



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

801 4TH STREET  
SANTA ROSA, CA

**TOP FLOOR OFFICE SPACE  
AVAILABLE**

Go beyond broker.

PRESENTED BY:

**DOUG BRAIK, SENIOR REAL ESTATE AGENT**  
LIC # 00544642 (707) 528-1400, EXT 245  
[DBRAIK@KEEGANCOPPIN.COM](mailto:DBRAIK@KEEGANCOPPIN.COM)





# PROPERTY DETAILS



801 4TH STREET  
SANTA ROSA, CA

## TOP FLOOR OFFICE SPACE FOR LEASE

## PROPERTY INFORMATION

### HIGHLIGHTS

Attractive garden offices with excellent window exposure in virtually every private office. Good on-site parking at door. Adjacent spaces may be combined, if available.

- Close to Downtown Santa Rosa (2 Blocks)
- Elevator service, easy client access to top-floor
- Walking distance to restaurants, shopping, and banks
- On-site Parking
- Well maintained office on busy corridor of 4th St. and E St.
- On top of Umpqua Bank Building (formally Sonoma National)

### TOTAL BUILDING S.F.

8,679+/- SF

### Parking

On-Site Parking and street/city parking lot across the street

### Zoning

CO Office

### RENTABLE SPACE AND RENT

Contact Agent, Doug Braik

## LEASE TERMS

### Rate

\$1.50/SF

### Terms

Gross

3 - 5 year lease term preferred



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# AREA DESCRIPTION



801 4TH STREET  
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**TOP FLOOR OFFICE  
SPACE FOR LEASE**

## DESCRIPTION OF AREA

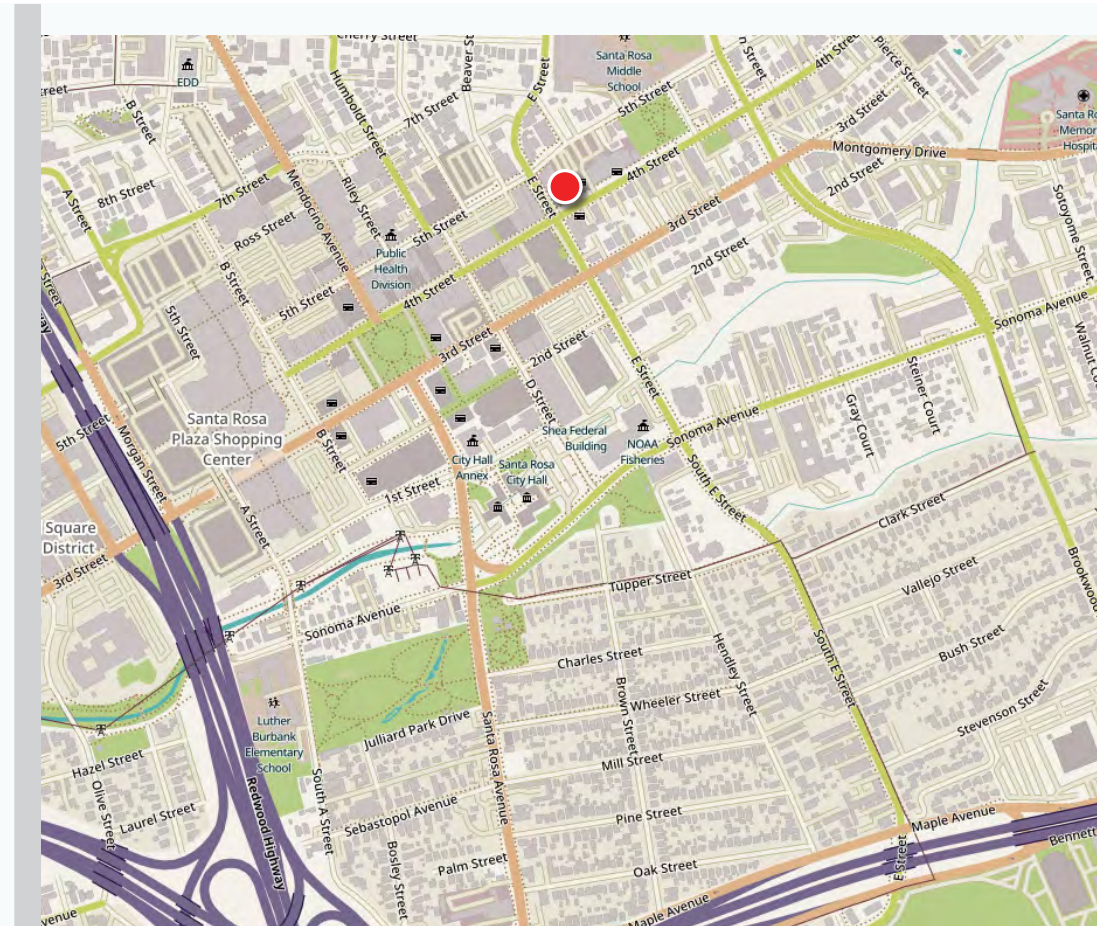
Active 4th street location. Restaurants, banks, shopping, within walking distance.

## NEARBY AMENITIES

- Restaurants
- Retail Stores
- Bank (ground floor)
- City parking lot

## TRANSPORTATION ACCESS

- Public transit
- Light rail
- Easy access by car



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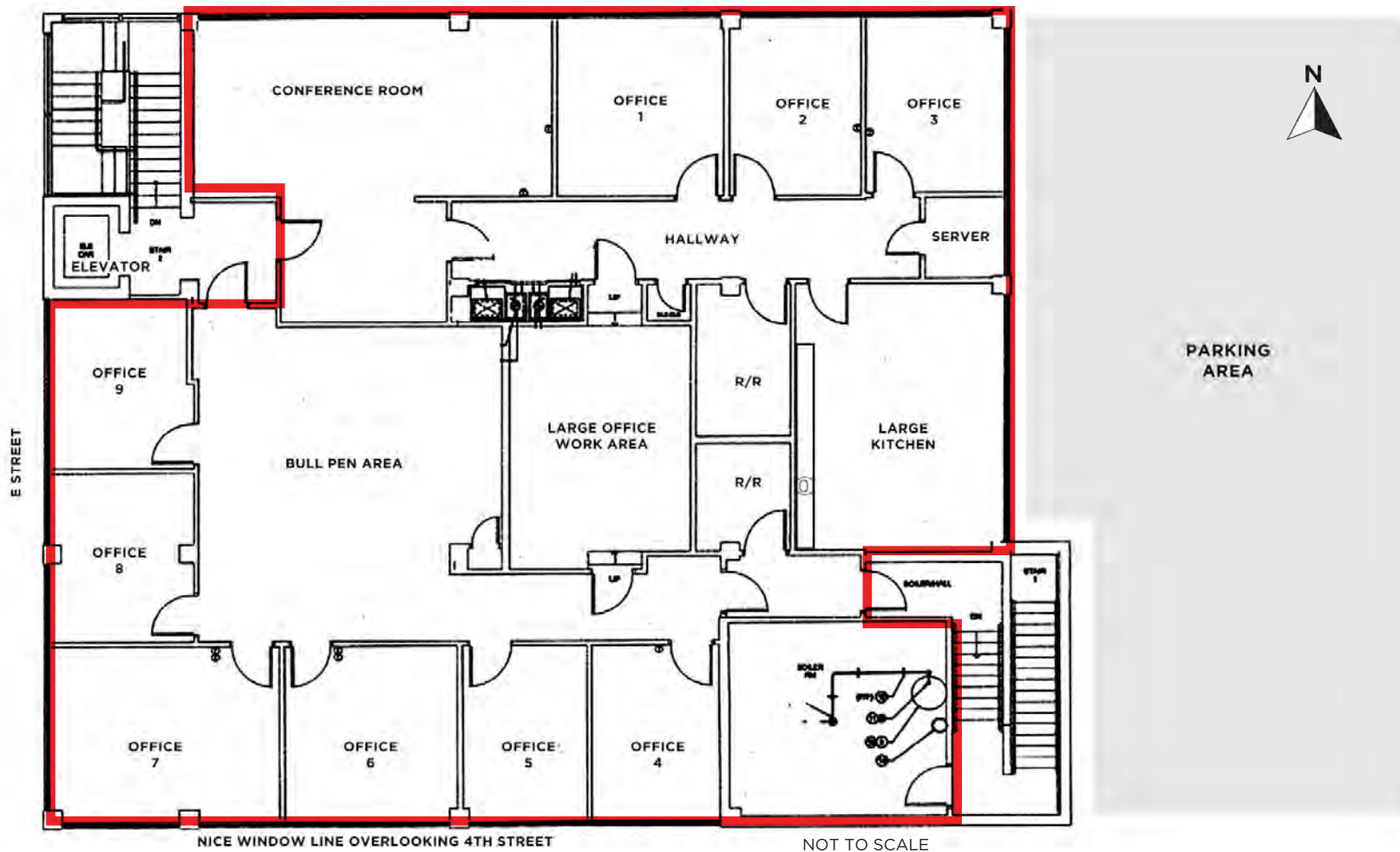
## SECOND FLOOR



801 4TH STREET  
SANTA ROSA, CA

**TOP FLOOR OFFICE  
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4,450+/- SF AVAILABLE  
(ENTIRE 2ND FLOOR)



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## PROPERTY PHOTOS



801 4TH STREET  
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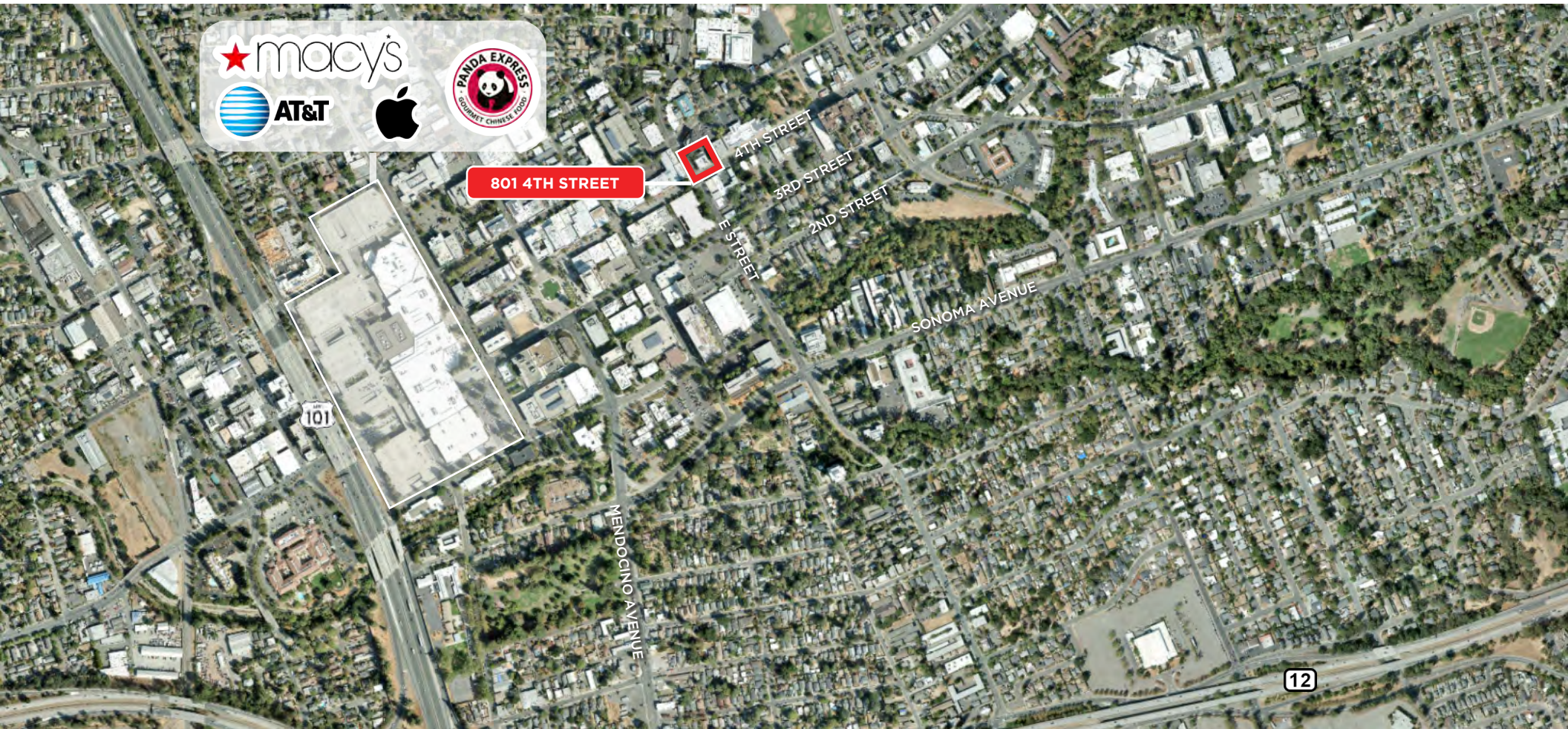


## LOCATION MAP



801 4TH STREET  
SANTA ROSA, CA

**TOP FLOOR OFFICE  
SPACE FOR LEASE**



Keegan & Coppin Co., Inc.  
1355 North Dutton Avenue  
Santa Rosa, CA 95401  
[www.keegancoppin.com](http://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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