



400 E Street – For Lease

SANTA ROSA, CA 95404

CARLOS RIVAS

| CALDRE #00550273

707.483.1229

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Property Description

400 E STREET | SANTA ROSA



Property Description

±3,300 SF turnkey office space located in the heart of downtown. Formerly occupied by First American Title, the suite is move-in ready and includes eight private offices, a conference room, two restrooms, and a breakroom. The large open bullpen is outfitted with professional-grade cubicles, and all workstations and private offices are wired with network cabling. Furniture: including desks, chairs, and conference room setup, is included, minimizing setup time. Ideal for legal, tech, or professional services firms, the location offers immediate access to restaurants, government offices, and Highway 101. Contact us today to schedule a private tour or request more information.

OFFERING SUMMARY

Lease Rate: \$1.50 SF/Month *Modified Full Service

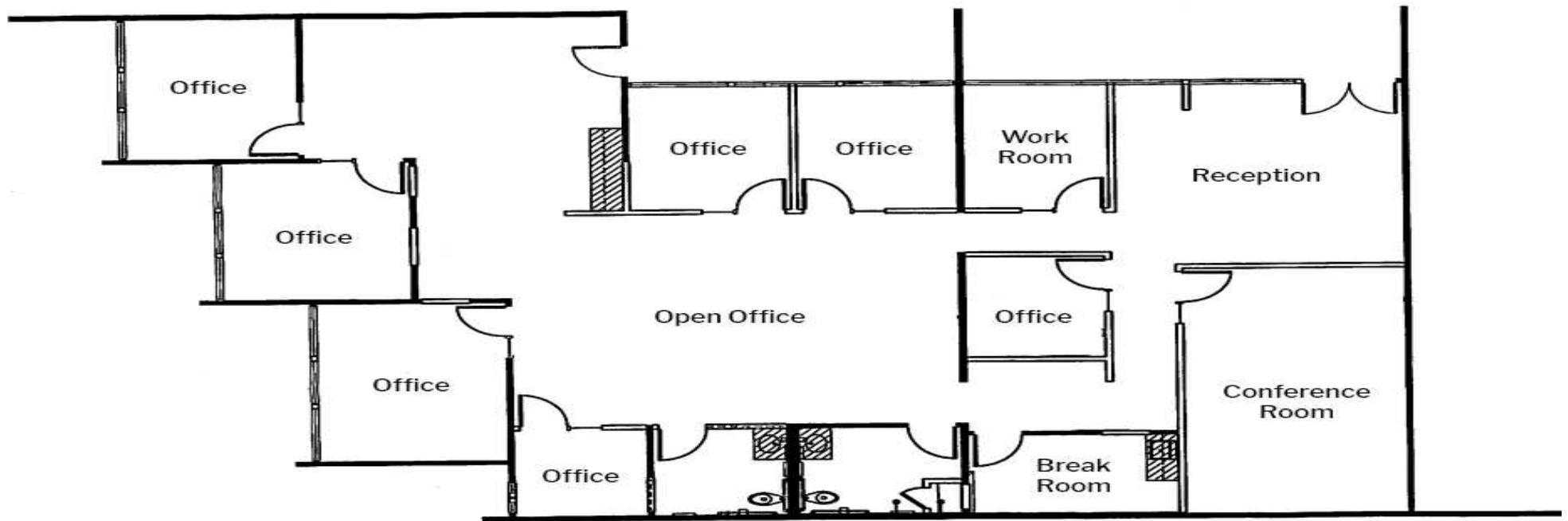
Available SF: 3,300 SF

APN: 009-056-004-000

Zoning: CMU

Building Type: Office

*Modified Full Service - Does not include interior janitorial







About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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About Santa Rosa

Santa Rosa, California is the vibrant urban hub of Sonoma County, located in the heart of Northern California’s renowned Wine Country. Nestled between rolling vineyards and scenic redwood forests, Santa Rosa offers a dynamic blend of small-town charm and big-city amenities. With a population of over 175,000, it is the largest city in the North Bay and serves as a cultural and economic center for the region.

Known for its world-class wineries, farm-to-table dining, and historic downtown, Santa Rosa is also home to outdoor treasures like Annadel State Park and the nearby Russian River. The city has a rich artistic heritage, famously associated with Peanuts cartoonist Charles M. Schulz, and features multiple museums, theaters, and public art installations.

Whether you're enjoying a hike in the hills, a stroll through the Railroad Square Historic District, or a tasting at a nearby vineyard, Santa Rosa captures the essence of Wine Country living with a laid-back yet sophisticated atmosphere.

POPULATION	1 MILE	3 MILES	5 MILES	HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Population	18,356	140,295	188,717	Total Households	7,971	51,486	68,927
Average Age	42	40	41	# of Persons per HH	2.3	2.7	2.7
Average Age (Male)	41	39	40	Average HH Income	\$101,193	\$118,897	\$126,333
Average Age (Female)	43	42	42	Average House Value	\$749,804	\$712,218	\$739,312



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DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.