



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

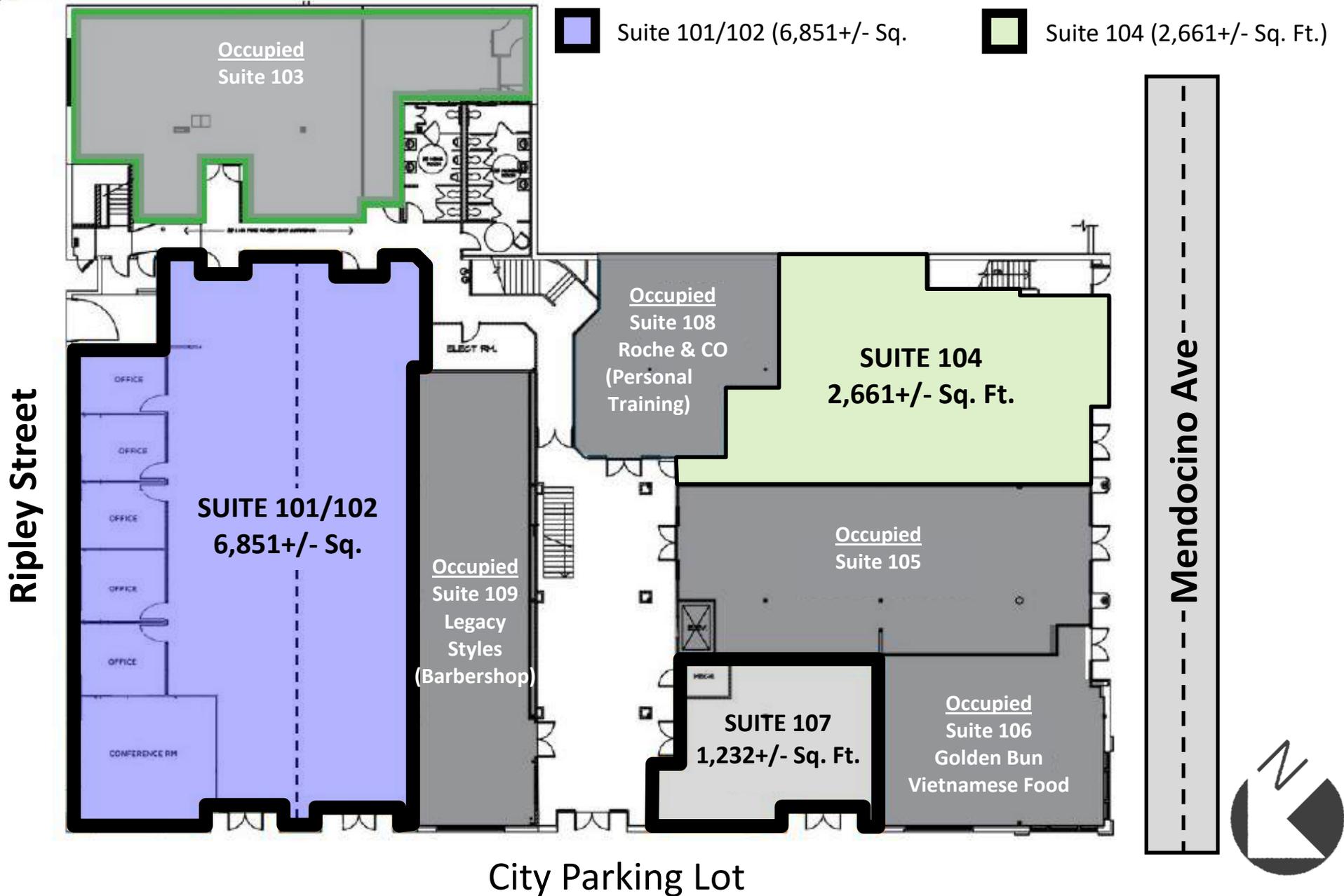
Gas & Electric: PG&E



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	130 - 180+/- Sq. Ft.	Full Service	\$3.50+/- Sq. Ft. See Executive Ste. Summary	2nd Floor	\$455 - \$630

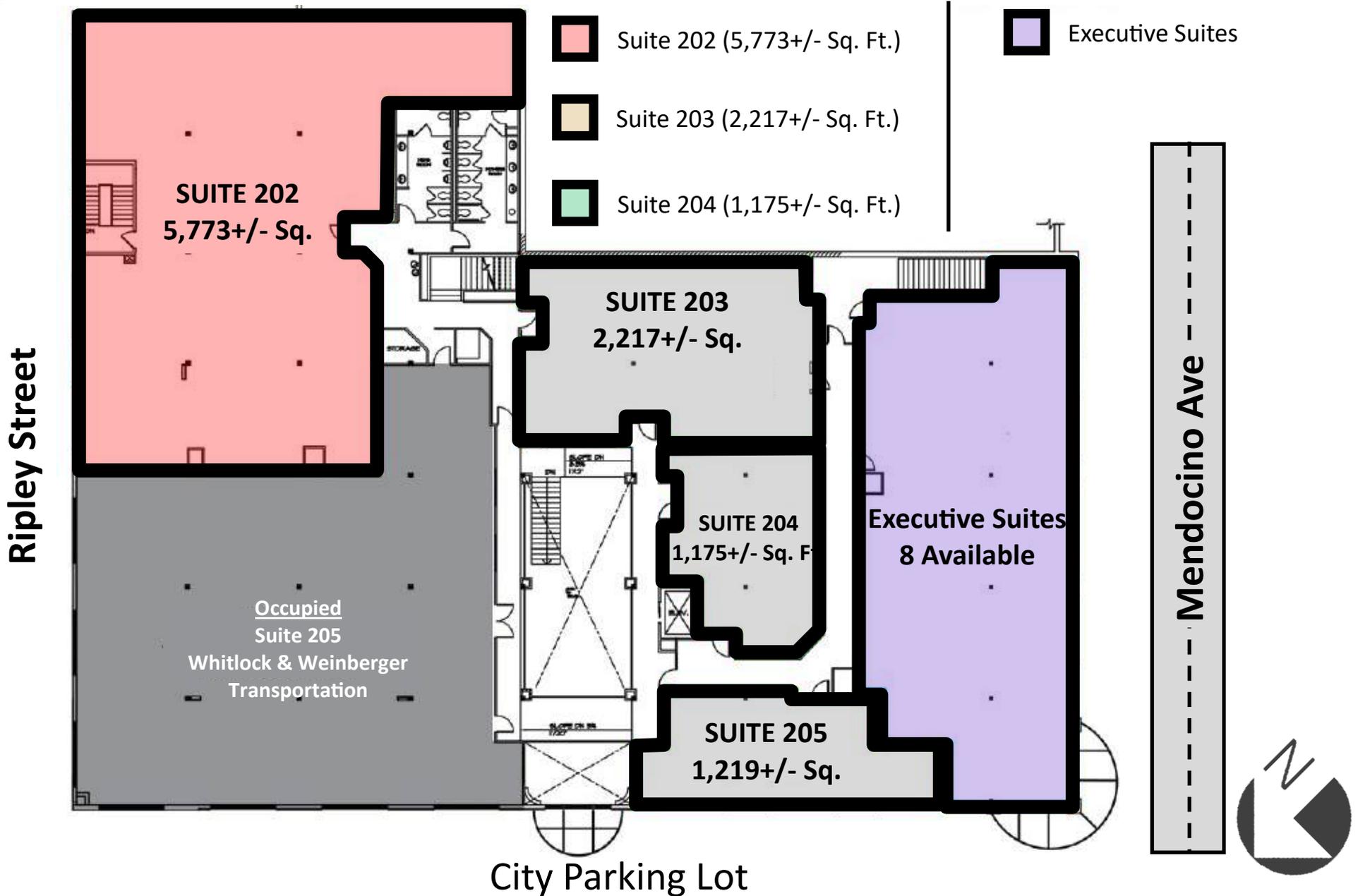


490 MENDOCINO AVE FIRST FLOOR PLAN





490 MENDOCINO AVE SECOND FLOOR PLAN



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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	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		LEASED	
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		LEASED	



These executive suites, ranging from 100 to 200 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.

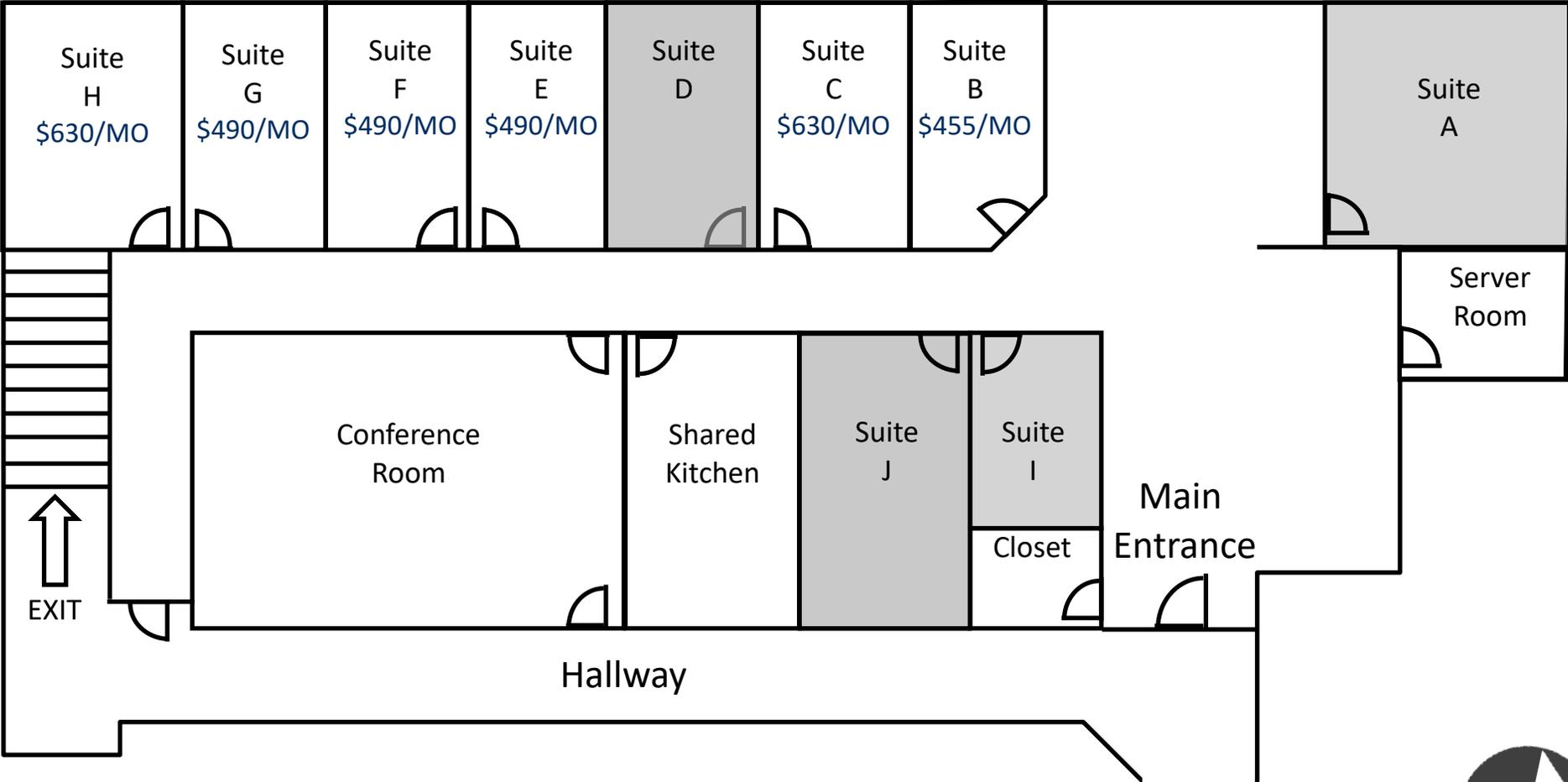


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EXECUTIVE SUITES FLOOR PLAN

----- Mendocino Ave -----



■ = Not available



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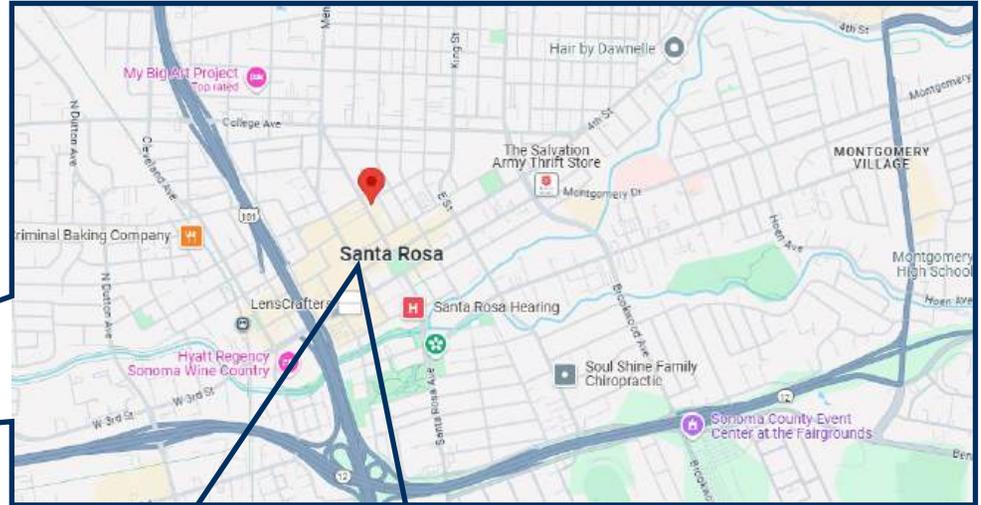
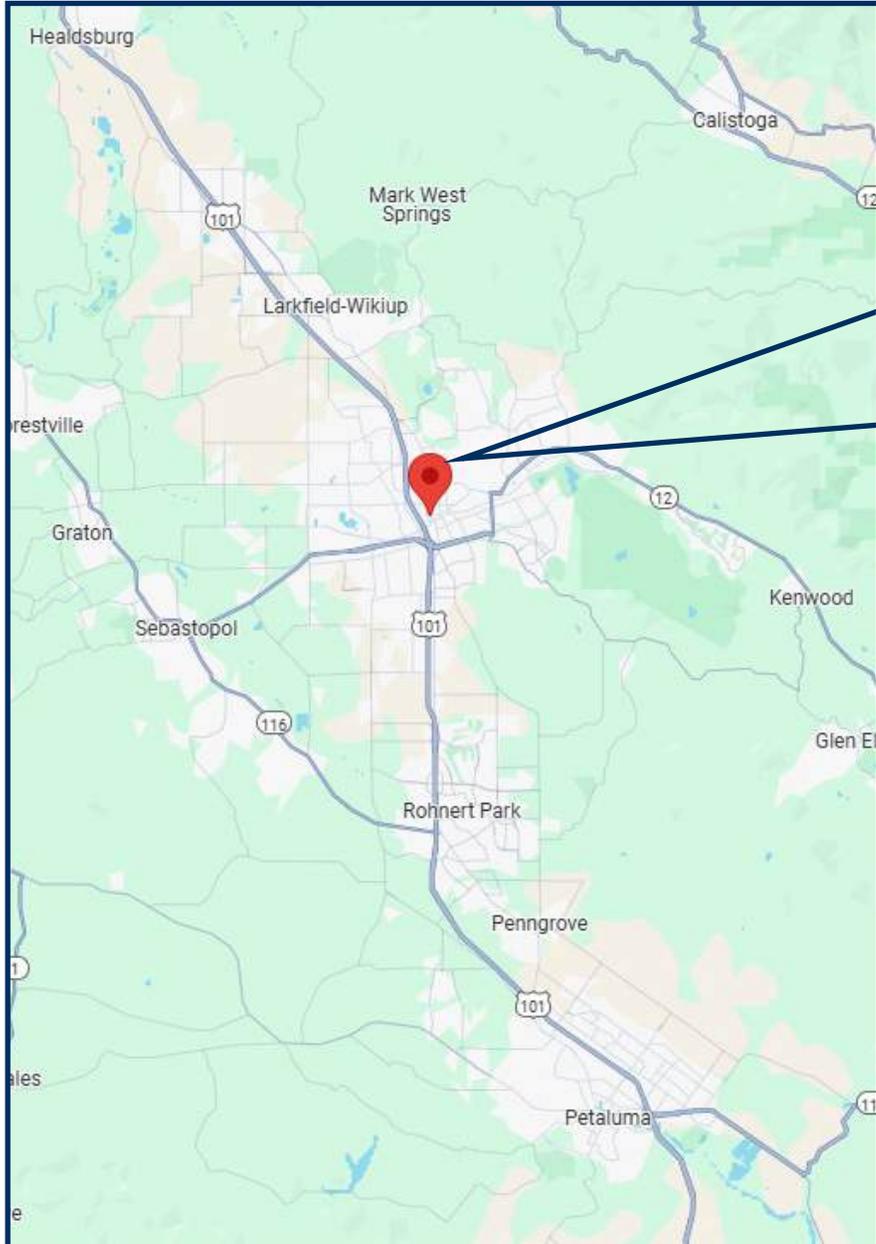
AERIAL MAP



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STREET MAP



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