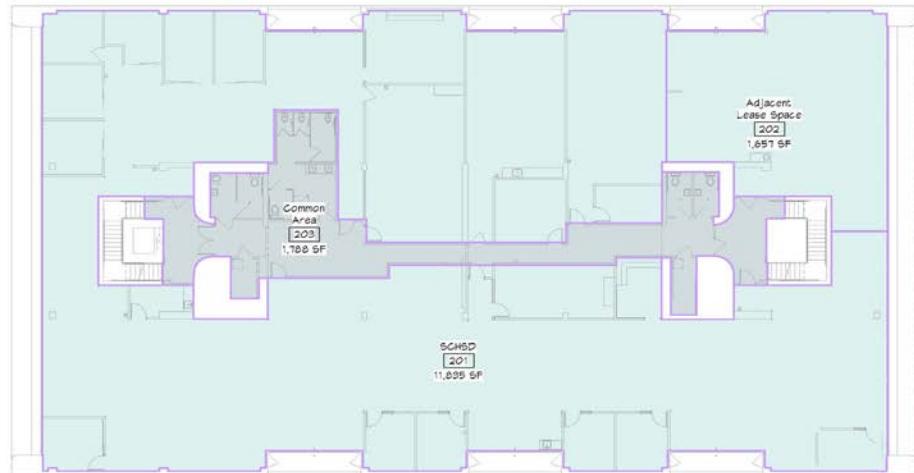
LEASED



SECOND FLOOR

15,245+/-RSF

LEASED



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FLOOR PLAN



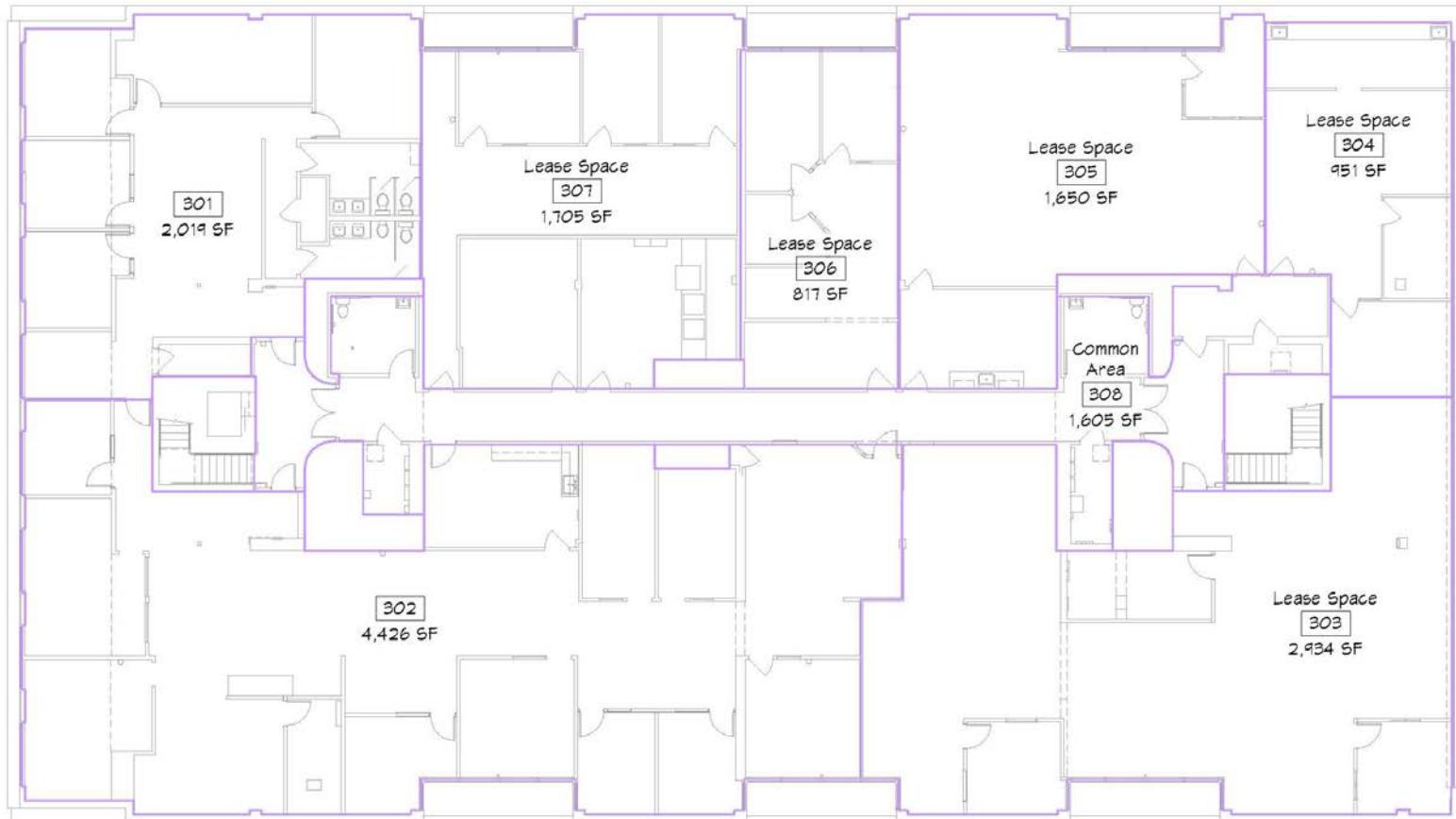
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AVAILABLE DOWNTOWN**

THIRD FLOOR

16,386+/- RSF

(FULL FLOOR AVAILABLE)



BUILD-TO-SUIT SUITES

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