



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

1422 4TH STREET  
SANTA ROSA, CA

OFFICE/RETAIL SPACE AVAILABLE



Go beyond broker.

PRESENTED BY:

**RHONDA DERINGER, PARTNER**  
LIC # 01206401 (707) 528-1400, EXT 267  
RDERINGER@KEEGANCOPPIN.COM





# PROPERTY DETAILS



1422 4TH STREET  
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## PROPERTY INFORMATION

### HIGHLIGHTS

- Convenient east-side location - just off 4th Street
- On-Site and street parking
- Zoned General Commercial - Allows for many office or personal service or medical office uses
- Building and monument signage
- Multi-tenant neighborhood center

**1422C:** 1,100+/- SF office space with 2 private offices, large reception/open area, and a restroom

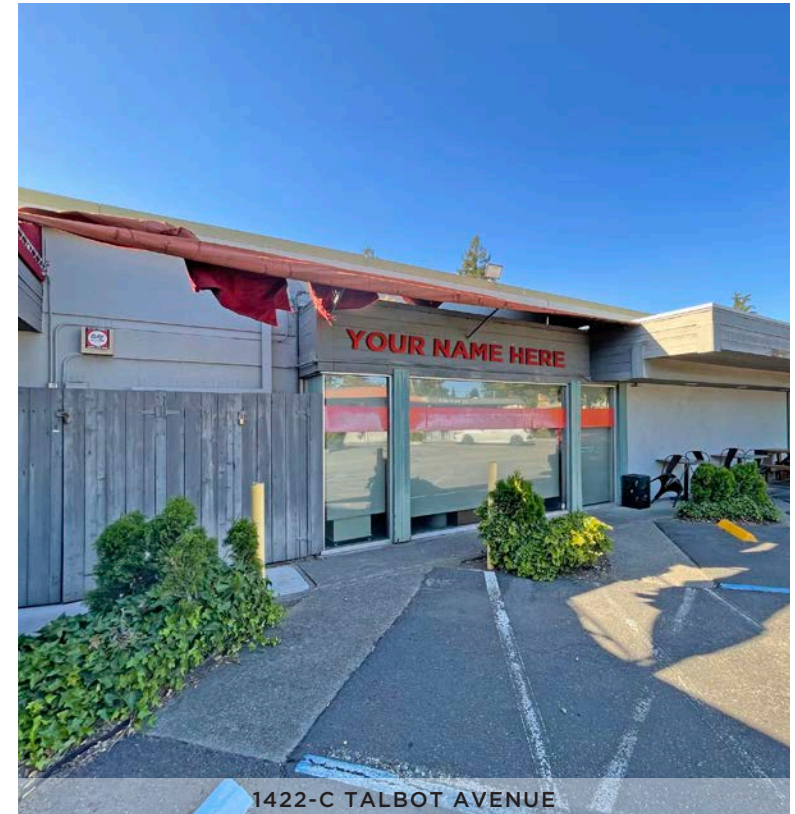
### LEASE TERMS

#### Rate

**1422C:** \$2.25 per sq ft per month, Gross

#### Terms

3 - 5 year lease term preferred



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# AREA DESCRIPTION



1422 4TH STREET  
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## DESCRIPTION OF AREA

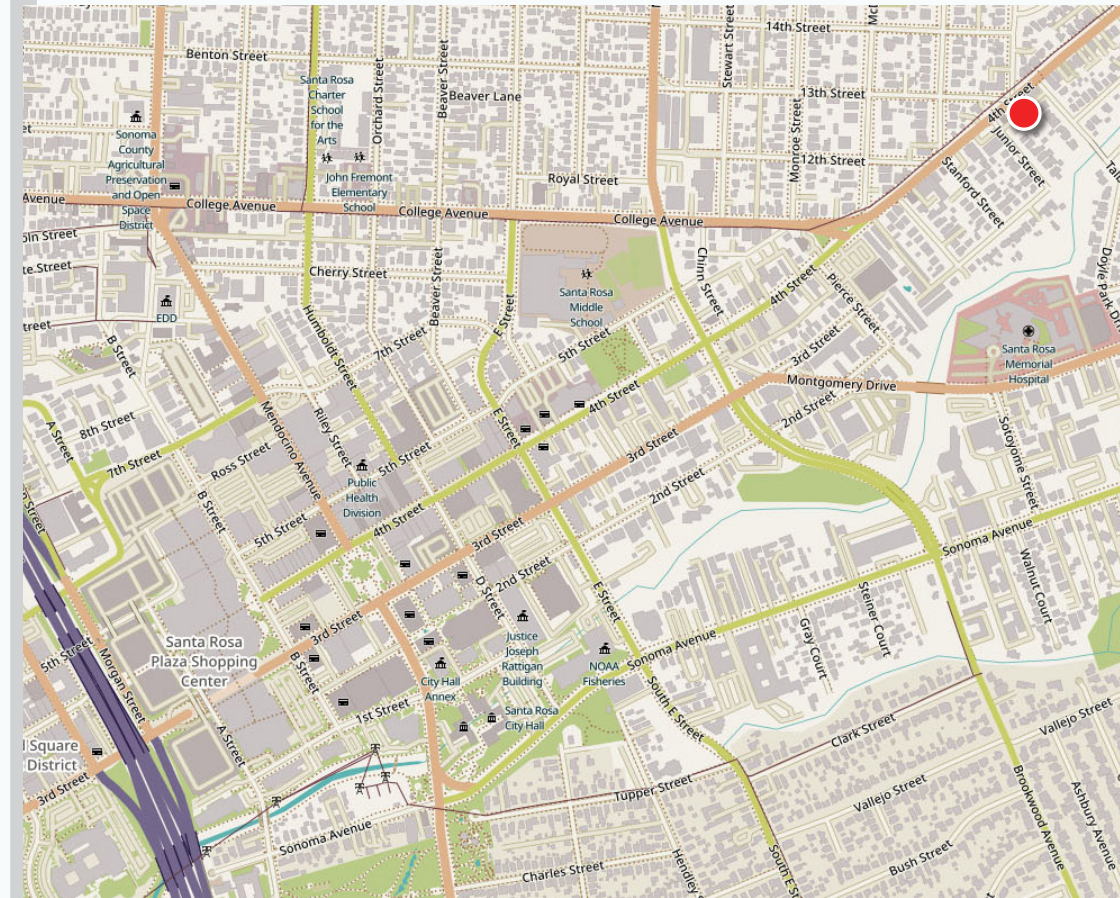
This location is in a prime location on the east side of Santa Rosa - on desirable Talbot Avenue in Santa Rosa's best demographic area, near McDonald & Procter Terrace neighborhoods.

## NEARBY AMENITIES

- Restaurants
- Retail stores
- Parks

## TRANSPORTATION ACCESS

- Highway 101
- Public Transportation



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# SITE PLAN



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- AVAILABLE
- COMMON AREA
- NOT AVAILABLE

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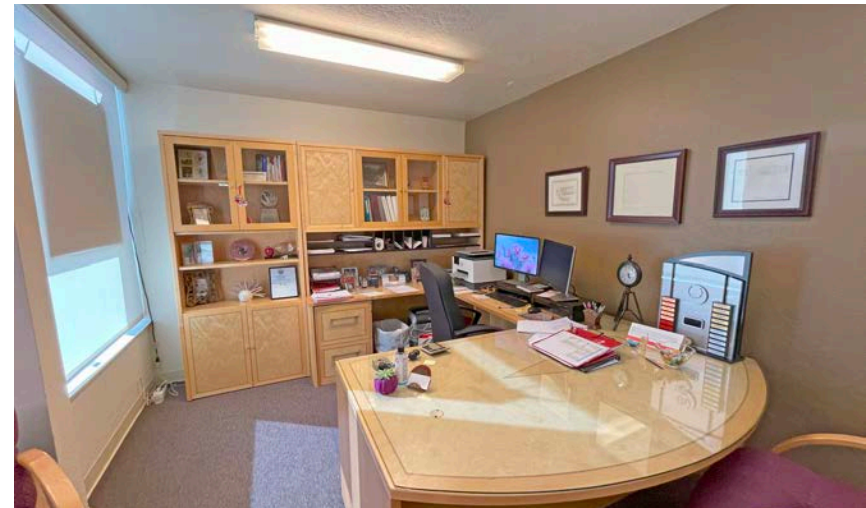
# PROPERTY PHOTOS

1422-C 4TH STREET



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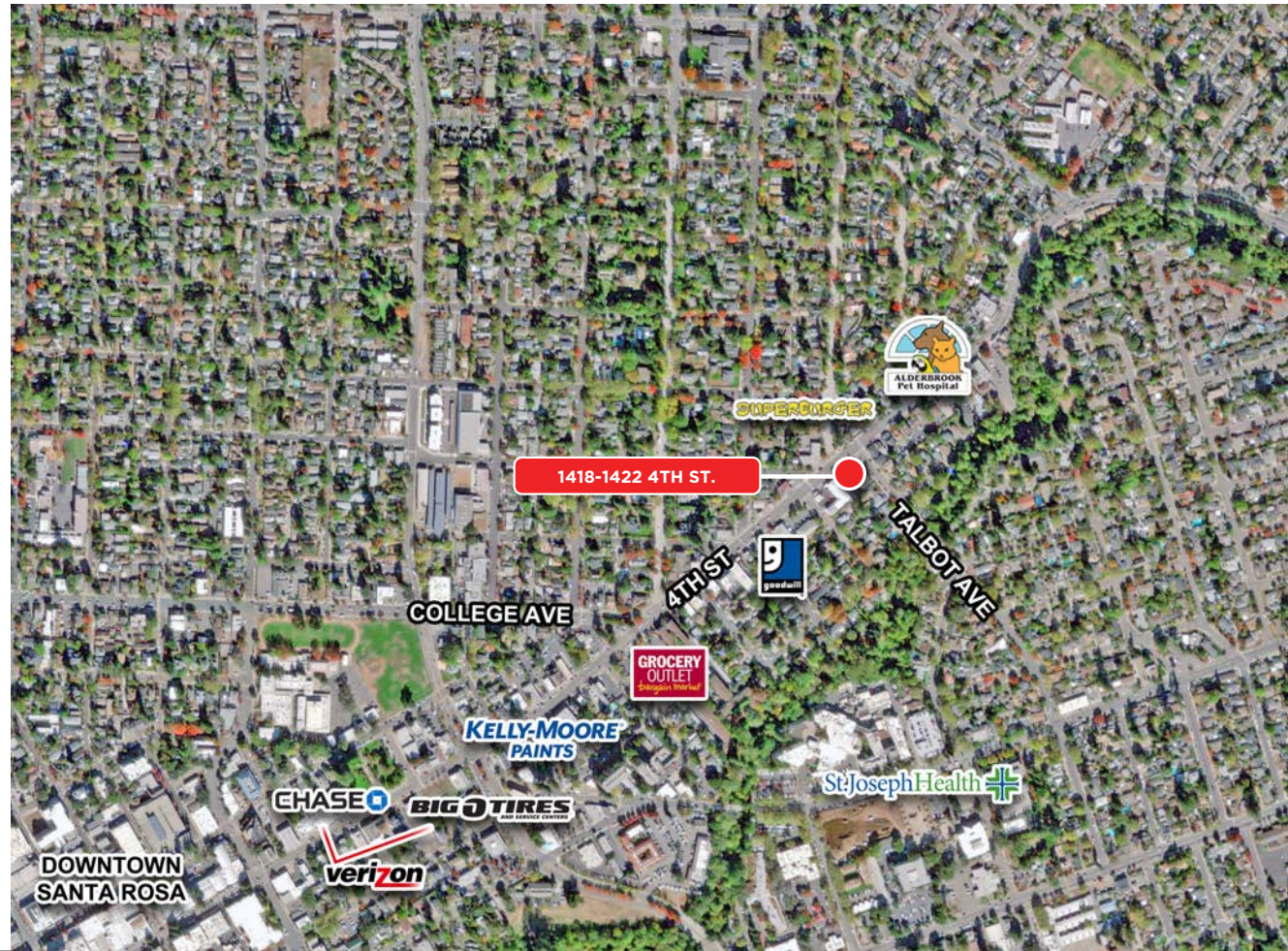


# LOCATION MAP



1422 4TH STREET  
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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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