



**Keegan & Coppin**  
COMPANY, INC.

Mechanics Bank

FOR LEASE

640 THIRD STREET  
SANTA ROSA, CA

MECHANICS BANK/SECOND  
FLOOR PRIME DOWNTOWN  
FINANCIAL DISTRICT  
CLASS-A OFFICE SPACE

Mechanics Bank

640

Mechanics Bank

YOUR  
NAME  
HERE

Go beyond broker.

PRESENTED BY:

**DINO D'ARGENZIO, PARTNER**  
LIC # 00754303 (707) 483-4783  
DARGENZIO@KEEGANCOPPIN.COM

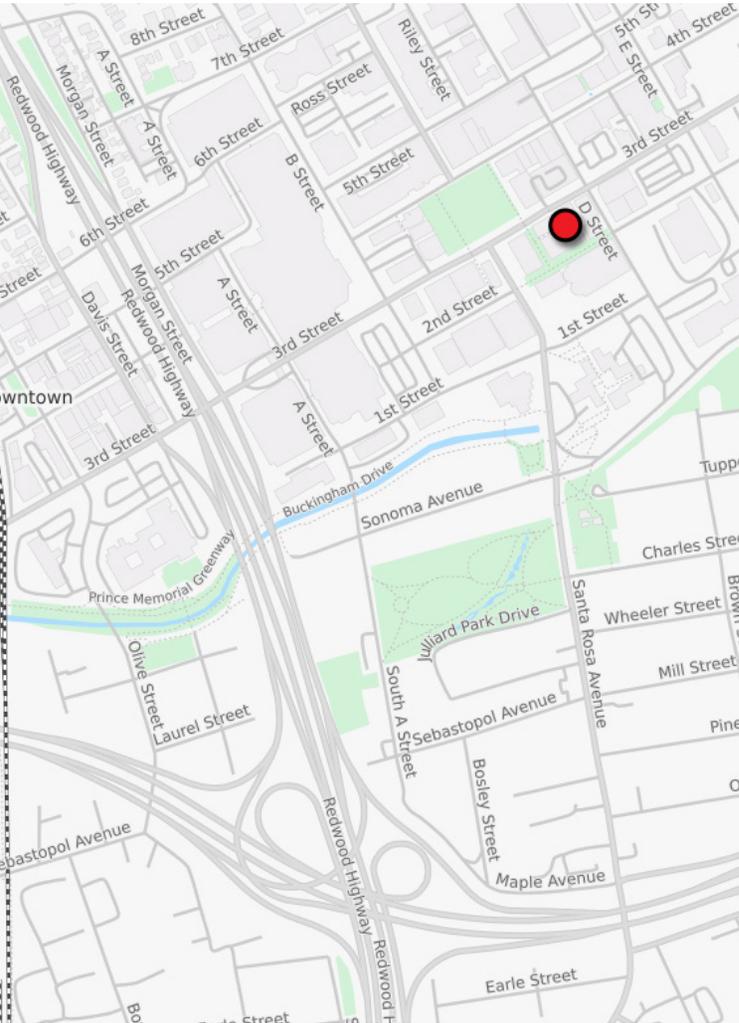


# PROPERTY DESCRIPTION



640 THIRD STREET  
SANTA ROSA, CA

**SECOND FLOOR/  
MECHANICS BUILDING  
PRIME FINANCIAL DISTRICT  
OFFICE SPACE FOR LEASE**



- On the second-floor of the Mechanics Bank building at 3rd x D St Downtown Santa Rosa.
- Professional Improved Offices
- Elevator Served
- Located in the Heart of the Downtown Financial District
- Adjacent to 3 Public Parking Garages
- Building Front-Area Signage
- Available April 2026

### RENTABLE SPACE

Second Floor: 2,750- 5,400+/- sf

- Second-floor professional office space with primary building signage elevated

### PARKING

2,900 - 4,500 Spaces in Adjacent Garages & Metered Curbside

### DESCRIPTION OF LOCATION - AREA

640 Third St is a prime class 'A' corner prominent identity building. Anchored by Mechanics Bank on the first-floor. This second-floor space is rarely available and located in the heart of the Downtown Financial District, next to 3 parking garages, close to City and State Offices and all downtown services. Next to City parking garage.

### BUILDING FRONT SIGNAGE

Primary signage areas facing Third St. and D St. available.

### LEASE RATE

**\$1.35/PSFT GROSS RENT  
PLUS JANITORIAL, PGE, TRASH,  
WATER**

### TERMS

3-10 year lease term available. The rent quote is for the area as it is configured. The rent quoted includes: base year cost of common area maintenance expenses, real estate taxes, insurance, exterior janitorial, HVAC and roof services. Rent quote does not include each tenant's interior janitorial or share of water, trash, or PG&E.



[Click here to download the area HUB Zone Map.](#)

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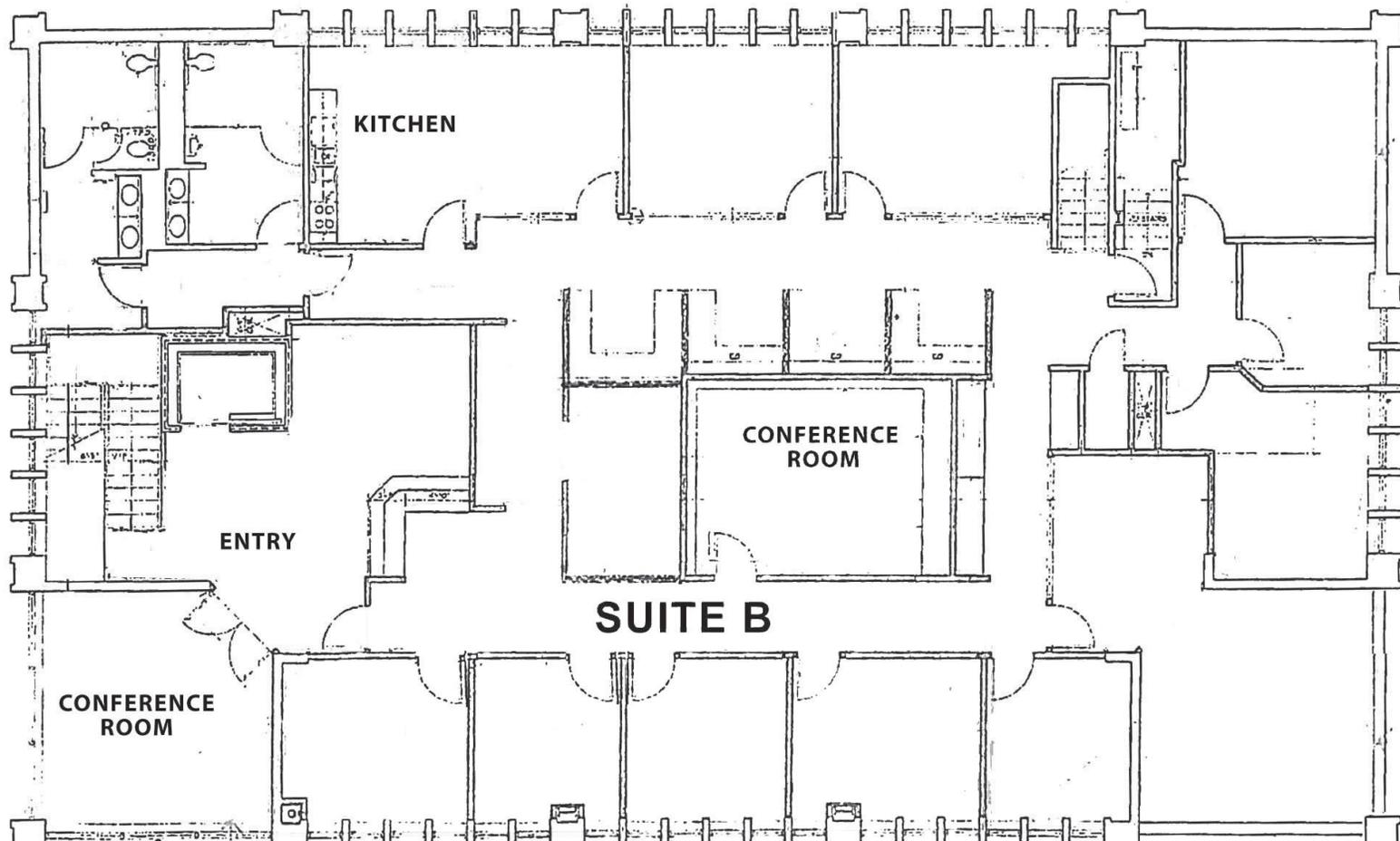


# 2ND FLOOR PLAN



640 THIRD STREET  
SANTA ROSA, CA

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MECHANICS BUILDING  
PRIME FINANCIAL DISTRICT  
OFFICE SPACE FOR LEASE**



**AVAILABLE: 2,750- 5,400 +/- RSF**

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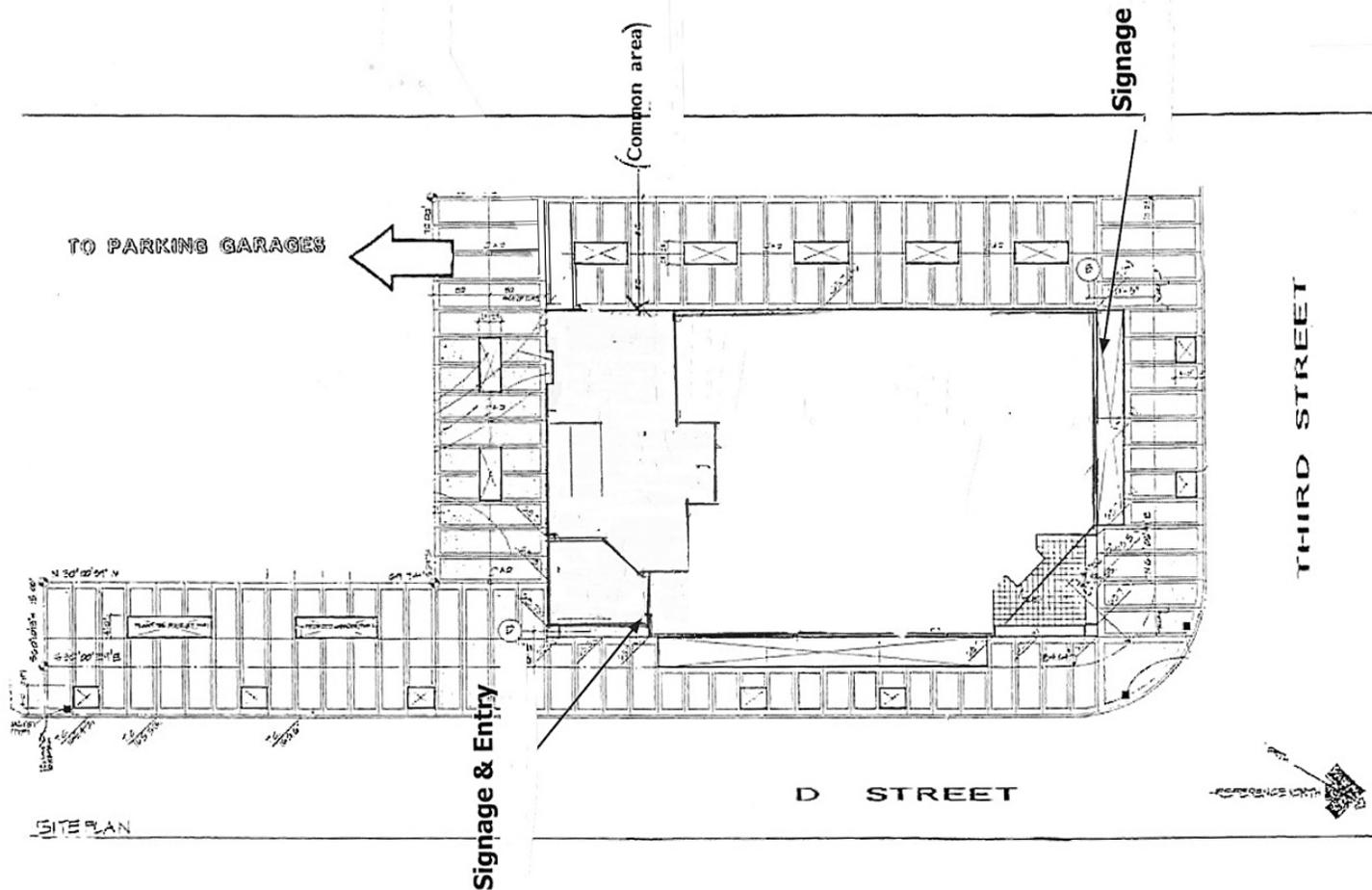


# SITE PLAN



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# PROPERTY PHOTOS 2ND FLOOR



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