



Keegan & Coppin
COMPANY, INC.

FOR LEASE

509 7TH ST. SUITE 200 & 201
SANTA ROSA, CA

PREMIER DOWNTOWN OFFICES



Go beyond broker.

PRESENTED BY:

KEVIN DORAN, PARTNER
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SUMMER JAGER, AGENT
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PROPERTY DETAILS



509 7TH ST, SUITE 200 & 201
SANTA ROSA, CA

PREMIER DOWNTOWN OFFICES

PROPERTY INFORMATION

HIGHLIGHTS

- Victorian-Style Architecture with Excellent Visibility
- Hard Corner Location
- Abundant Natural Light
- Easy Access to Highway 101
- Monument Signage
- Kitchenette

DESCRIPTION OF PREMISES

509 7th Street in the heart of Downtown Santa Rosa, two professional office suites are available individually or combined.

Suite 200 features six private offices, an open workspace, a reception and waiting area, abundant natural light, and a private balcony. Suite 201 offers three private offices, an open waiting area, and a private balcony ideal for a smaller practice or professional office. Both suites share a common kitchenette and enjoy the charm and character of this distinctive Victorian building. The suites can be combined for a total of approximately 3,180 SF of contiguous second-floor space.

The City's 7th Street Parking Garage is directly adjacent, offering tenants and clients convenient access to multi-level public parking with the first hour free. Situated at a signalized corner directly across from Santa Rosa Plaza, the property is walkable to a wide variety of restaurants, retail, and professional services.

Well-suited for law firms, financial advisors, therapists, and a wide range of professional users, these second-floor suites deliver a rare blend of character, convenience, and flexibility in the heart of Downtown Santa Rosa.

LEASE TERMS

Rate

\$1.75 PSF

Size

Suite 200: 1,850+/- SF

Suite 201: 1,330+/- SF



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AREA DESCRIPTION



509 7TH ST, SUITE 200 & 201
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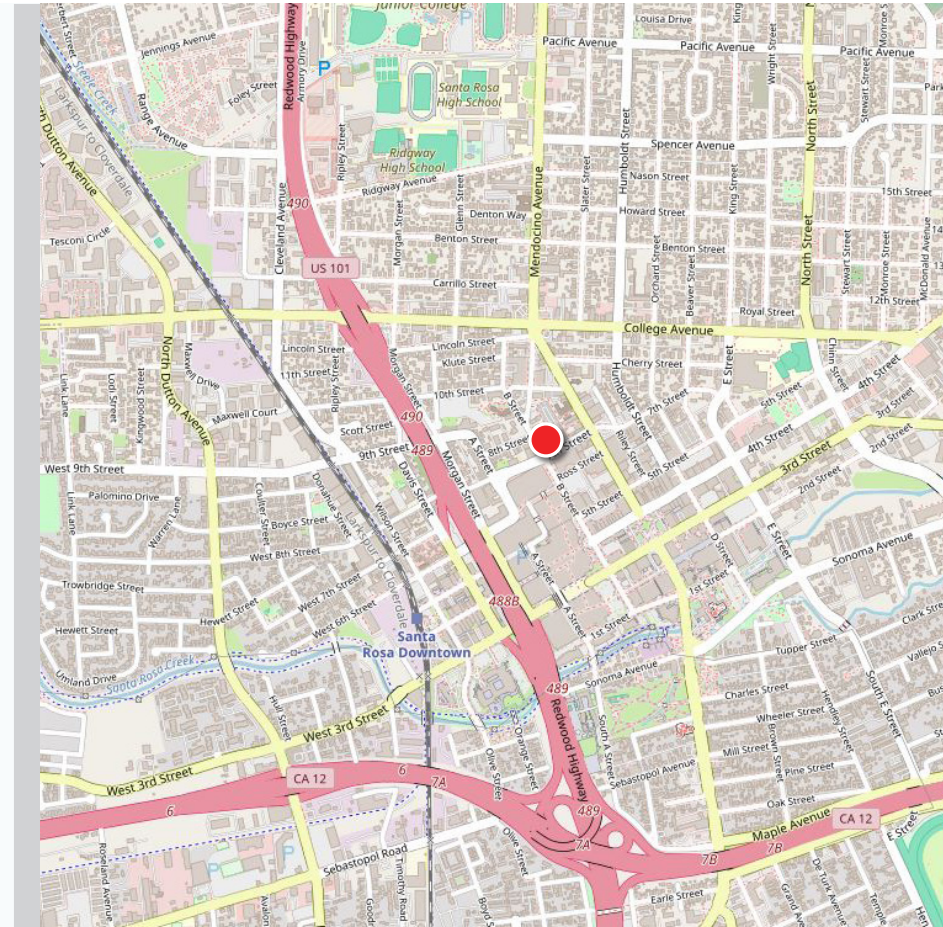
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OFFICES**

DESCRIPTION OF AREA

Downtown Santa Rosa serves as the civic and cultural heart of the city, anchored by Courthouse Square and surrounded by a vibrant mix of restaurants, breweries, retail shops, offices, and entertainment venues. The area benefits from walkability, public events, and a growing residential presence that supports consistent foot traffic throughout the year. Nearby landmarks include the Sonoma County administrative center, Railroad Square, and the SMART train station providing regional connectivity. Downtown continues to attract businesses seeking a dynamic and highly visible location within the center of Sonoma County.

TRANSPORTATION ACCESS

- Easy access to Highway 101
- Santa Rosa Transit Mall
- SMART Train Within Walking Distance



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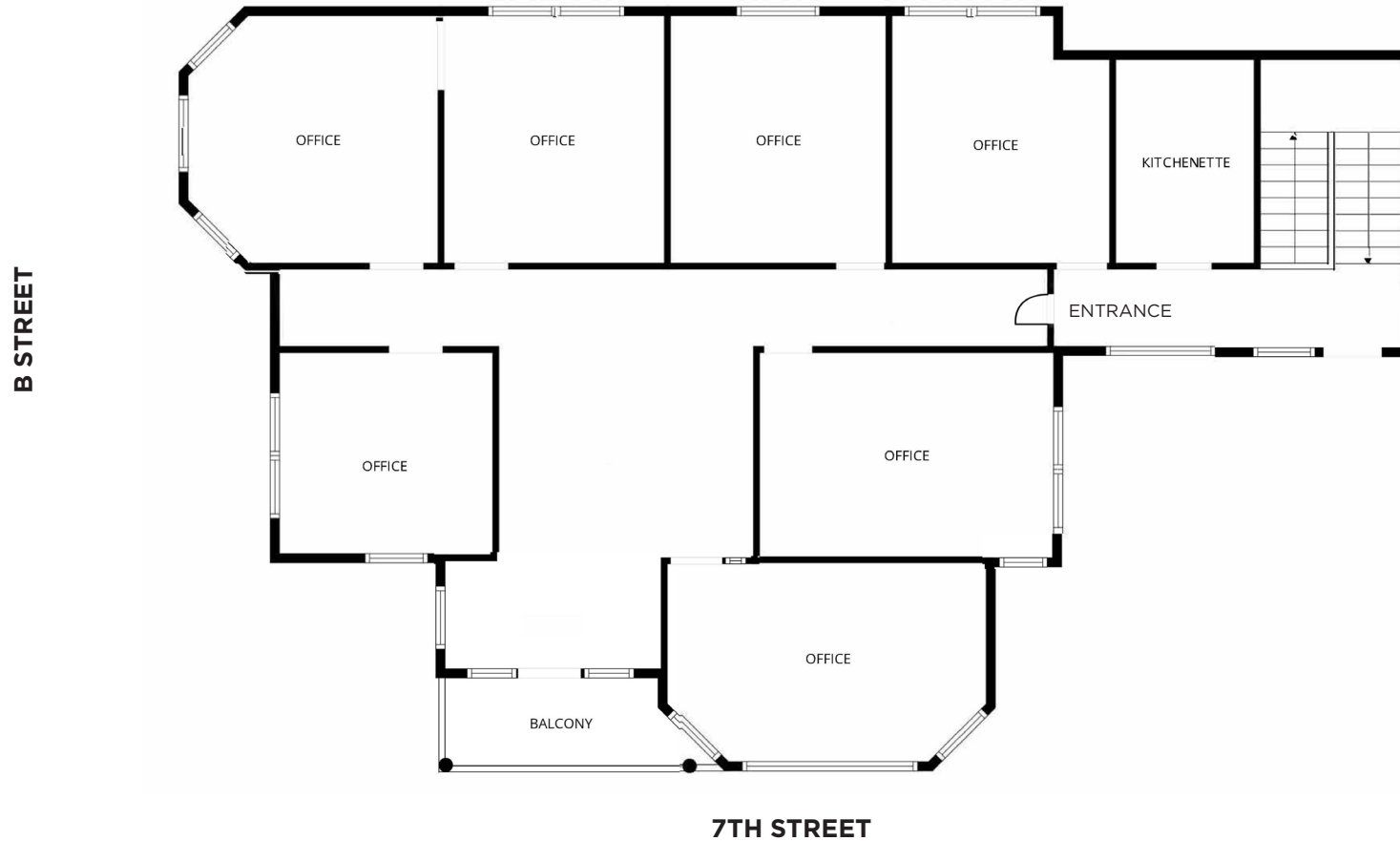


SUITE 200 FLOOR PLAN



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PROPERTY PHOTOS



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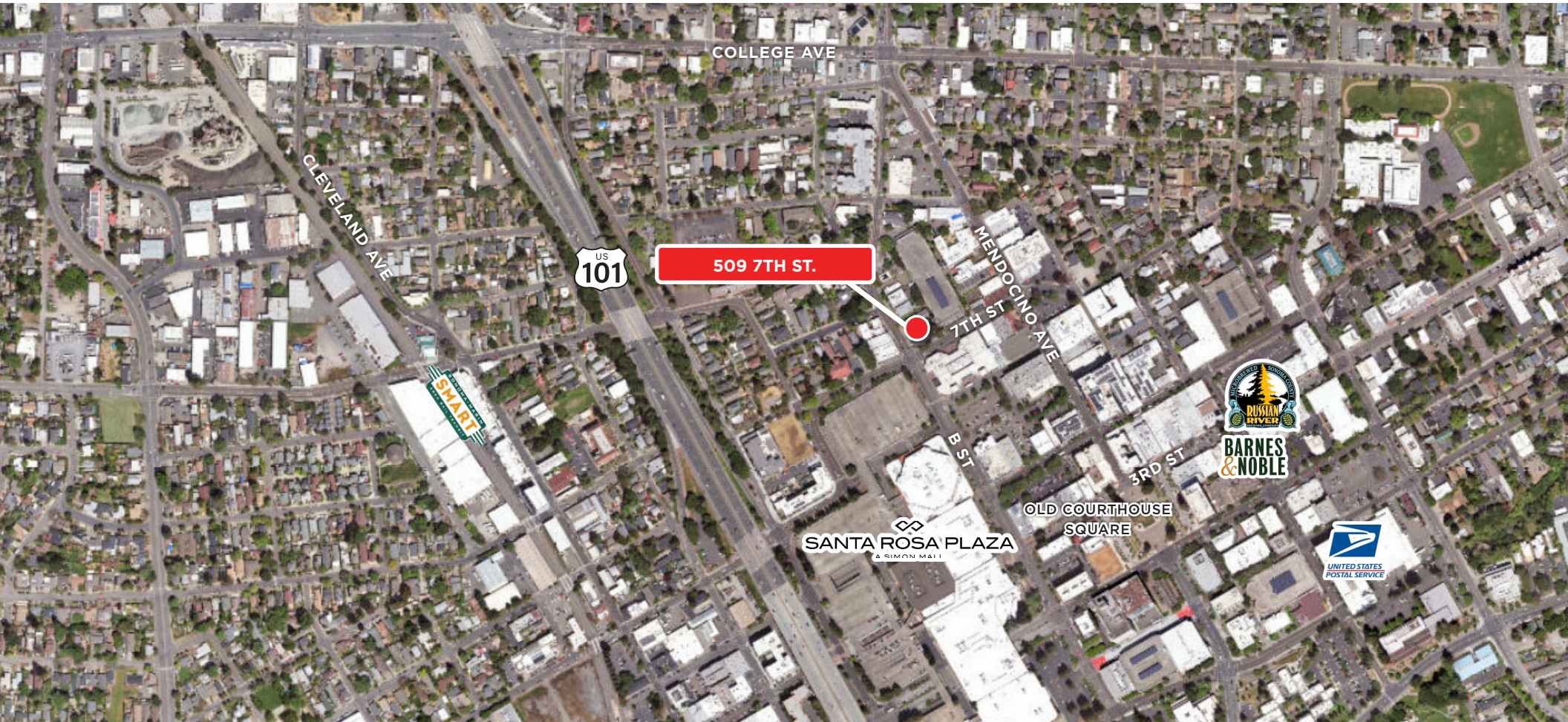


LOCATION MAP



509 7TH ST, SUITE 200 & 201
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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
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(707) 528-1400

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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