



# FOR LEASE – OFFICE SPACE

818 Mendocino Ave  
Santa Rosa, CA 95404

*Northern California's Premier Commercial Real Estate*



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



## SITE SUMMARY

### BUILDING/SITE

Building Size:	5,248 +/- Sq. Ft.
Stories	Two (2)
Parking:	14 on site 5 additional spaces on street
Restrooms:	Two (2) ADA accessible
Zoning:	PD - Planned Development
Water & Sewer:	City of Santa Rosa
Gas & Electric:	PG&E



SPACE AVAILABLE	SPACE	RENTABLE	RENT PER SQ. FT.	LEASE	TOTAL MO.
818 Mendocino Ave Suite 202	Office	2,287+/- Sq. Ft.	\$1.65 per Sq. Ft	GROSS	\$3,774

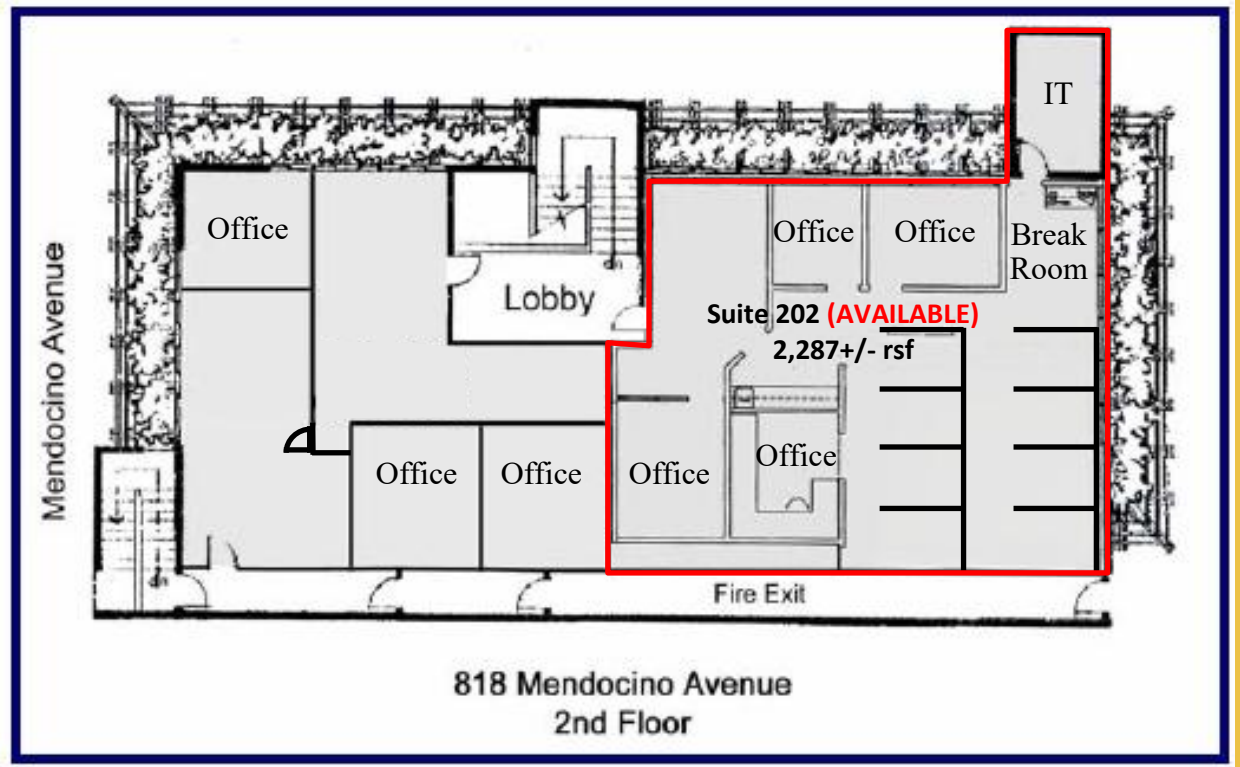
Contemporary office building located just north of Downtown Santa Rosa along Mendocino Ave. Suite 202, a 2,287+/- sq. ft. space, is currently available on the second floor. The suite features 4 private offices, a reception area, a break room, and recently built-in workstations designed to accommodate 8. The private offices have abundant glass, providing plenty of natural light.

The building has an attractively landscaped front, creating an inviting entry. On-site parking includes 4 covered spaces, with additional service parking available. The location is just a few blocks from downtown amenities and offers easy access to US Hwy 101.

This is a gross lease structure, where the tenant is responsible for electricity and gas, while the landlord pays for water and sewer costs.

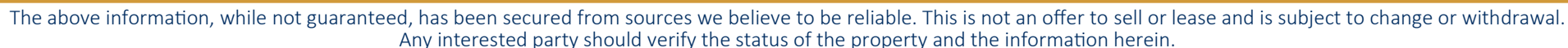


# FLOOR PLAN



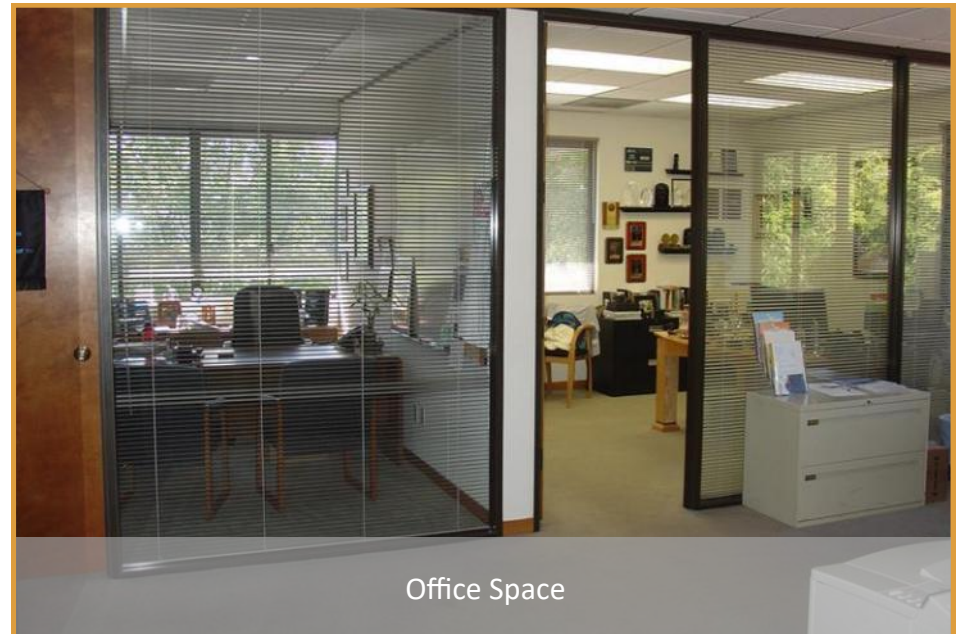


Situs: 818 Mendocino Ave, Santa Rosa, CA 95401  
TAX RATE AREA 180-71  
4-001





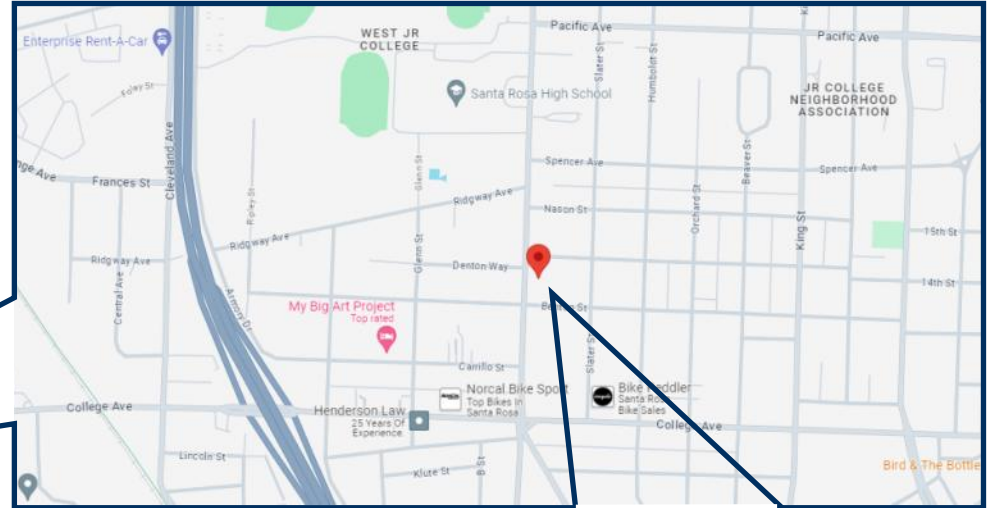
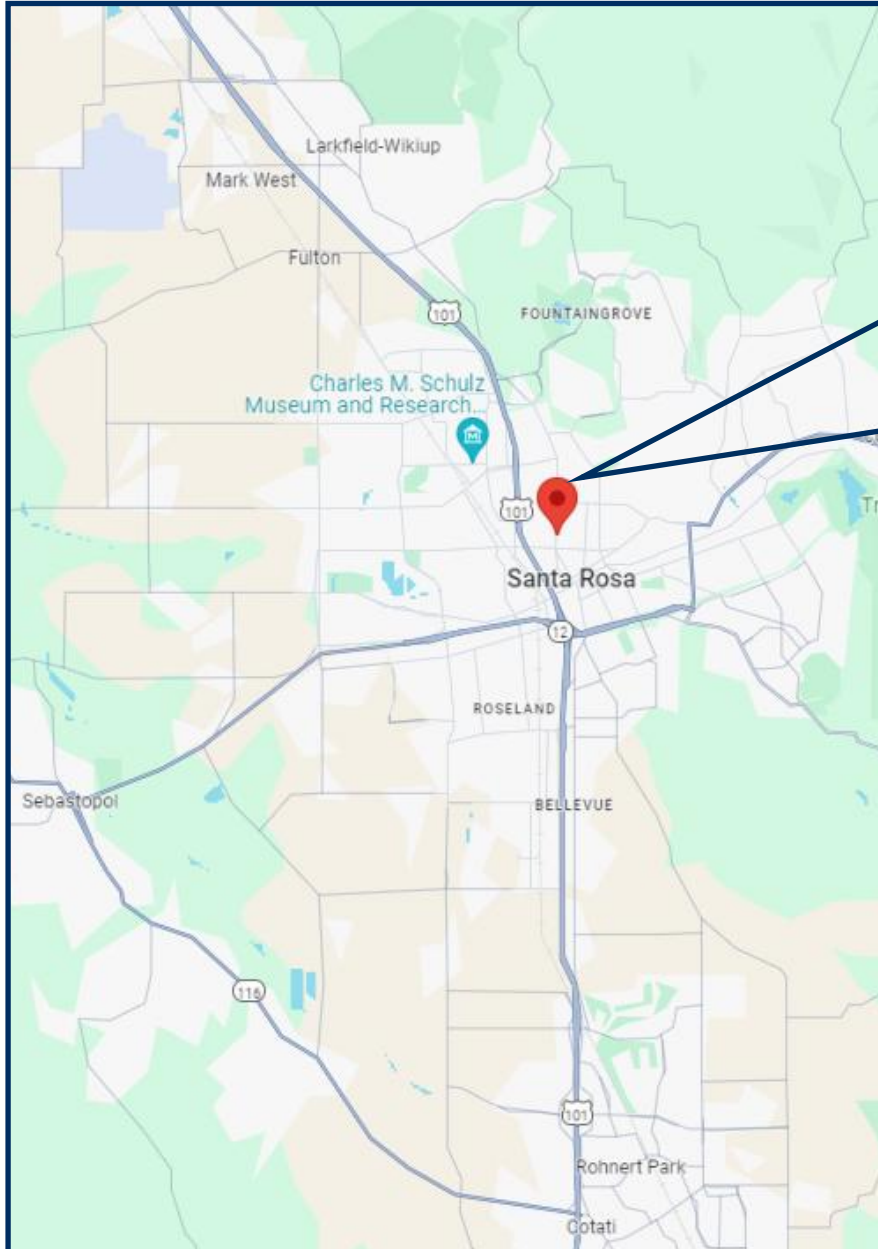
## PHOTOS



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



# STREET MAP



The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



## BROKER TEAM



**Nick Abbott, CCIM**

CA BRE # 01357548

Direct: 707-529-1722

Office: 707-523-2700

Email: [Nabbott@NorthBayProp.com](mailto:Nabbott@NorthBayProp.com)



**William Severi, CCIM, CPM**

CA BRE # 01000344

Direct: 707-360-4455

Cell: 707-291-2722

Email: [William@NorthBayProp.com](mailto:William@NorthBayProp.com)

### North Bay Property Advisors

#### Santa Rosa Office

2777 Cleveland Ave. Suite 110

Santa Rosa, CA 95403

707-523-2700

[www.NorthBayProp.com](http://www.NorthBayProp.com)

