



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

802 FOURTH STREET  
SANTA ROSA, CA

DOWNTOWN OFFICE SPACE

802

Go beyond broker.

PRESENTED BY:

**BRIAN KEEGAN, PARTNER**  
LIC # 01809537 (707) 528-1400  
BKEEGAN@KEEGANCOPPIN.COM

**NATHAN COOGAN, REAL ESTATE ADVISOR**  
LIC # 02078748 (707) 528-1400  
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# PROPERTY INFORMATION



802 FOURTH STREET  
SANTA ROSA, CA

## DOWNTOWN OFFICE SPACE

### HIGHLIGHTS

- High Visibility Location
- On-Site Parking
- Zoning: Downtown Commercial (CD)
- 1,150+/- sf
- Fully Remodeled - New Wood Plank Flooring, Carpet, Paint, LED Lighting, Wood Cabinetry and Doors, and Refrigerator.
- Three (3) Private Offices
- Front Conference Room
- File/Storage Room
- Break Room
- Common Area Restrooms Outside of Space

### DETAILS

#### OFFICE SPACE

Office/Retail

#### BUILDING SIZE

5,310+/- sf

#### PARKING

Downtown Parking District

#### ZONING

Downtown Commercial (CD)

### DESCRIPTION OF PREMISES

Glass line office space overlooking 4th Street in Santa Rosa. Office has tiled entry and excellent natural light. Three (3) glass lined private offices and a large conference/breakroom complete the floor plan. The rent includes two (2) covered parking spaces. Restrooms are shared.

### LEASE TERMS

#### RATE

\$1.85 psf gross

#### TERMS

3 to 5-year lease term. Landlord pays for water. Annual rent adjustment.



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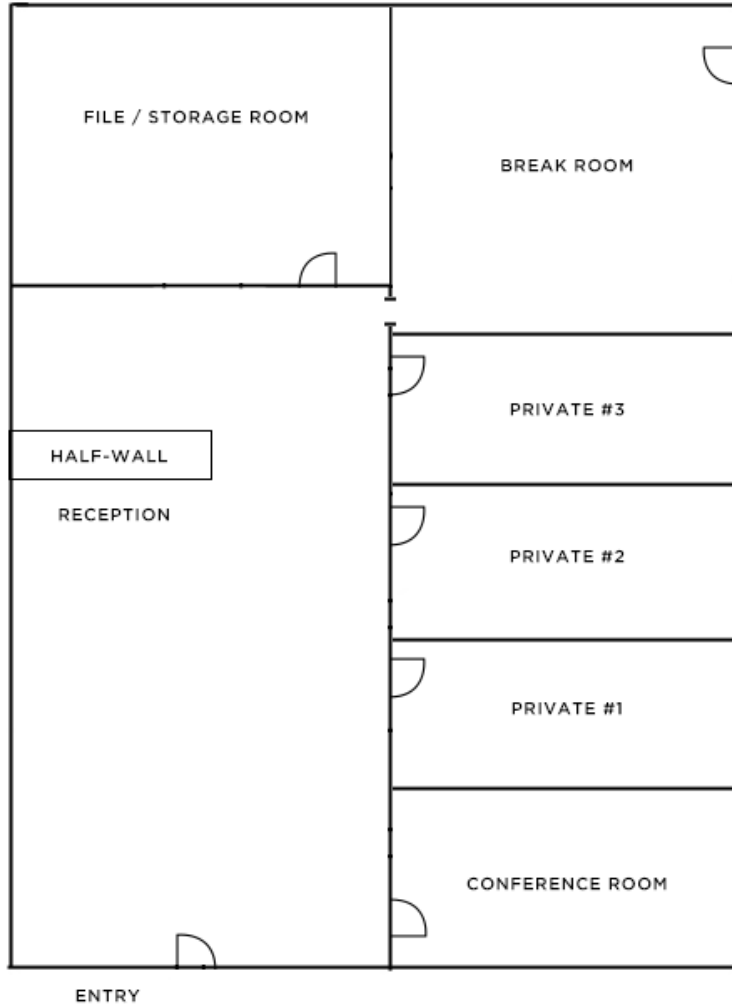


# FLOOR PLAN

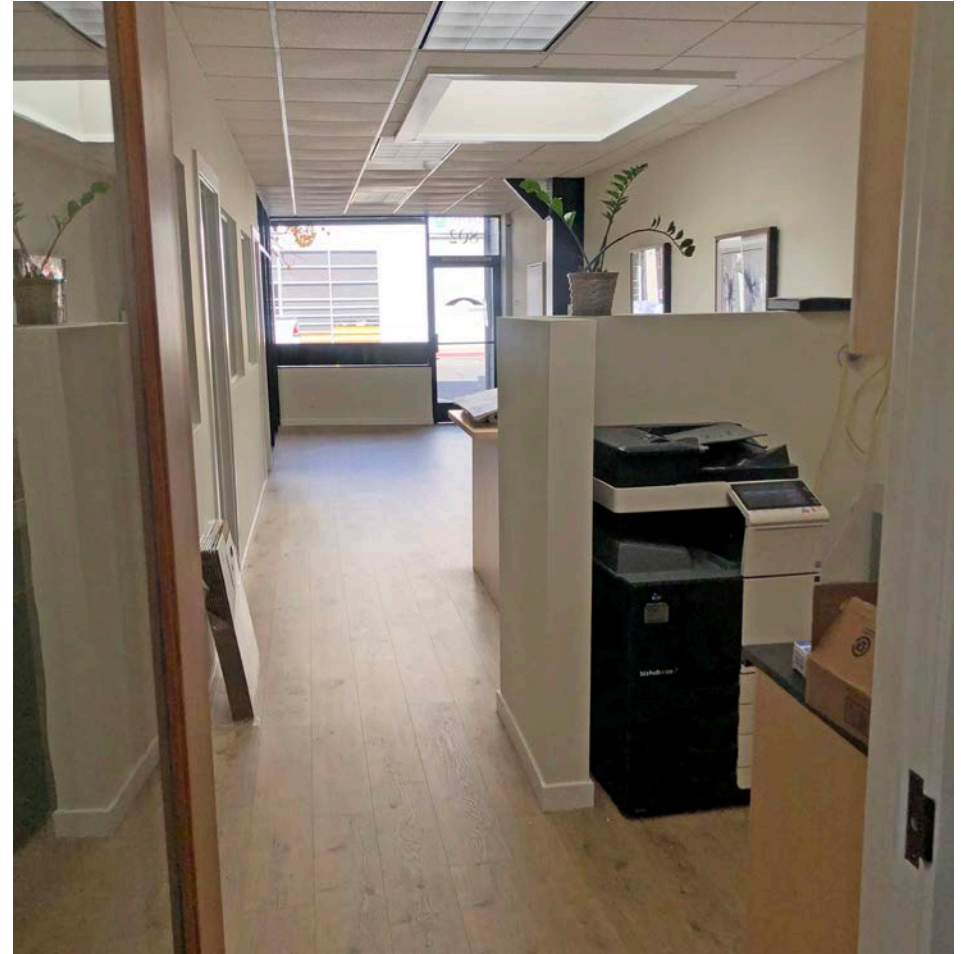


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**DOWNTOWN  
OFFICE SPACE**



## 4th Street



- Attractive Private Offices with Interior Windows
- Very Efficient Floor Plan

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# AREA DESCRIPTION

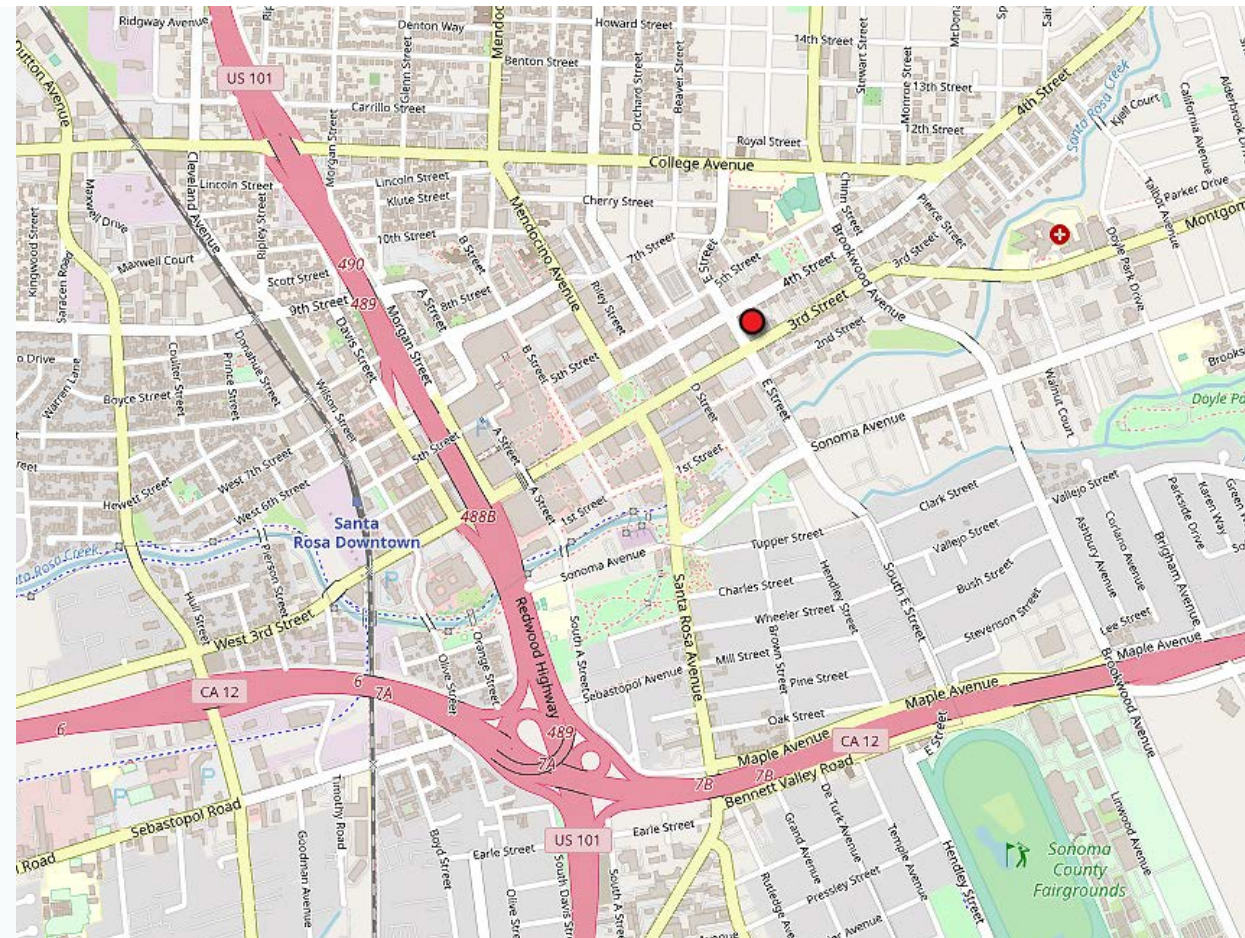


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**DOWNTOWN  
OFFICE SPACE**

## DESCRIPTION OF AREA

Office sits on the southeast corner of 4th and E Streets. Metered parking is available directly in front of the suite. Immediate walking distance to all Downtown shopping and food amenities. Superb location.



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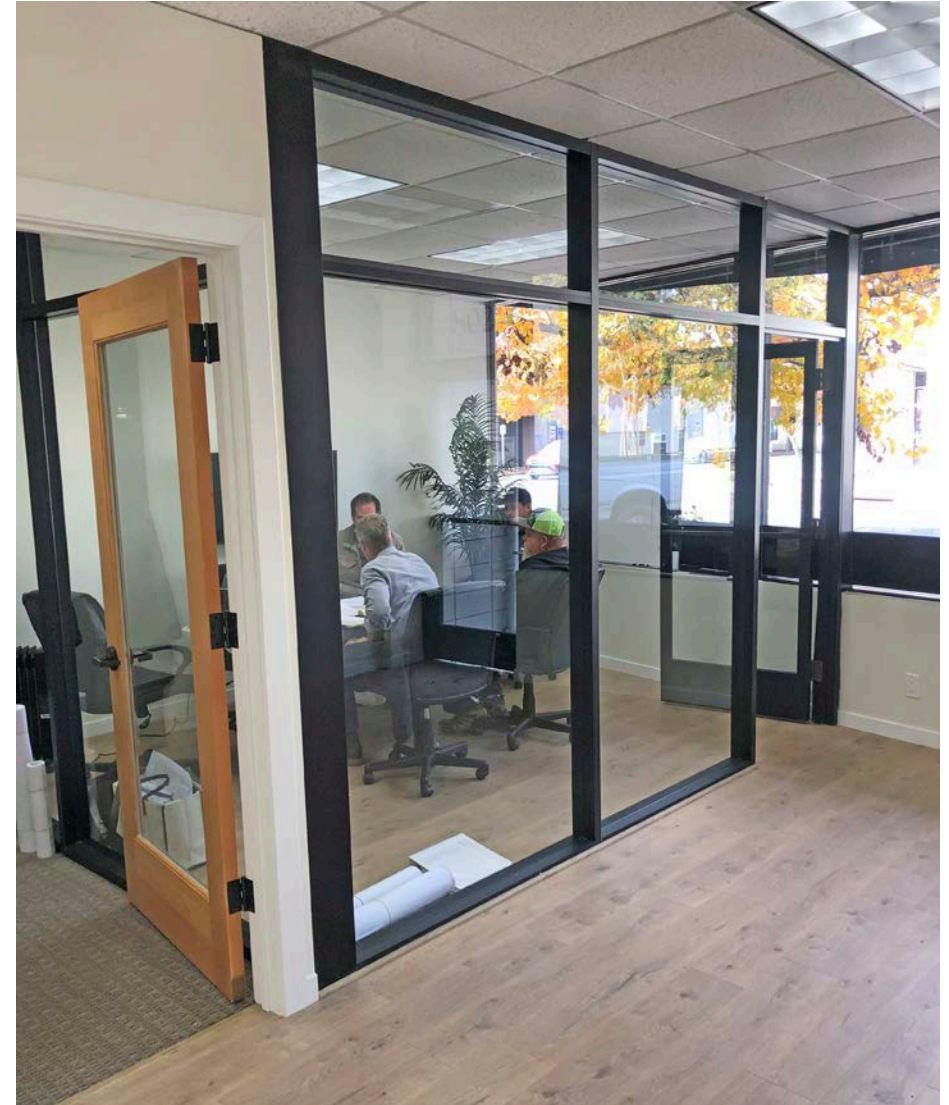


# PHOTOS



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# VICINITY AERIAL



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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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