



Keegan & Coppin
COMPANY, INC.

FOR LEASE

720 4TH STREET
SANTA ROSA, CA

**DOWNTOWN SANTA ROSA
PREMIER RETAIL/OFFICE SPACE**

Go beyond broker.

REPRESENTED BY:

JEFFREY WILMORE, PARTNER
LIC # 01241054
(707) 528-1400, EXT 252, C: (415) 310-1520
JWILMORE@KEEGANCOPPIN.COM



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PROPERTY DETAILS

PROPERTY INFORMATION

HIGHLIGHTS

Plan A: 1,313+/- RSF

- Landlord will build to suit
- Open space "Vanilla Shell"
- Adjacent restroom
- High identity 4th Street location
- On-site property management
- Local ownership

DESCRIPTION OF THE PREMISES

The building has deep roots from the early 1900's from Santa Rosa's past. The historic Rosenberg Building was the tallest building in the city for many years. The excellent downtown location with convenient restaurants, stores and parking garages is perfect for all users.



LEASE TERMS

Office Space

Plan A: 1,313+/- sq ft

Terms

\$2.25 - Gross

Base year for operating expenses

4% annual rental increases

Parking

On-site plus Downtown Parking District

Parking garage adjacent to building

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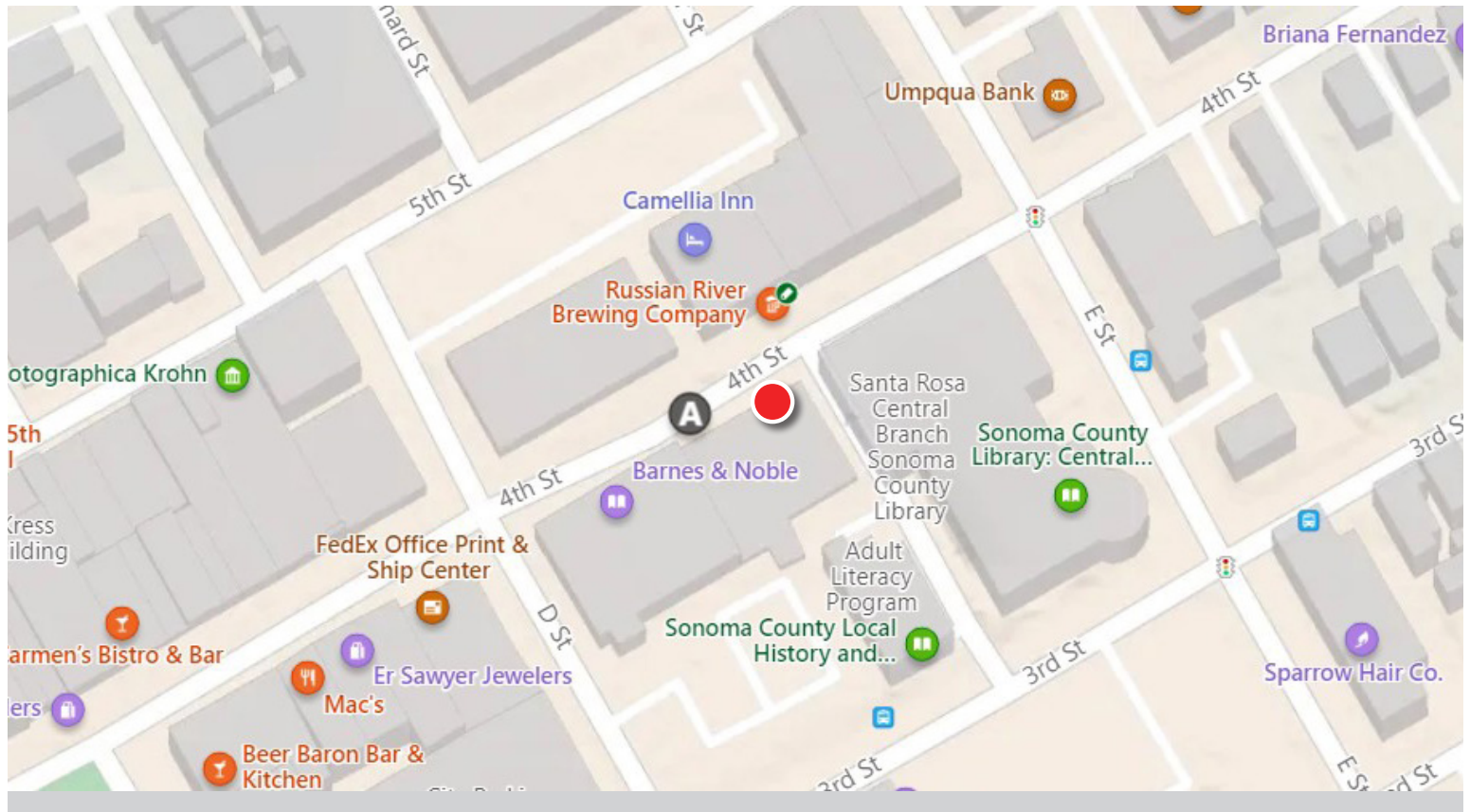
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AREA DESCRIPTION



NEARBY AMENITIES

Walking distance to:

- Starbucks
- Restaurants
- Banks
- Santa Rosa Mall
- Russian River Brewing Company

TRANSPORTATION ACCESS

- Public Transportation
- Easy access to Highway 101

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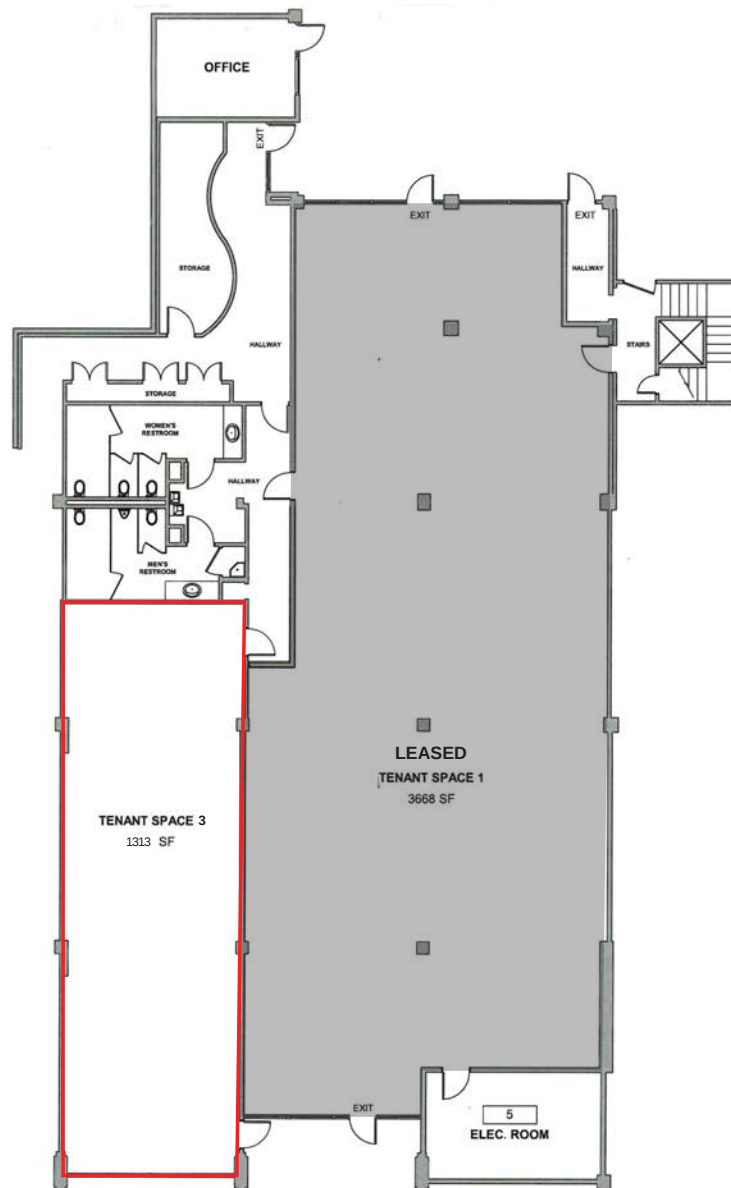


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FLOOR PLAN

PLAN A: 1,313 RSF



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