



Keegan & Coppin
COMPANY, INC.

FOR LEASE

520 3RD STREET
SANTA ROSA, CA

RETAIL & OFFICE SPACE AVAILABLE

Go beyond broker.

PRESENTED BY:

DAVE PETERSON, SENIOR PARTNER
LIC # 01280039 (707) 528-1400, EXT 210
DPETERSON@KEEGANCOPPIN.COM



PROPERTY DETAILS

PROPERTY INFORMATION

This contemporary, multi-story building is a standout property located in the heart of downtown Santa Rosa, offering businesses a premier address in the city's vibrant commercial district. With its modern finishes, high ceilings, and floor-to-ceiling windows, the building provides a professional, stylish atmosphere perfect for both retail and office tenants. Tenants benefit from spectacular city views, flexible space configurations, and the opportunity to be part of a thriving business community, surrounded by amenities like restaurants, cafes, and retail shops. Its central location also provides excellent visibility and foot traffic, making it ideal for businesses seeking a prime, high-traffic location.

LOCATION HIGHLIGHTS

- Prime location in downtown Santa Rosa
- High foot traffic, ideal for retail businesses
- Easy access to public transportation and highways

LEASE TERMS

Rate

Negotiable

Full service rent with no pass through of CAM expenses

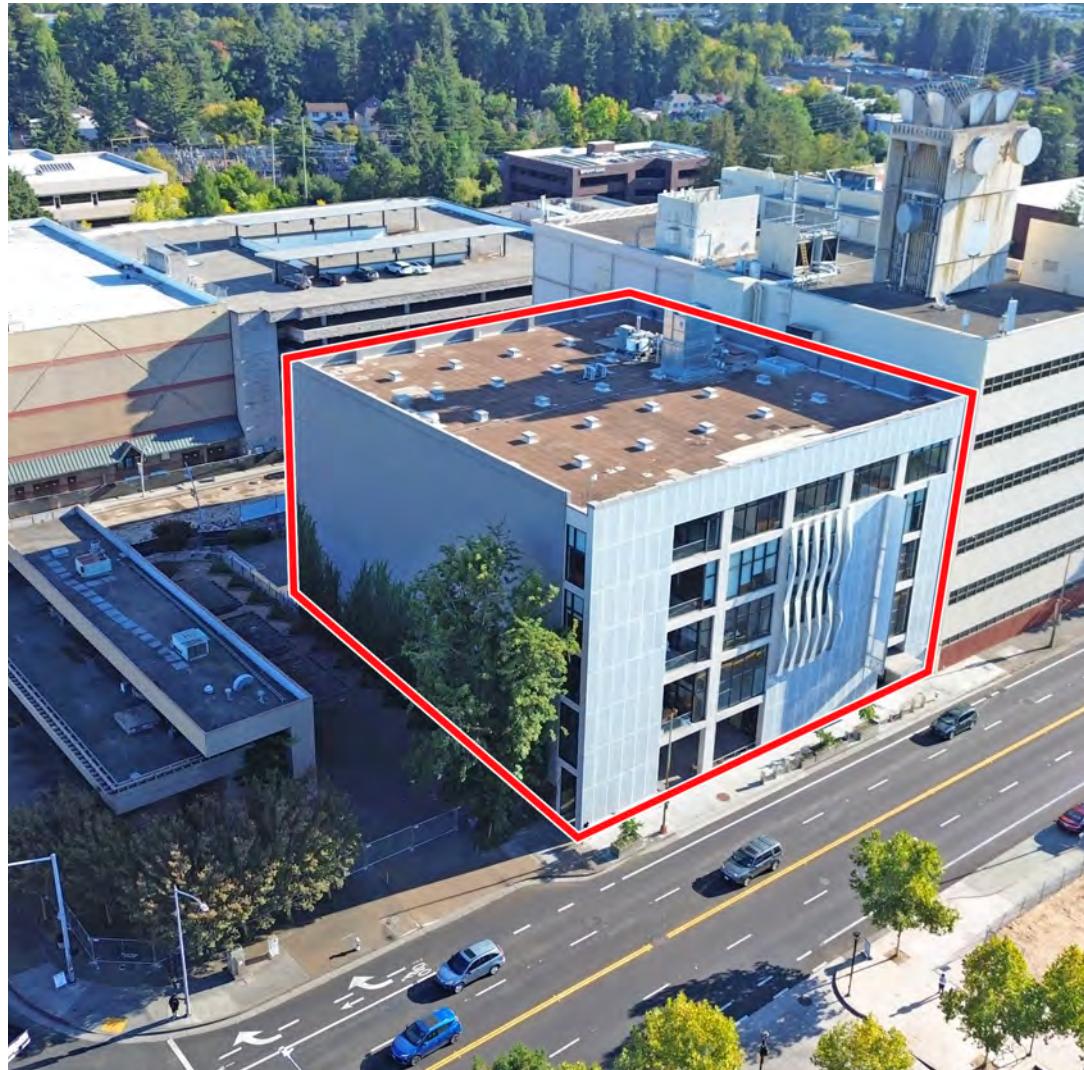
Terms

3 - 5 year lease term



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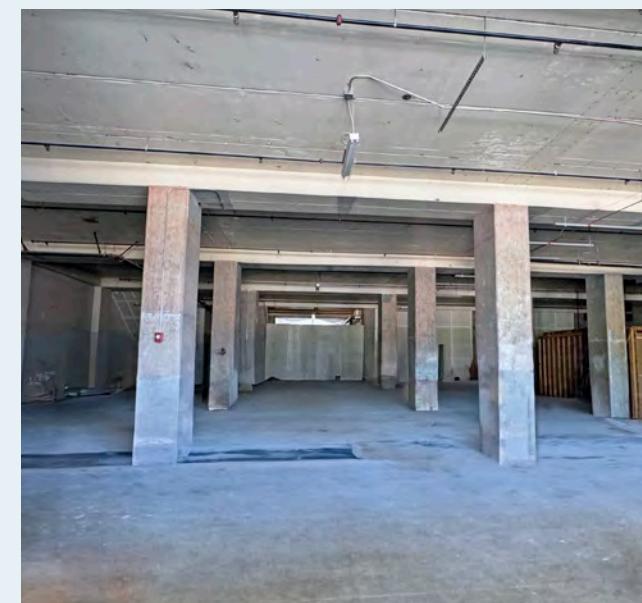
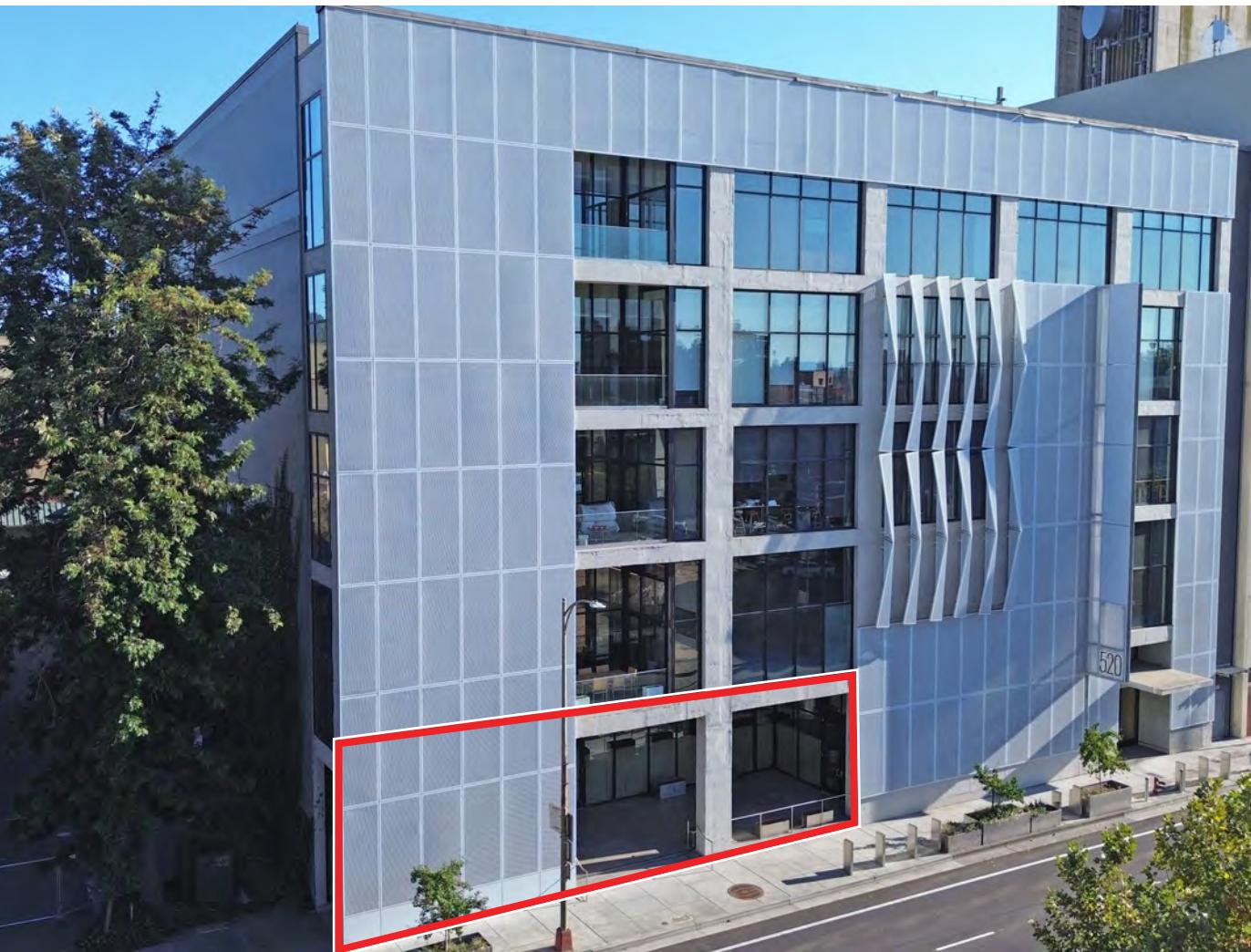


1ST FLOOR RETAIL SPACE



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FIRST FLOOR DESCRIPTION

8,000 SF of retail space with flexible layouts that can be subdivided to meet tenant needs. The space is in shell condition, allowing tenants the opportunity to customize it to their specifications. Ideal for restaurants, storefronts or showrooms, with space for shelving and strong street visibility.

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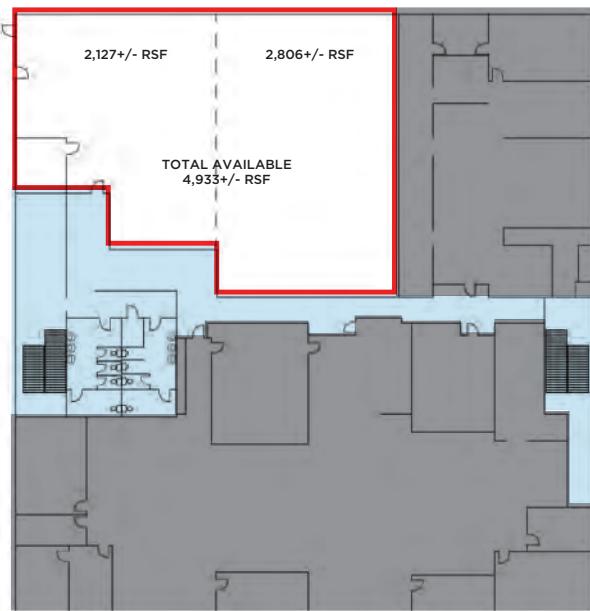
2ND & 3RD FLOOR OFFICE SPACE



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2ND FLOOR



AVAILABLE

COMMON AREA

NOT AVAILABLE

3RD FLOOR



SECOND FLOOR DESCRIPTION

Up to 4,933+/- SF of office space in shell condition, allowing tenants the opportunity to customize it to their specifications. Perfect for professional businesses seeking a modern work environment.

THIRD FLOOR DESCRIPTION

Suite 360: 2,000 SF of office space with an open plan, ideal for creative teams or startups. The space can be configured for multiple uses, with opportunities for private offices and shared workstations. The space is not fully constructed, allowing tenants the opportunity to customize it to their specifications. Ideal for storefronts or showrooms, with space for shelving and strong street visibility.

Suite 390: 4,000 SF of fully built-out office space, ready for immediate use. The office is fully painted, with finished floors, and ready for immediate occupancy. This makes it an excellent option for businesses looking for a professional environment without the need for additional build-out.

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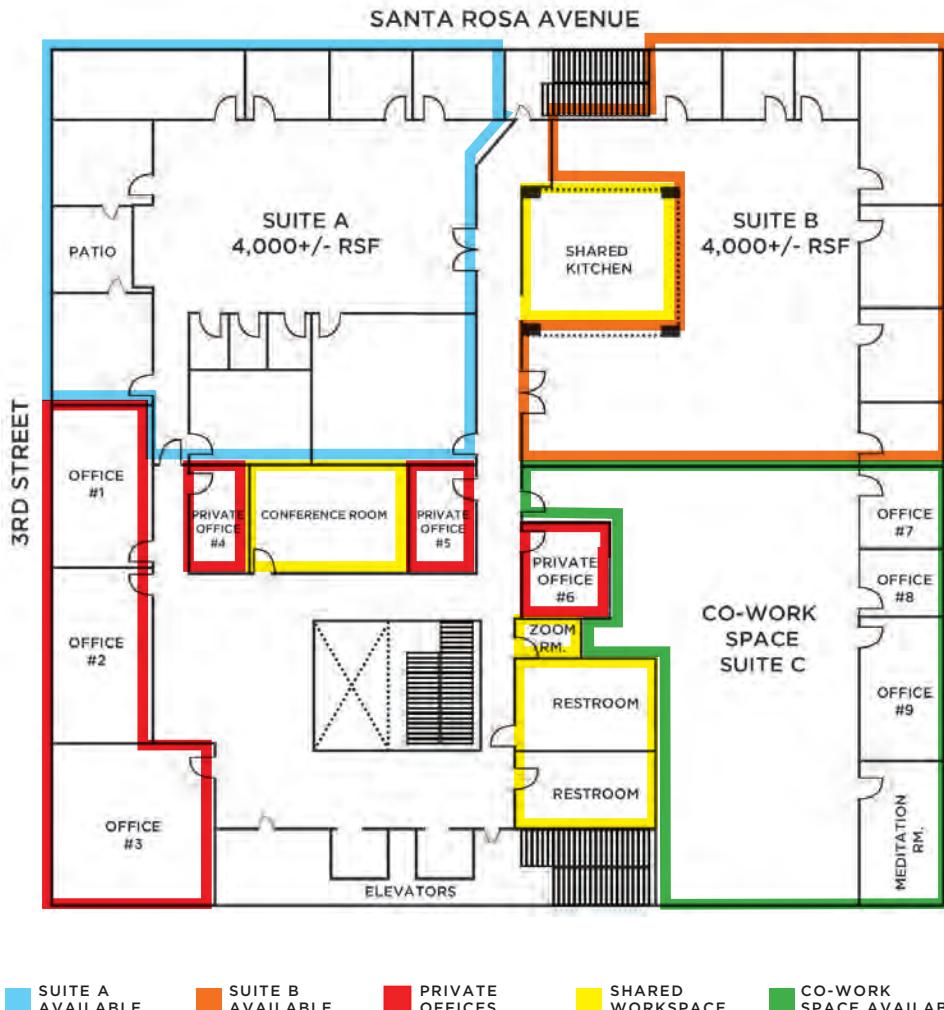


5TH FLOOR OFFICE SPACE



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FIFTH FLOOR DESCRIPTION

The 5th floor offers diverse leasing opportunities for businesses looking to establish or expand in a professional, collaborative environment. Choose from the following options:

- **Suite A:** 4,000 SF office facing Courthouse Square, featuring large windows with stunning downtown views—ideal for a business seeking prominence and natural light and an outside portion of the 5th floor.
- **Suite B:** 4,000 SF office, providing a quieter atmosphere for focused work.
- Six private offices with glass partitions, (3) offering beautiful views of downtown Santa Rosa—perfect for executives or managers.
- A shared workspace with flexible desks, private offices, lounge areas, and a meditation room, ideal for smaller businesses or individuals seeking flexible working arrangements.

All 5th floor tenants enjoy access to the modern common areas, which include:

- Meeting rooms for client or team discussions
- A well-equipped kitchen/break room
- Restrooms conveniently located on each floor
- Shared workspace provides a dynamic work environment, offering a perfect mix of privacy and collaboration, ensuring tenants have the flexibility they need to thrive.
- Shared common areas with collaborative workspaces
- Private offices with expansive windows
- 1.7/1,000 SF of parking included in street garage

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PROPERTY PHOTOS

5TH FLOOR - SUITE A



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PROPERTY PHOTOS

5TH FLOOR - SUITE B



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5TH FLOOR PRIVATE OFFICES



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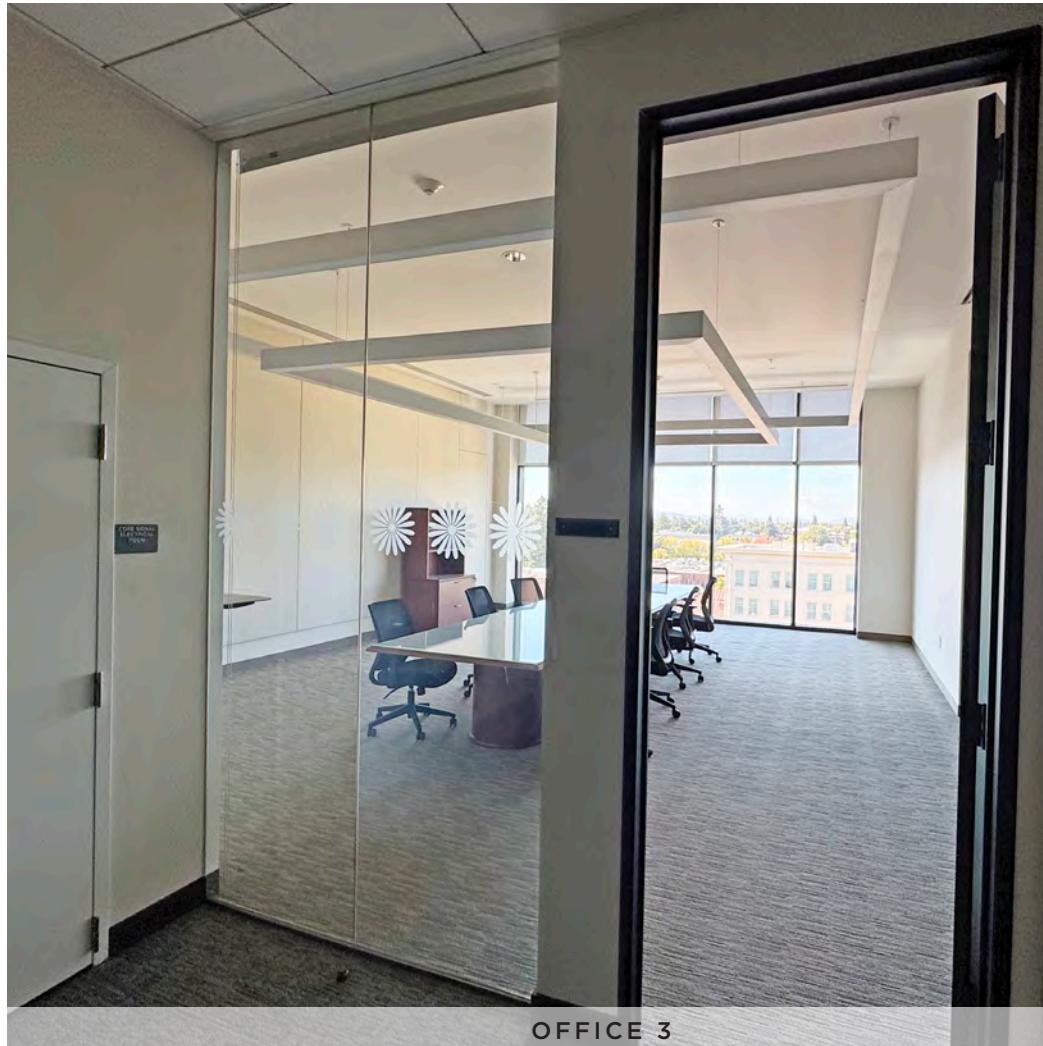
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OFFICE 1



OFFICE 2



OFFICE 3

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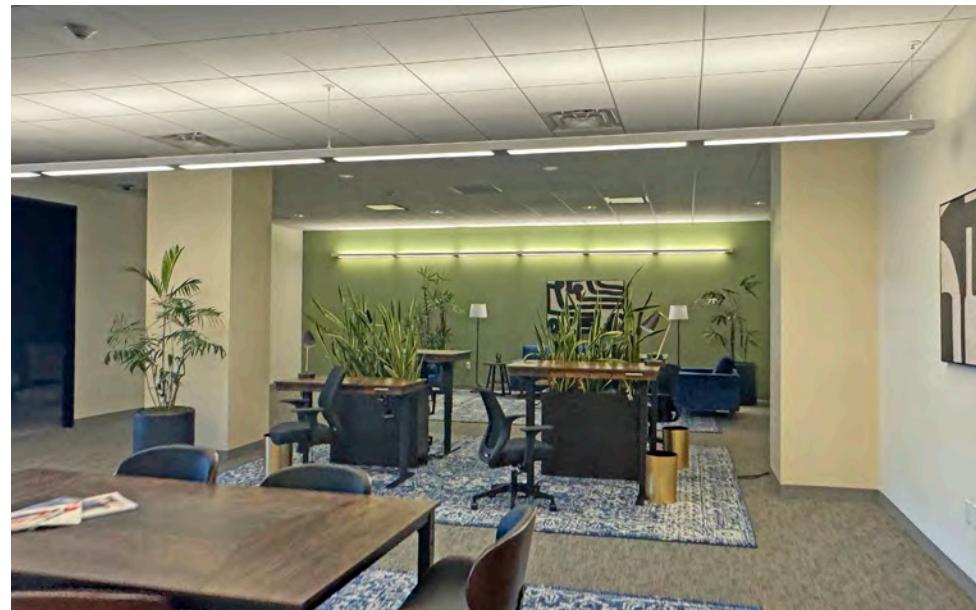
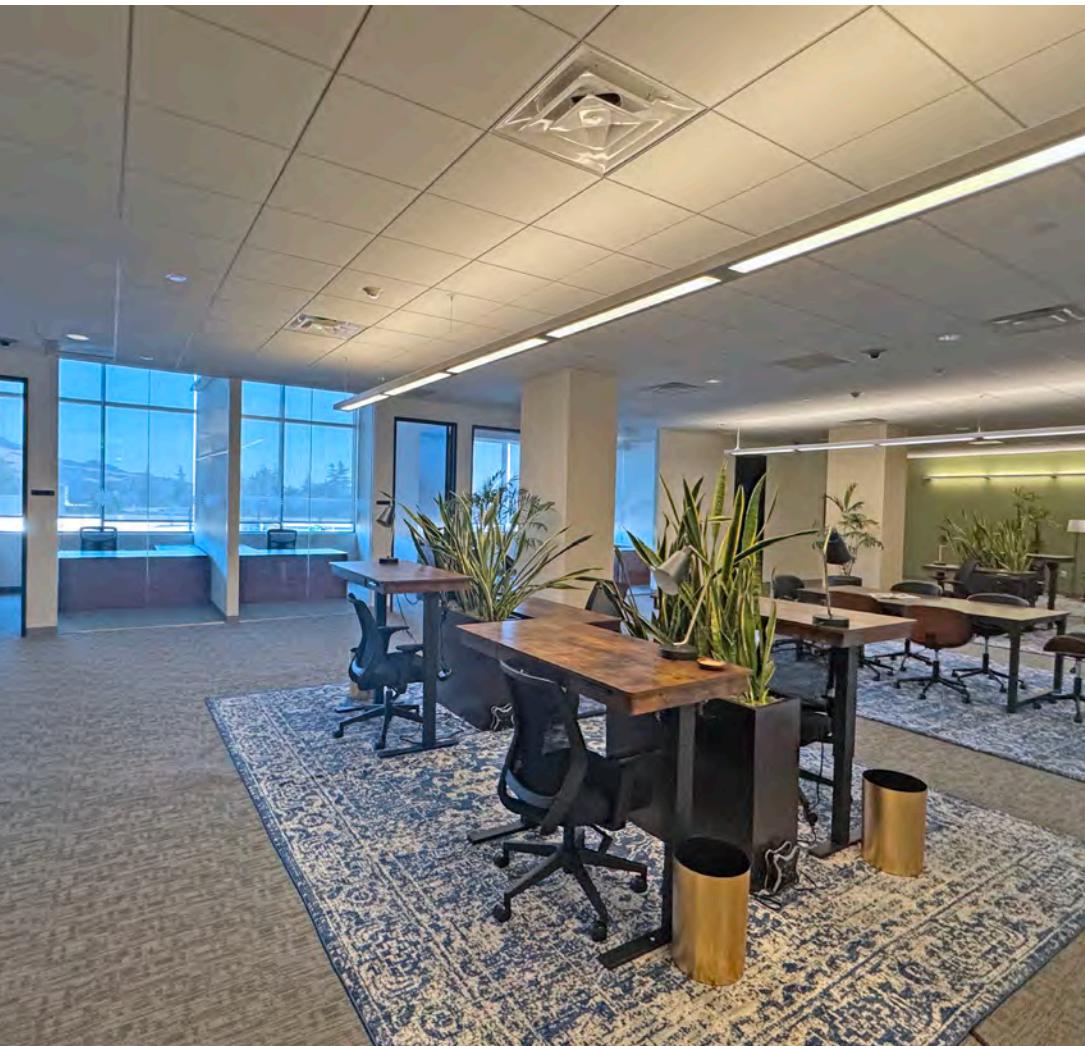
PROPERTY PHOTOS

5TH FLOOR CO-WORK SPACE



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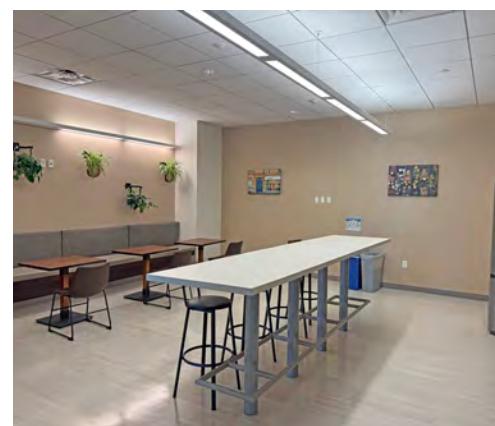
PROPERTY PHOTOS

5TH FLOOR COMMON AREAS



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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.



AERIAL PHOTOS



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LOCATION MAP



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