



**Keegan & Coppin**  
COMPANY, INC.

FOR LEASE

250 D STREET  
SANTA ROSA, CA

**DOWNTOWN SANTA ROSA**  
**3,500+/- RSF**  
**OFFICE SPACE**



**BARNES & NOBLE BARNES & NOBLE**

SALE

Go beyond broker.

REPRESENTED BY:

**JEFFREY WILMORE, PARTNER**  
LIC # 01241054 (707) 528-1400, EXT 252  
[JWILMORE@KEEGANCOPPIN.COM](mailto:JWILMORE@KEEGANCOPPIN.COM)



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## PROPERTY DETAILS

### DESCRIPTION OF THE PREMISES

The building has deep roots from the early 1900's from Santa Rosa's past. The high-identity, architecturally distinct art deco style mixed with the Streamline - Modern style makes it a pleasure to walk into the office. The historic Rosenberg Building was the tallest building in the city for many years. A model of the building was shown as "an exemplar of future architectural technology" at the 1939 San Francisco World's Fair. The excellent downtown location is perfect for the professional office user.

### HIGHLIGHTS

- Historical Rosenberg Building
- 4th St. & D Street
- Second floor suites with up to 9 private offices
- High quality wood finishes
- Large conference room
- Kitchen/Break Room
- Walking distance to Santa Rosa Mall, restaurants, Russian River Brewery, and Barnes & Noble
- Public parking adjacent to the building

### LEASE TERMS

#### Space Available

3,500+/- sq ft

#### Rate

\$2.25 per sq ft

#### Terms

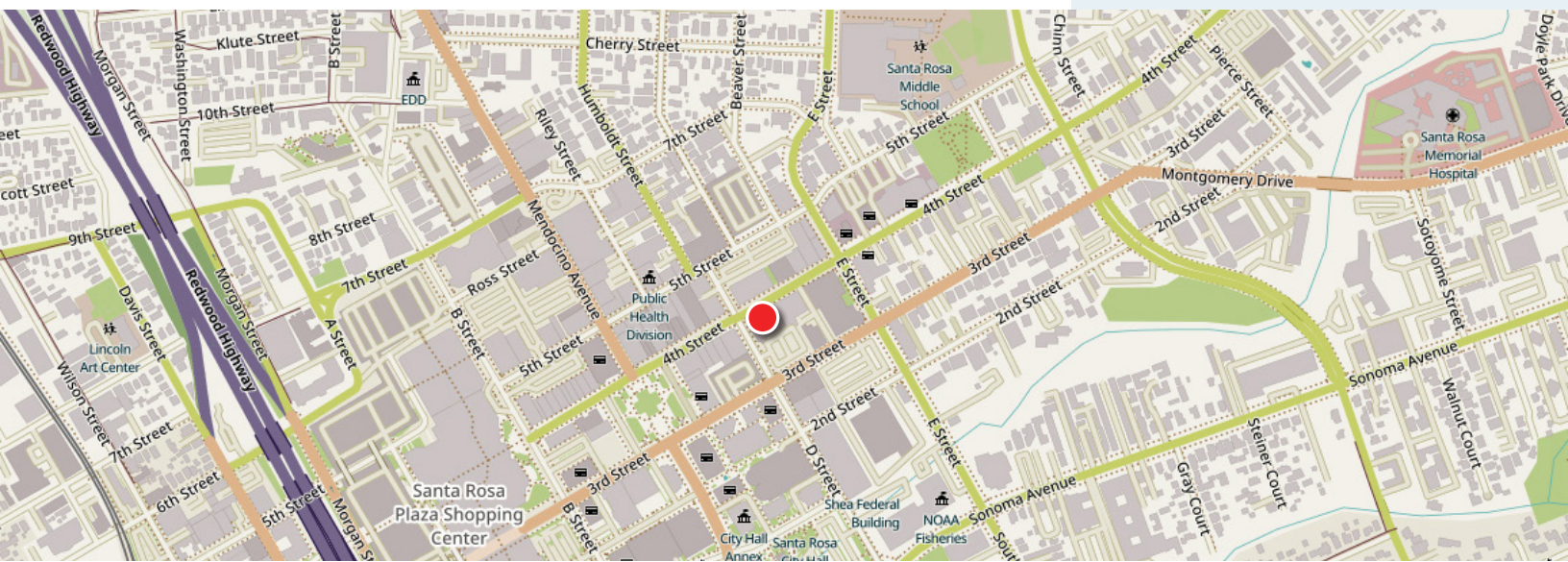
Full Service

Base year for operating expenses

3% annual increases

#### Parking

On-site plus Downtown Parking District, adjacent to building



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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.



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# FLOOR PLAN



- AVAILABLE
- NOT AVAILABLE



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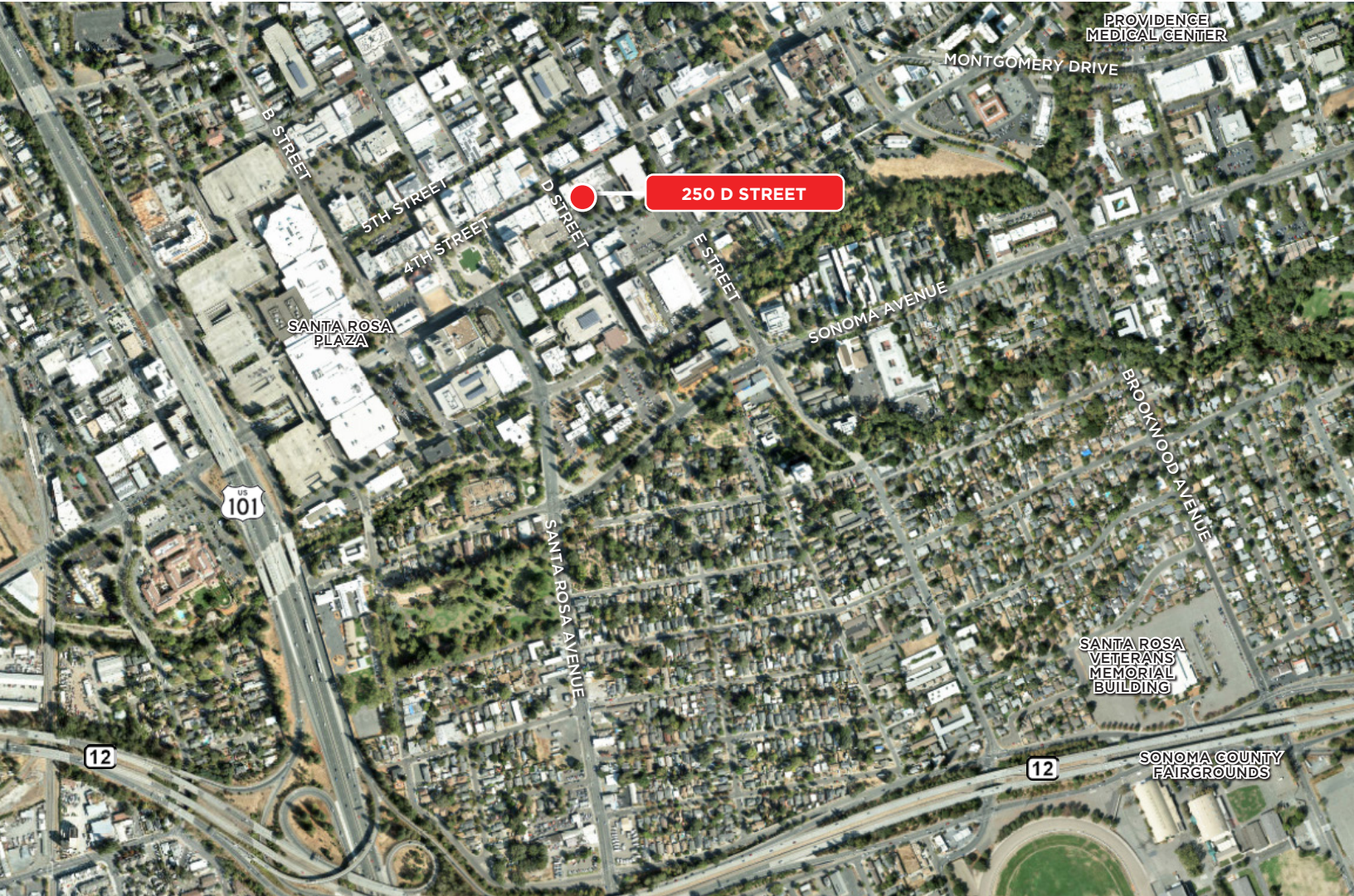




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## VICINITY MAP



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