



**Keegan & Coppin**  
 COMPANY, INC.

FOR LEASE

404 MENDOCINO AVENUE  
 SANTA ROSA, CA  
 DOWNTOWN "CLASS A"  
 OFFICE BUILDING

Go beyond broker.

PRESENTED BY:

**KEVIN DORAN, PARTNER**  
 LIC # 01704987 (707) 528-1400, EXT 270  
 KDORAN@KEEGANCOPPIN.COM

**SHAWN JOHNSON, MANAGING PARTNER/SIOR**  
 LIC # 00835502 (707) 528-1400, EXT 238  
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# PROPERTY DETAILS



404 MENDOCINO AVENUE  
SANTA ROSA, CA

## DOWNTOWN “CLASS A” OFFICE BUILDING FOR LEASE

### PROPERTY INFORMATION

#### DESCRIPTION OF PREMISES

This Premiere Class A office space in the heart of downtown Santa Rosa is located one block from Courthouse Square. This second floor is available as two suites, Suite 201 (3,175 +/- sq ft) and Suite 202 (4,328 +/- sq ft) or as an entire floor of 7,503 +/- square feet. The entire floor is move-in ready, includes 16 private offices and 16 custom cubicles, as well as entry, elevator, reception, break room, file room and 2 conference rooms. There are 12' ceilings in offices and 20' ceilings in open areas. Skylights and windows throughout allow ample natural light. Excellent opportunity to acquire one of most prestigious professional office spaces in the Downtown area. Prior use was an attorney's office and most recently a real estate office.

This office building is adjacent to the new 168 market-rate 420 Mendocino Avenue apartments.

#### HIGHLIGHTS

- Newly remodeled with high quality finishes
- Building Signage Available
- Downtown Views with Abundant Natural Light
- Elevator Served
- Move-In Ready
- Convenient downtown location one block from Old Courthouse Square
- Surrounded by many downtown amenities
- Parking available less than a block away

#### LEASE TERMS

\$2.40 per sq ft, Modified Full Service (Net of Interior Janitorial)

- **Suite 201:** 3,175 +/- SF
  - **Suite 202:** 4,328 +/- SF
- Option to combine suites: 7,503 +/- SF



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# AREA DESCRIPTION



404 MENDOCINO AVENUE  
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### DESCRIPTION OF AREA

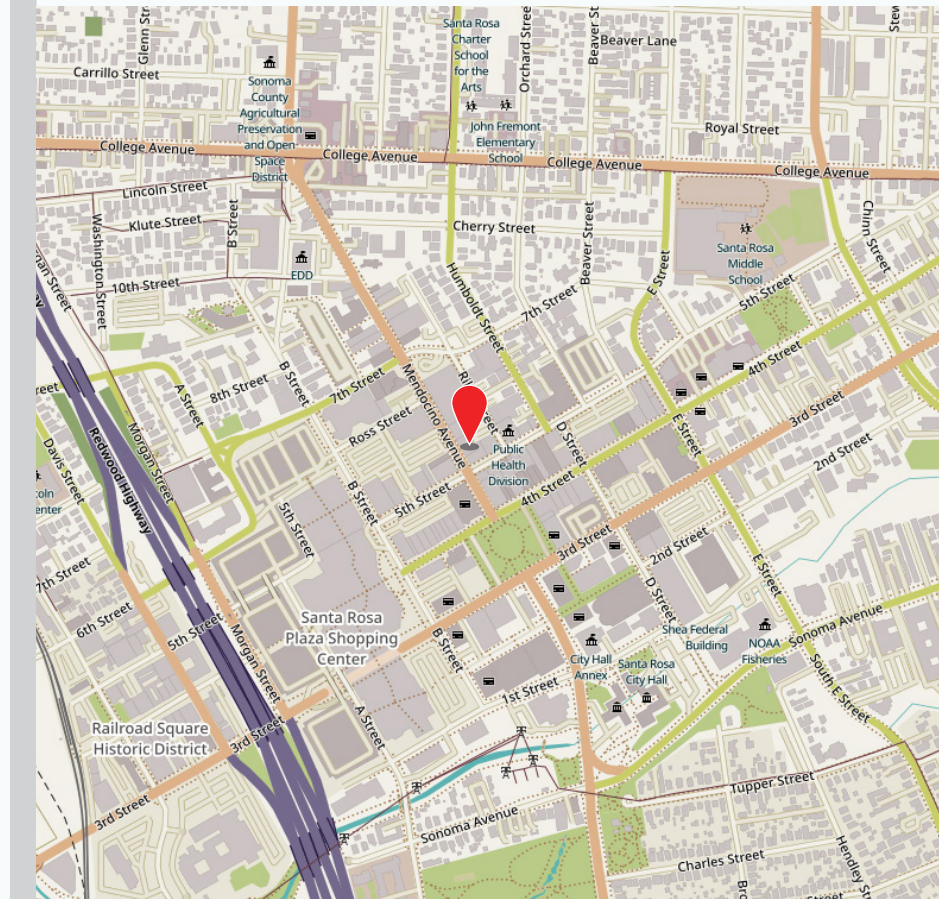
Centrally located near the City’s best restaurants and largest banks. Walking distance to multiple services. Close proximity to public transportation, County offices, Santa Rosa Junior College, restaurants, banking and retail stores. Conveniently located near major public transportation and Highway 101, offering easy access for both employees and clients.

### NEARBY AMENITIES

- Santa Rosa Plaza & other retail
- Banks
- Restaurants
- Public Parking Garages
- City & State Offices

### TRANSPORTATION ACCESS

- Easy walk to Santa Rosa’s largest transit centers that provides public transportation via the SMART Train and the Golden Gate bus service to the entire North Bay
- Easy access to North/Southbound Highway 101



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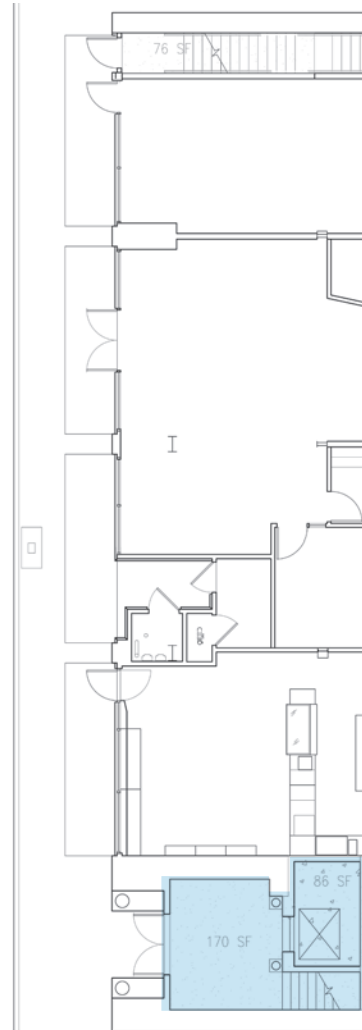
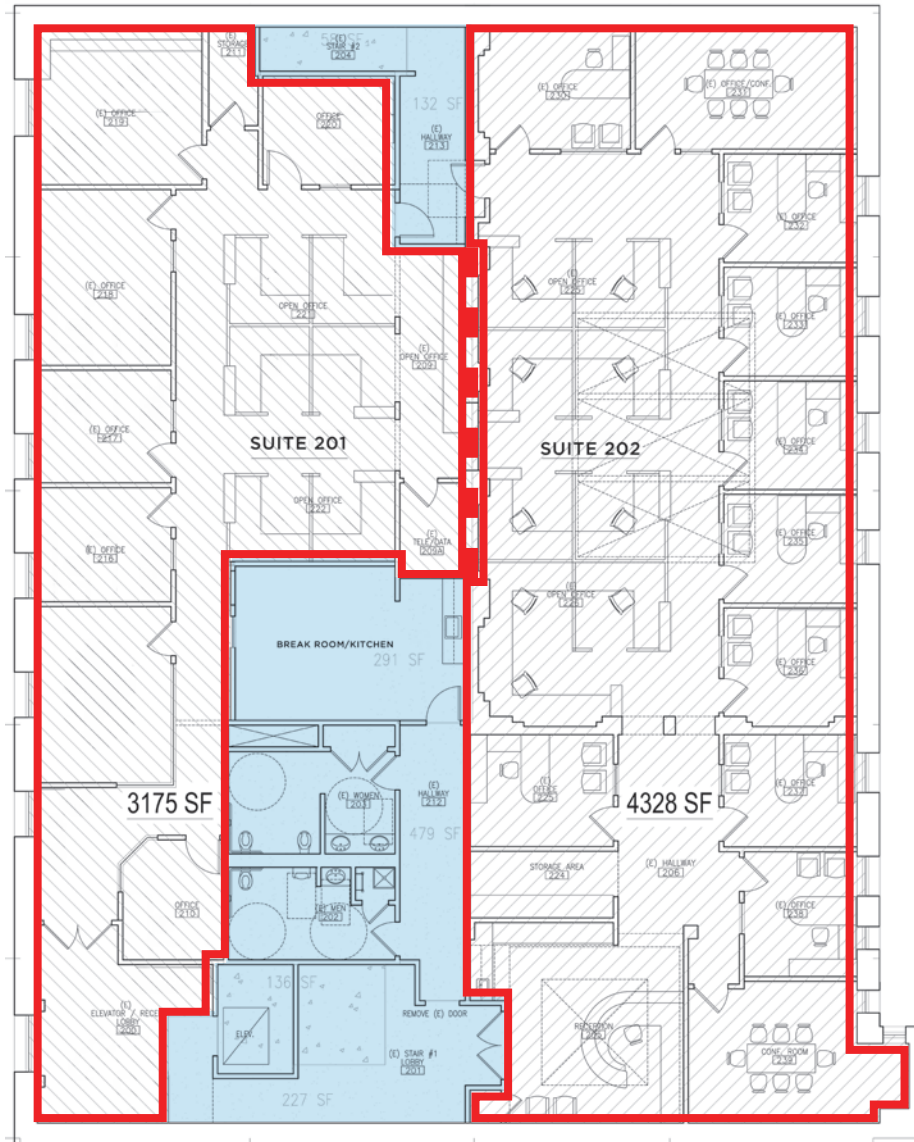


# FLOOR PLAN



404 MENDOCINO AVENUE  
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- AVAILABLE
- COMMON AREA
- DIVISIBLE WALL

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# PROPERTY PHOTOS



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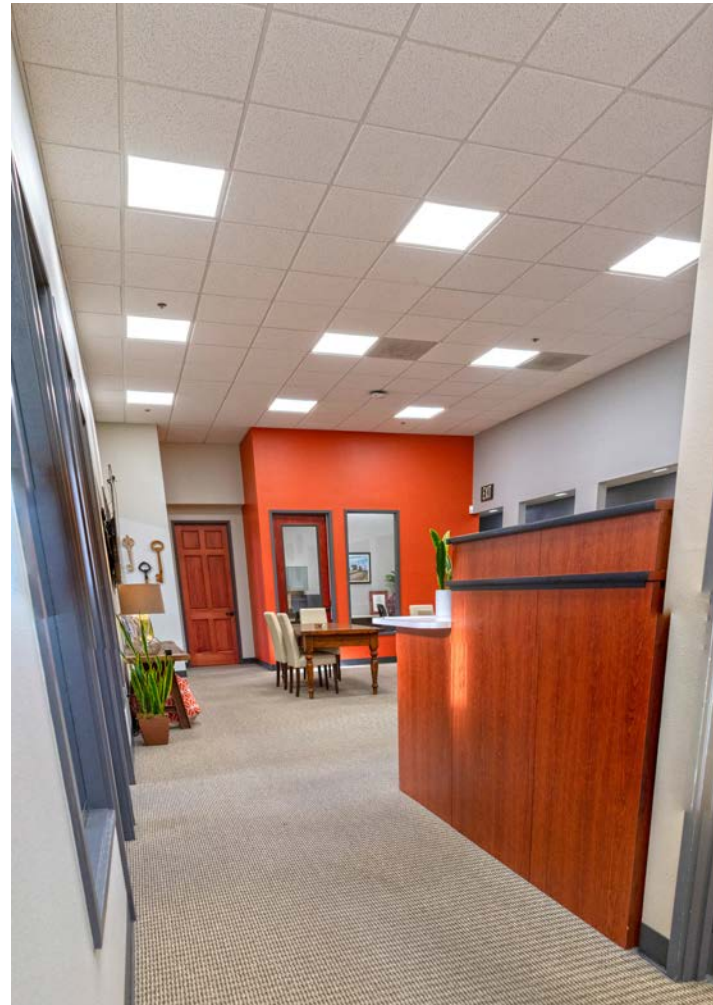


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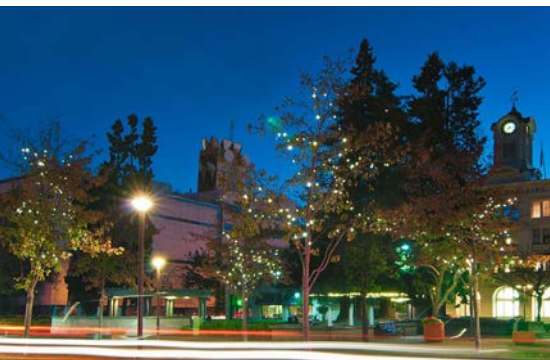


# MARKET SUMMARY



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## DOWNTOWN “CLASS A” 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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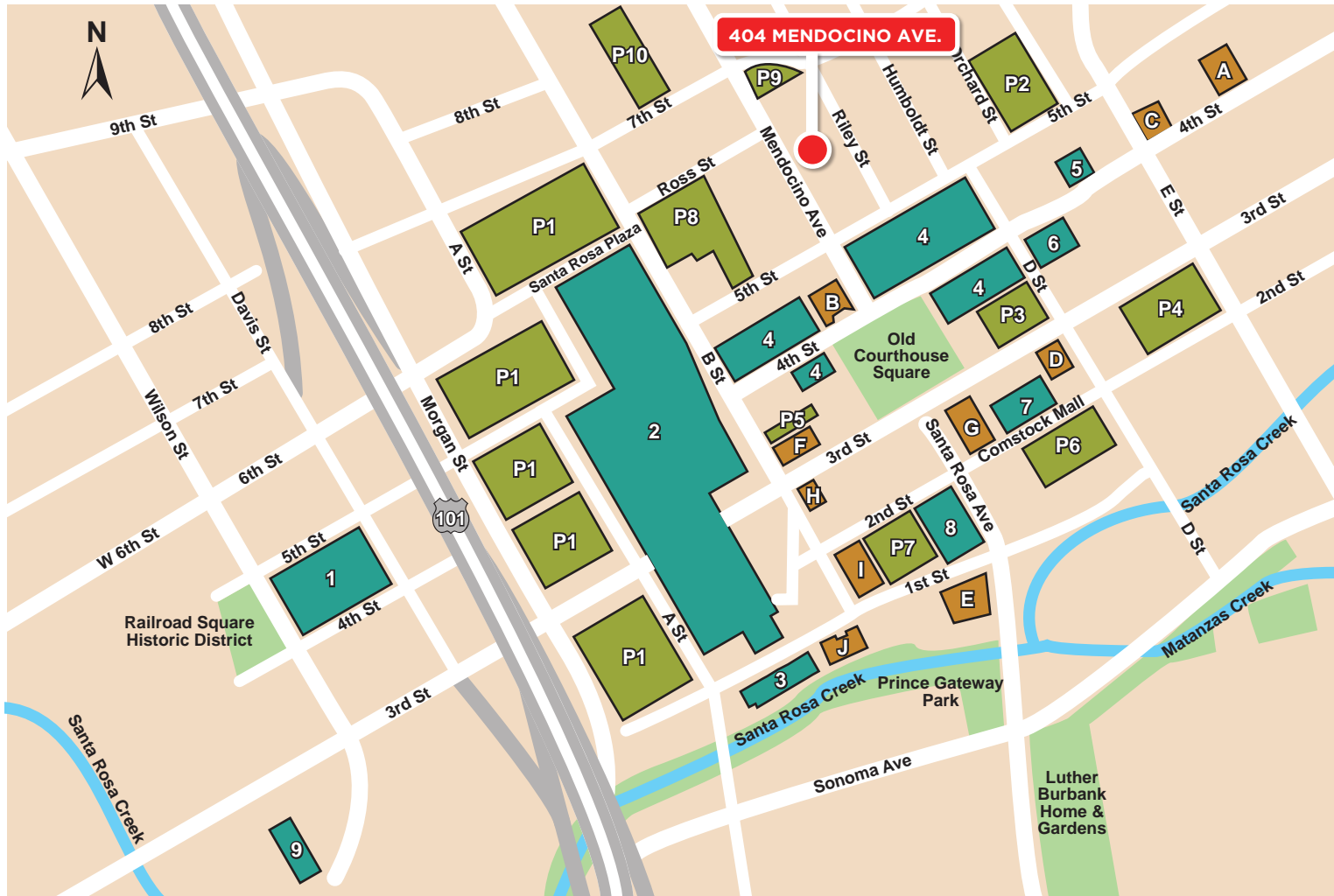


# LOCATION MAP



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## DOWNTOWN "CLASS A" OFFICE BUILDING FOR LEASE



BANKS	
A	Chase Bank
B	Exchange Bank
C	U.S. Bank
D	First Republic Bank
E	Citibank
F	Wells Fargo Bank
G	Bank of America
H	Luther Burbank Savings
I	Tri Counties Bank
J	First Community Bank

MAJOR BUS / RETAIL	
1	Retail Shopping & Restaurants
2	<b>Santa Rosa Plaza</b> Macy's Starbucks Disney Store Sprint Store Apple Store T-Mobile Sears
3	Sears Auto Center
4	Retail Shopping & Restaurants
5	Russian River Brewing Co.
6	Barnes & Noble Books
7	3rd Street Cinema
8	Roxy Stadium 14
9	Courtyard Marriott

PARKING	
P1	Santa Rosa Plaza Parking
P2	735 5th St
P3	Garage 5
P4	E & 3rd St
P5	California Parking Inc.
P6	97 D St
P7	Garage 12
P8	Ross & B Lot
P9	7th & Mendocino Lot
P10	7th St. Garage

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# AERIAL MAP



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1355 North Dutton Avenue  
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