



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:

Premium Parking Lot:

7th Street - 2 Minute Walk - \$62/MO Permit

5th Street - 8 Minute Walk - \$70/MO Permit

Value Lot:

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:

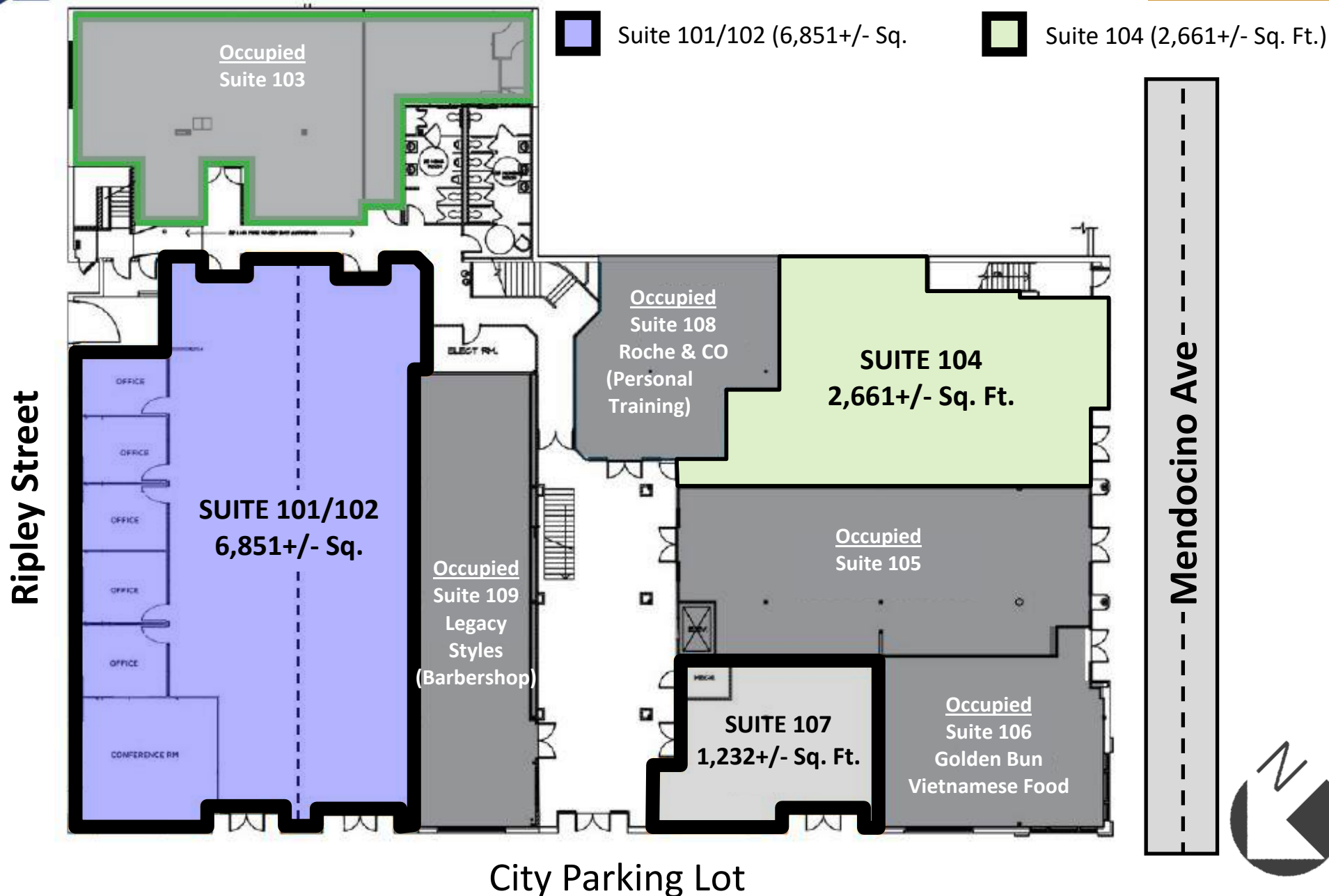
PG&E



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 104	Retail Space	2,661+/- Sq. Ft.	Full Service	\$1.40+/- Sq. Ft.	1st Floor	\$3,725
Suite 202	Office Space	5,773+/- Sq. Ft.	Full Service	\$1.20+/- Sq. Ft.	2nd Floor	\$6,928
Suite 206 (10 Individual offices)	Executive Office Suites	250+/- Sq. Ft.	Full Service	\$3.50+/- Sq. Ft. See Executive Ste. Summary	2nd Floor	\$875



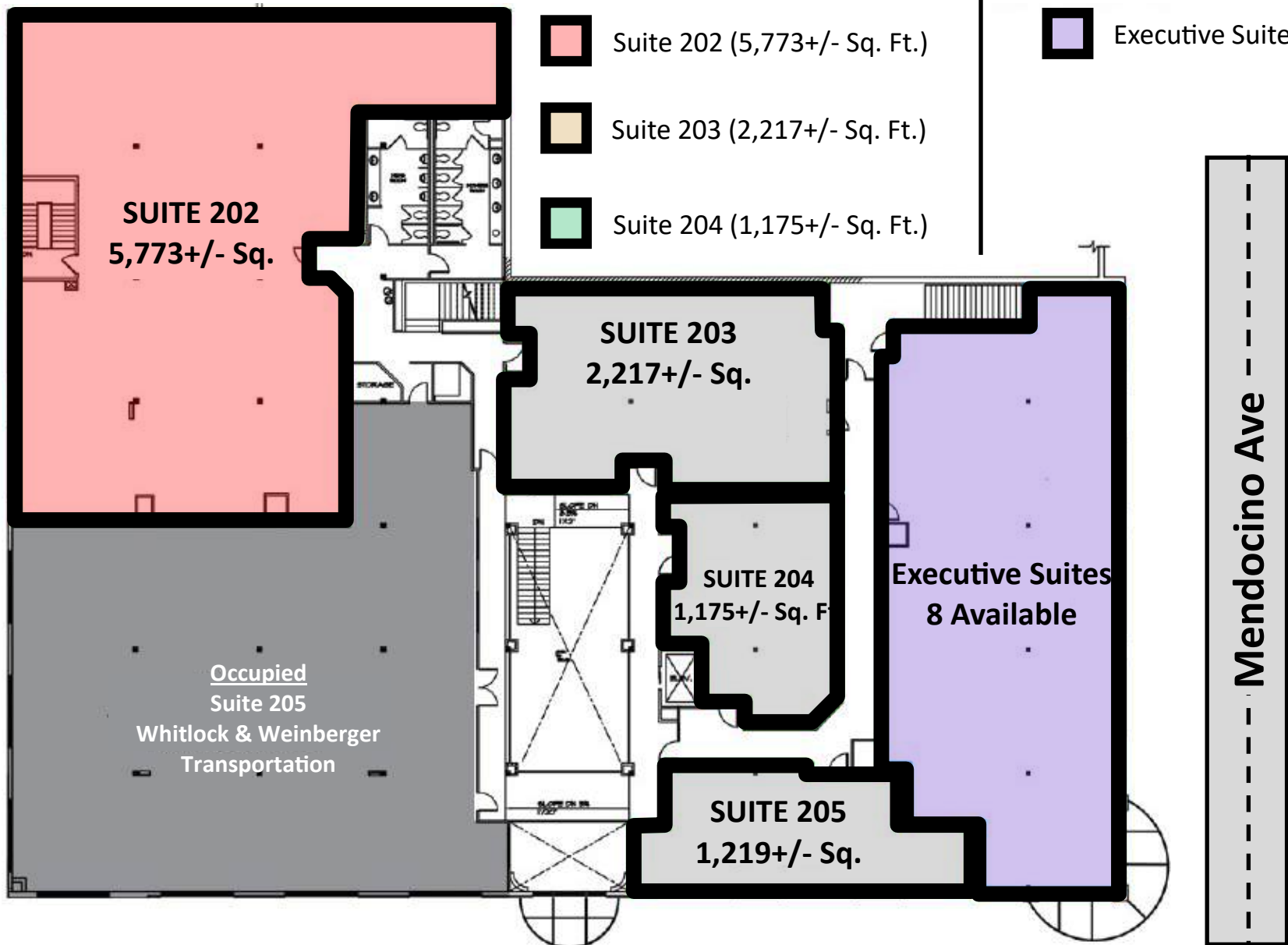
490 MENDOCINO AVE FIRST FLOOR PLAN





490 MENDOCINO AVE SECOND FLOOR PLAN

Ripley Street



City Parking Lot



EXECUTIVE SUITES SUMMARY



SUITE	SUITE SIZE	LEASE TYPE	RENT PER SQ. FT.
Suite A	250+/- Sq. Ft	Full Service	\$875 (\$3.50 per Sq. Ft.)
Suite B		LEASED	
Suite C		LEASED	
Suite D		LEASED	
Suite E		LEASED	
Suite F		LEASED	
Suite G		LEASED	
Suite H		LEASED	
Suite I		LEASED	
Suite J		LEASED	



These executive suites, ranging from 100 to 250 sq. ft., are ideal for professionals, startups, or small businesses. Each suite features a lockable door for privacy, 24/7 access, and use of a shared conference room. Wi-Fi is available, and janitorial service is provided for common areas. The building is elevator-accessible and located in Downtown Santa Rosa with convenient access to local shops and services.

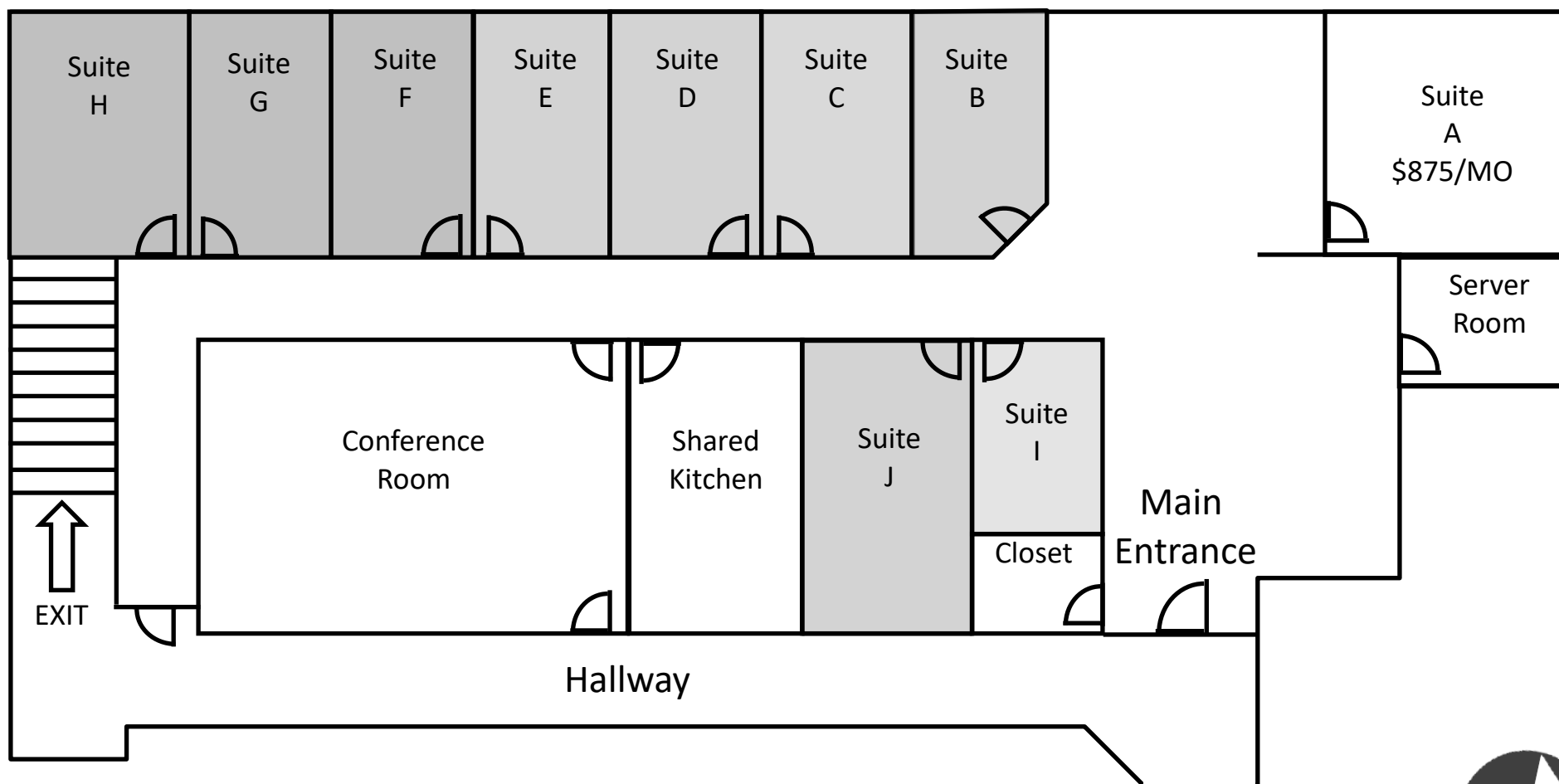


The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



EXECUTIVE SUITES FLOOR PLAN

Mendocino Ave



■ = Not available





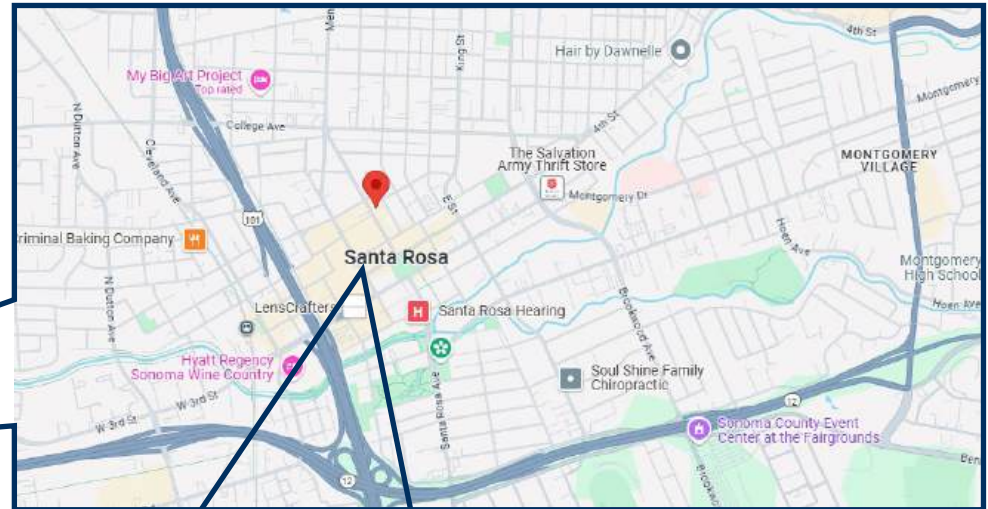
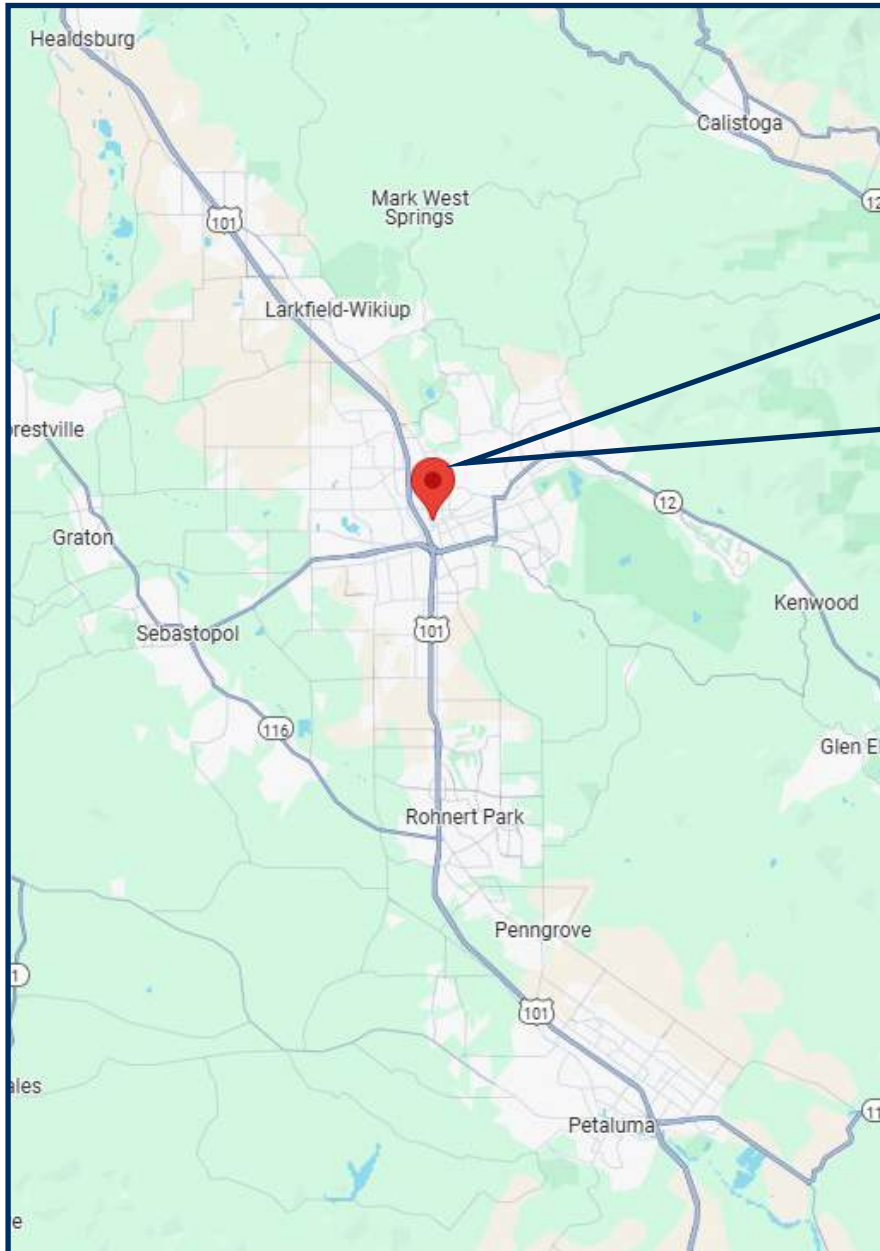
AERIAL MAP



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.



STREET MAP



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.



BROKER TEAM



Nick Abbott, CCIM

CA BRE # 01357548

Direct: 707-529-1722

Office: 707-523-2700

Email: Nabbott@NorthBayProp.com



Alexis Perez

CA BRE # 02238668

Direct: 707-304-5841

Office: 707-523-2700

Email: Aperez@northbayprop.com

North Bay Property Advisors

Santa Rosa Office

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

www.NorthBayProp.com



NORTHERN CALIFORNIA OFFICES

SANTA ROSA

NOVATO

SONOMA / NAPA

SAN JOSE

SACRAMENTO

WALNUT CREEK

SAN FRANCISCO