



Keegan & Coppin
COMPANY, INC.

FOR LEASE

50 OLD COURTHOUSE SQUARE
SANTA ROSA, CA

**DOWNTOWN OFFICE BUILDING
GROUND-FLOOR RETAIL BANK SPACE**

Go beyond broker.

PRESENTED BY:
SHAWN JOHNSON, MANAGING PARTNER / SIOR
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PETER BRICEÑO, AGENT
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PROPERTY DETAILS



50 OLD COURTHOUSE SQUARE
SANTA ROSA, CA

DISTINCTIVE DOWNTOWN
OFFICE BUILDING FOR LEASE

AVAILABILITY

1,371+/- SF TO 5,165+/- SF

PROPERTY SUMMARY

- Prominent downtown square location
- Outdoor common area patio
- On site building facility engineer
- Common areas remodeled with high quality finishes
- Public parking garage adjacent to the building
- Surrounded by many downtown amenities
- Extended building hours of operation
- Retail bank branch location with building signage & ATM

SUITE FEATURES

- Move in ready suites available
- Office space with views of the downtown and adjacent countryside.
- Variety of different floor plans and suite sizes

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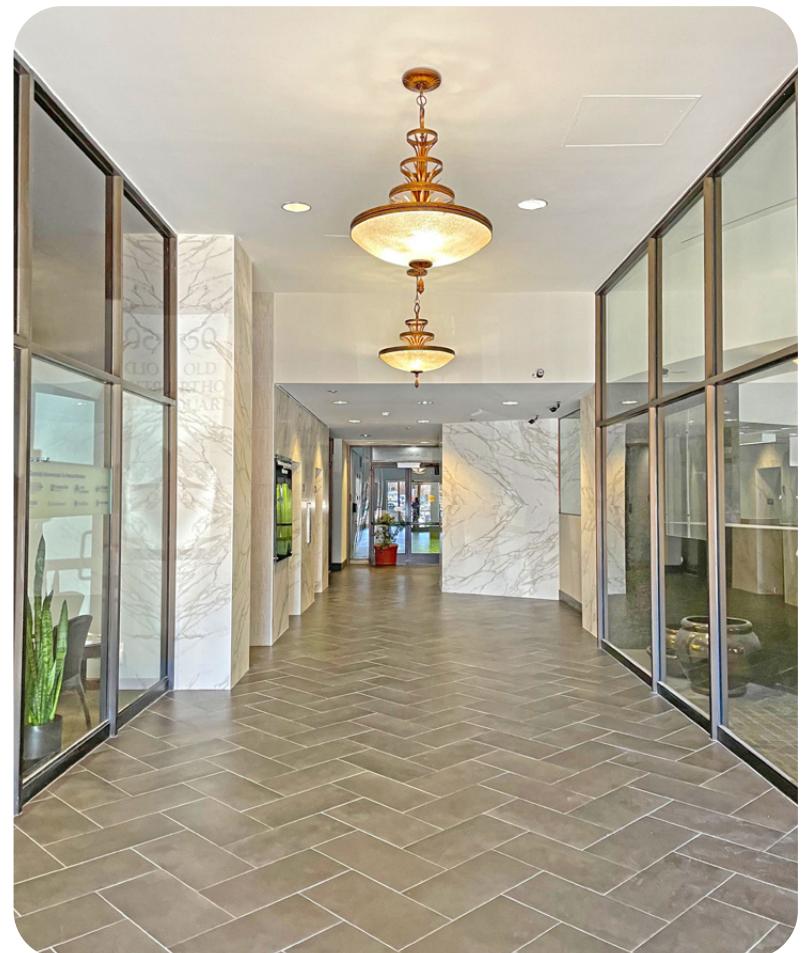


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AVAILABLE SPACE

SUITE	SIZE (RSF)	RENT/RSF
100	5,165+/- SF	Negotiable
203*	1,711+/- sq. ft	Negotiable
205*	1,371+/- SF	Negotiable
311	1,824+/- SF	Negotiable
312	1,512+/- SF	Negotiable
401	3,950+/- SF	Negotiable



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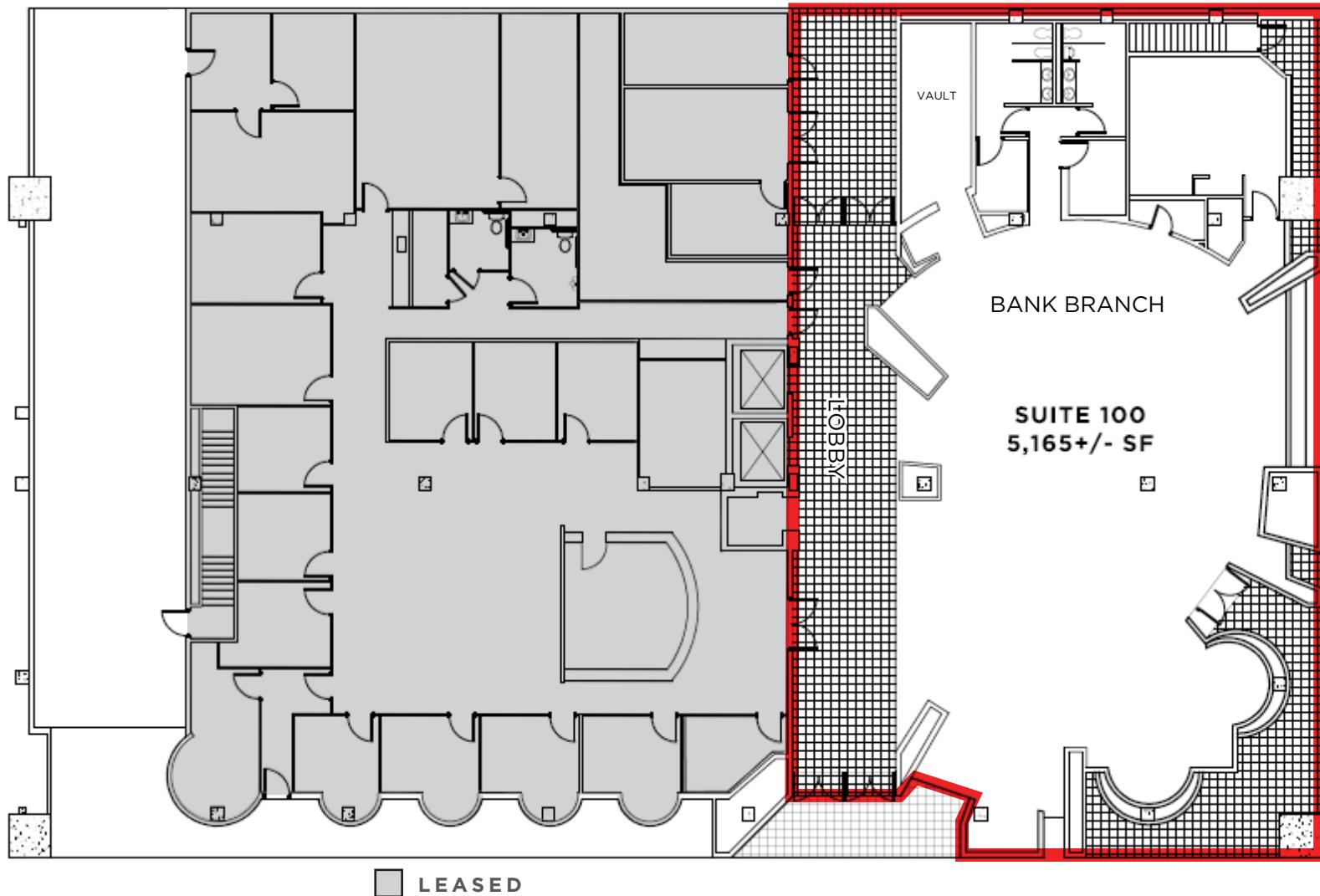
FLOOR PLAN

1ST FLOOR



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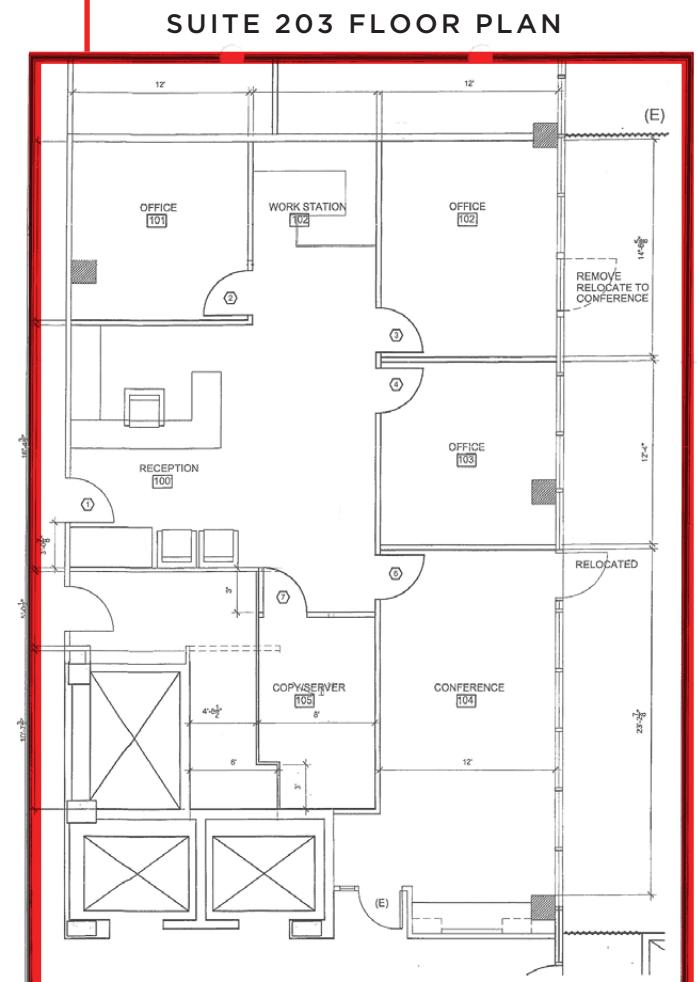
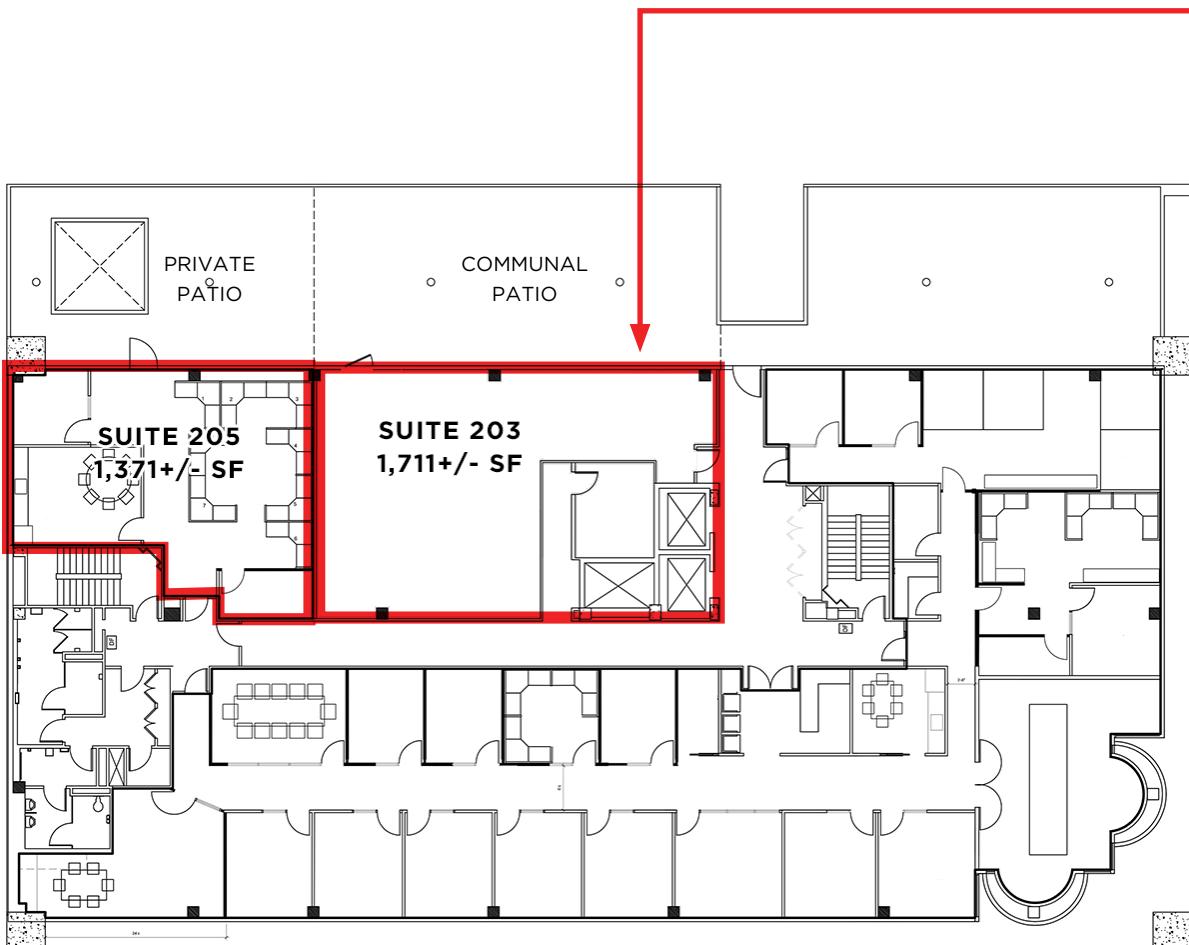
FLOOR PLAN

2ND FLOOR



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*All suites can be combined for a total floor space of 10,611 sq ft. Available space is an entire floor.

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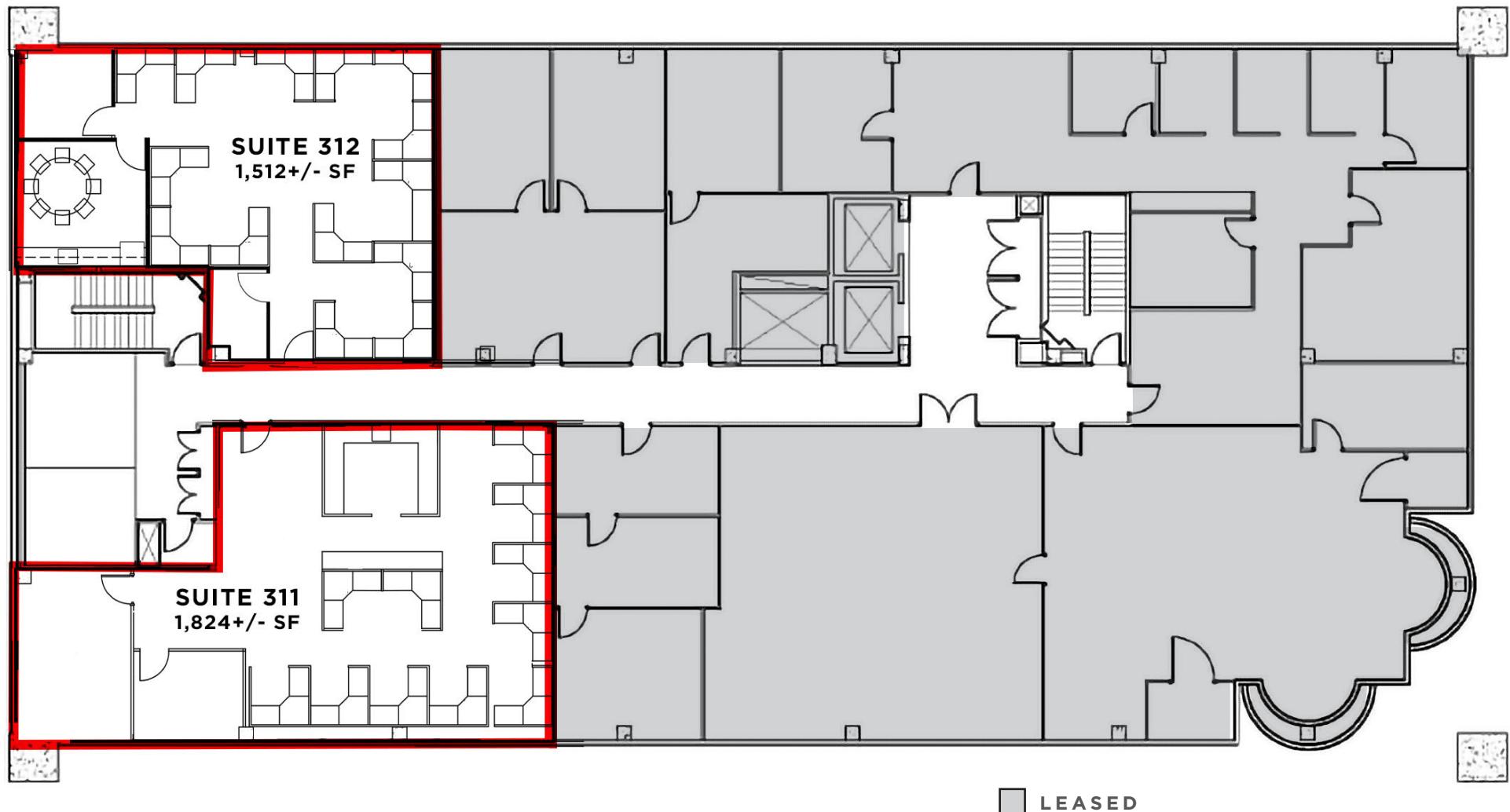
FLOOR PLAN

3RD FLOOR



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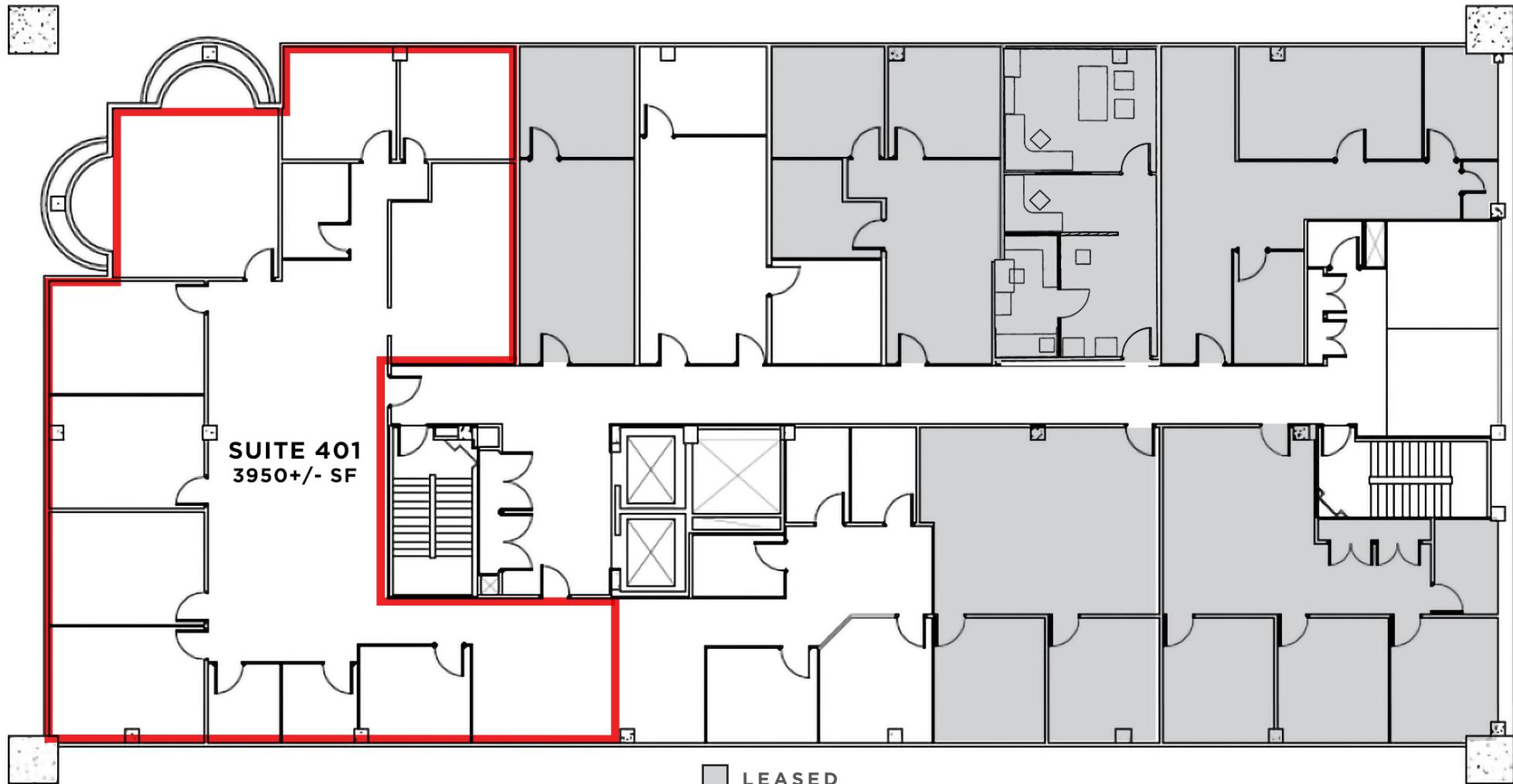
FLOOR PLAN

4TH FLOOR



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AREA DESCRIPTION



50 OLD COURTHOUSE SQUARE
SANTA ROSA, CA

DISTINCTIVE DOWNTOWN OFFICE BUILDING FOR LEASE

SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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VICINITY MAP



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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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