



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

→
Exit
←
Walk-Up
ATM



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

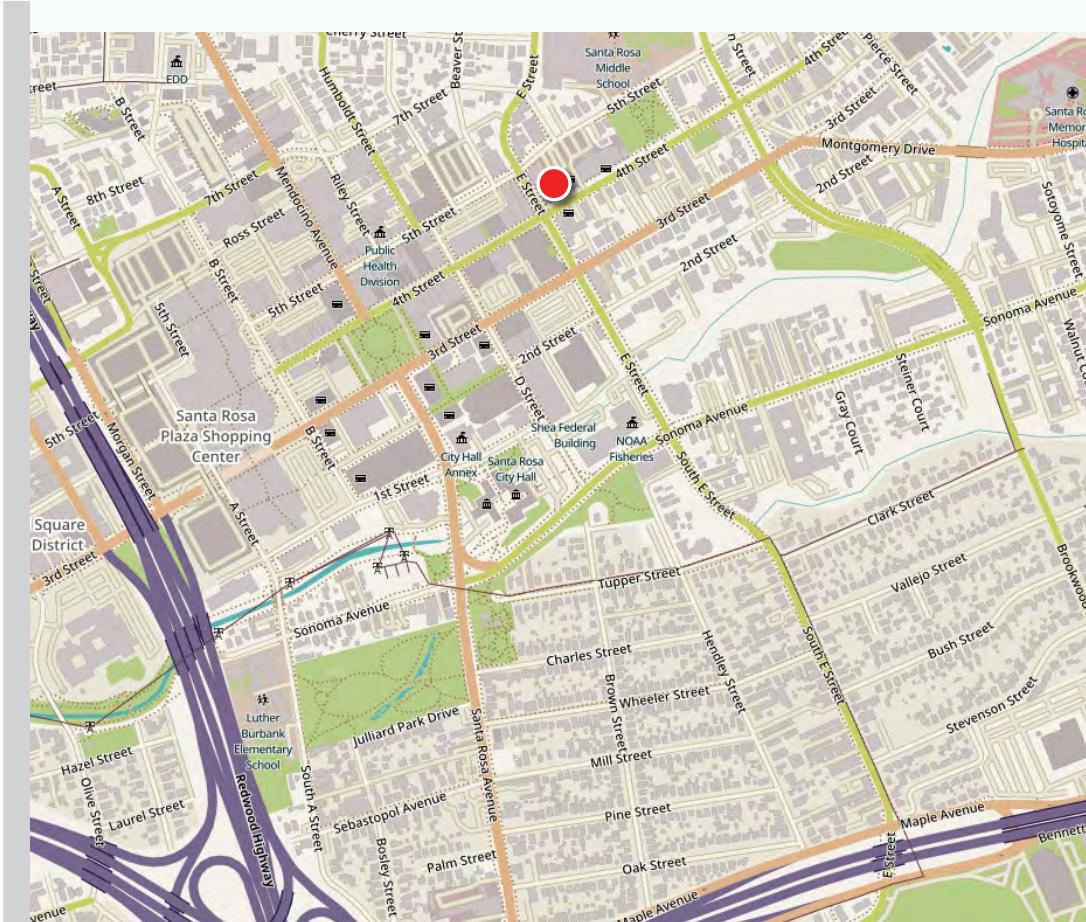
Active 4th street location. Restaurants, banks, shopping, within walking distance.

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

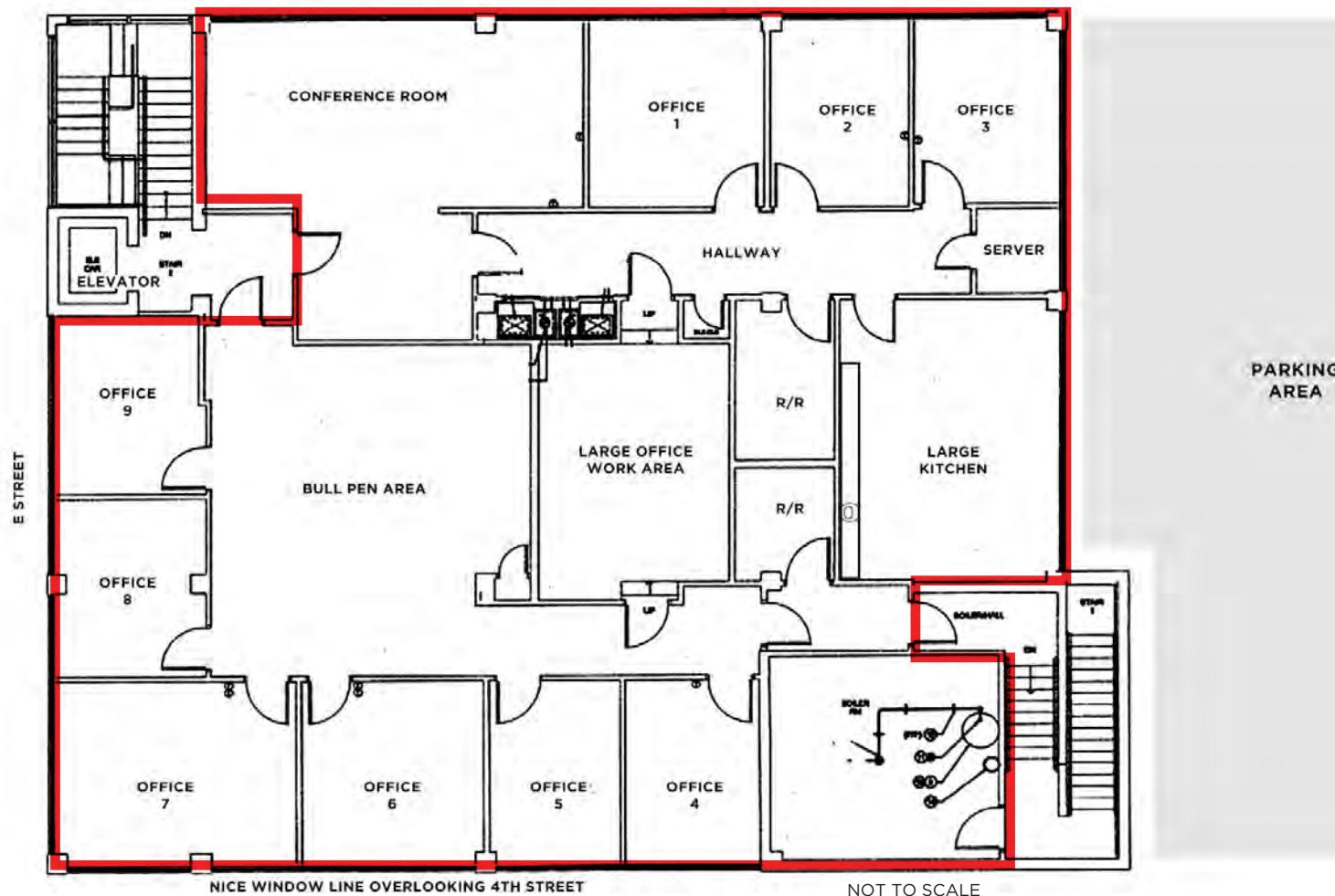
801 4TH STREET
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TOP FLOOR OFFICE
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4,450+/- SF AVAILABLE

(ENTIRE 2ND FLOOR)



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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.



PROPERTY PHOTOS



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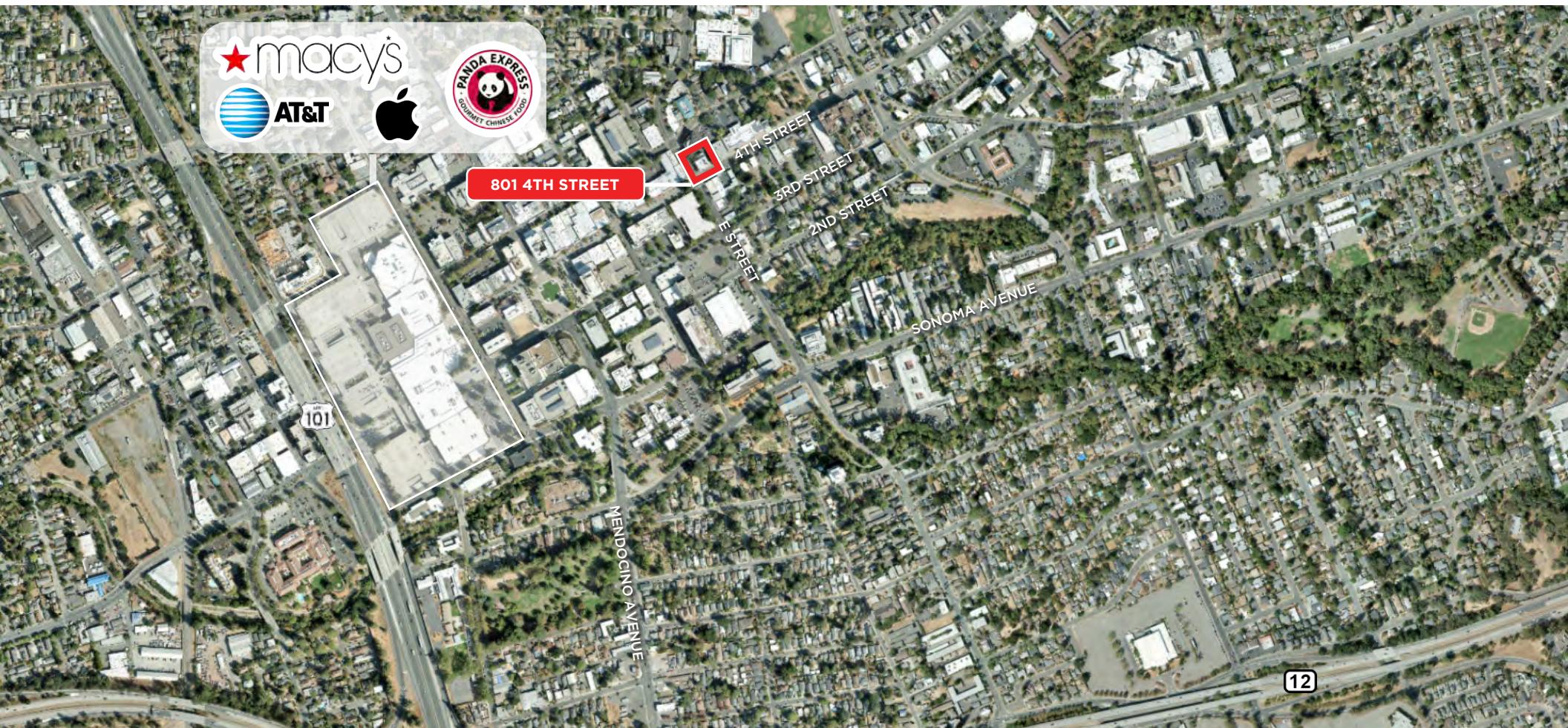


LOCATION MAP

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
(707) 528-1400

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