

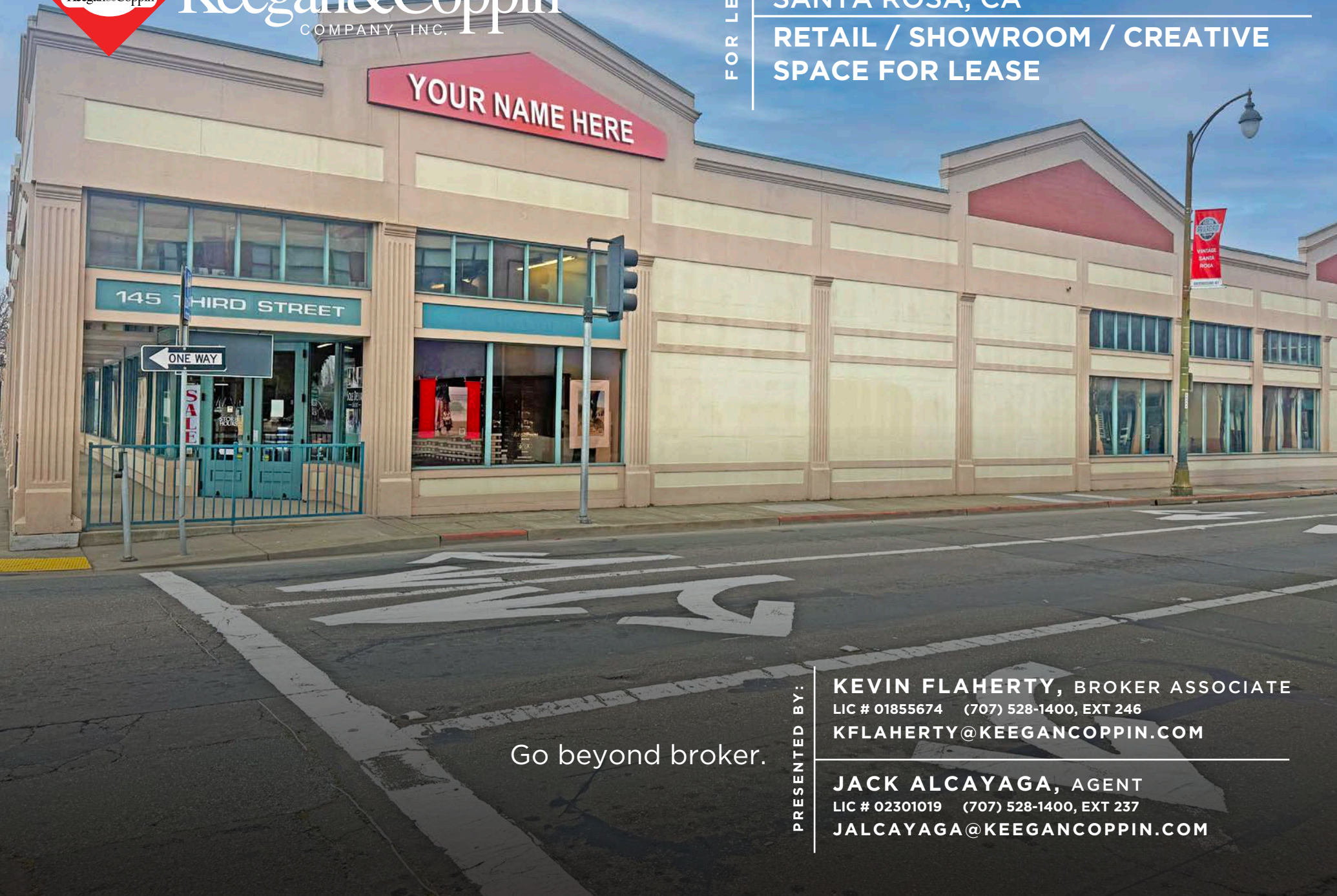


Keegan & Coppin
COMPANY, INC.

FOR LEASE

145 THIRD STREET
SANTA ROSA, CA

RETAIL / SHOWROOM / CREATIVE
SPACE FOR LEASE



Go beyond broker.

PRESENTED BY:

KEVIN FLAHERTY, BROKER ASSOCIATE
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PROPERTY DETAILS



145 3RD STREET
SANTA ROSA, CA

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FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

Downtown Santa Rosa Retail / Showroom / Creative Space
Two Immediate Suite Options Available: 3,900+/- SF or 7,410+/- SF

145 Third Street offers two practical, right-sized lease opportunities in the heart of Downtown Santa Rosa. The available suites can accommodate a range of retail, showroom, studio, service, wellness, fitness, creative office, or experiential concepts looking for a visible downtown location with character, volume, and immediate occupancy potential.

Unlike larger downtown spaces that require a major commitment, these layouts provide more manageable footprints while still offering strong street presence, high ceilings, open-span areas, and functional back-of-house potential.

The property sits near Railroad Square, Santa Rosa Plaza, hotels, restaurants, offices, transit, and Highway 101 access, giving tenants a central location with both local foot traffic and regional accessibility.

Suite A: 3,900+/- SF

Best for boutique retail, showroom, wellness, studio, service, or creative use.

Suite B: 7,410+/- SF

Best for larger showroom, fitness, experiential retail, training, recreation, creative office, or hybrid retail/service use.

LEASE TERMS

Rate

Negotiable



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AREA DESCRIPTION



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DESCRIPTION OF AREA

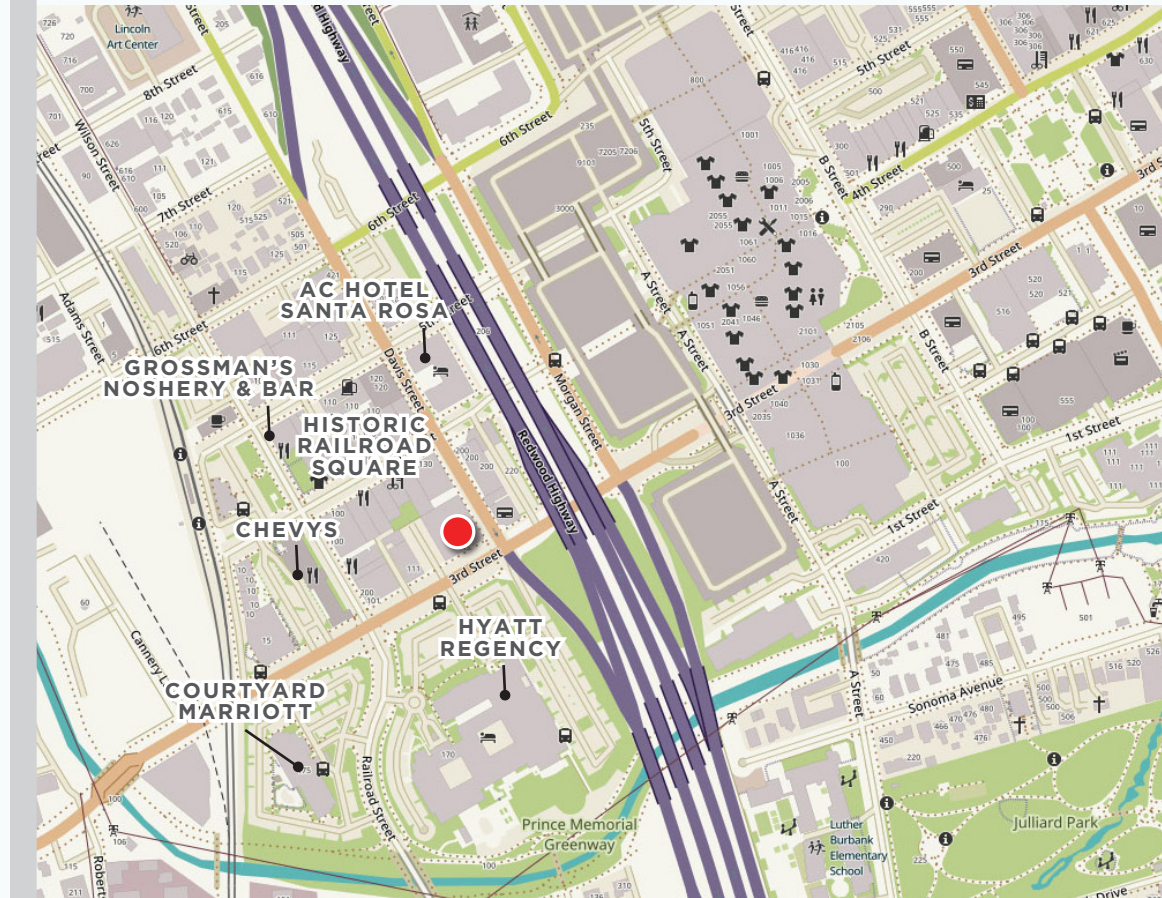
Located in Downtown Santa Rosa near Railroad Square and Santa Rosa Plaza, 145 Third Street benefits from nearby hotels, restaurants, offices, government buildings, transit, and regional shopping activity. The site offers convenient access to Highway 101, SMART Train service, Sonoma County Transit, and the broader downtown customer base.

NEARBY AMENITIES

- Restaurants & Cafés
- Santa Rosa Plaza

TRANSPORTATION ACCESS

- Easy access to Highway access (US-101)
- SMART Train
- Sonoma County Transit



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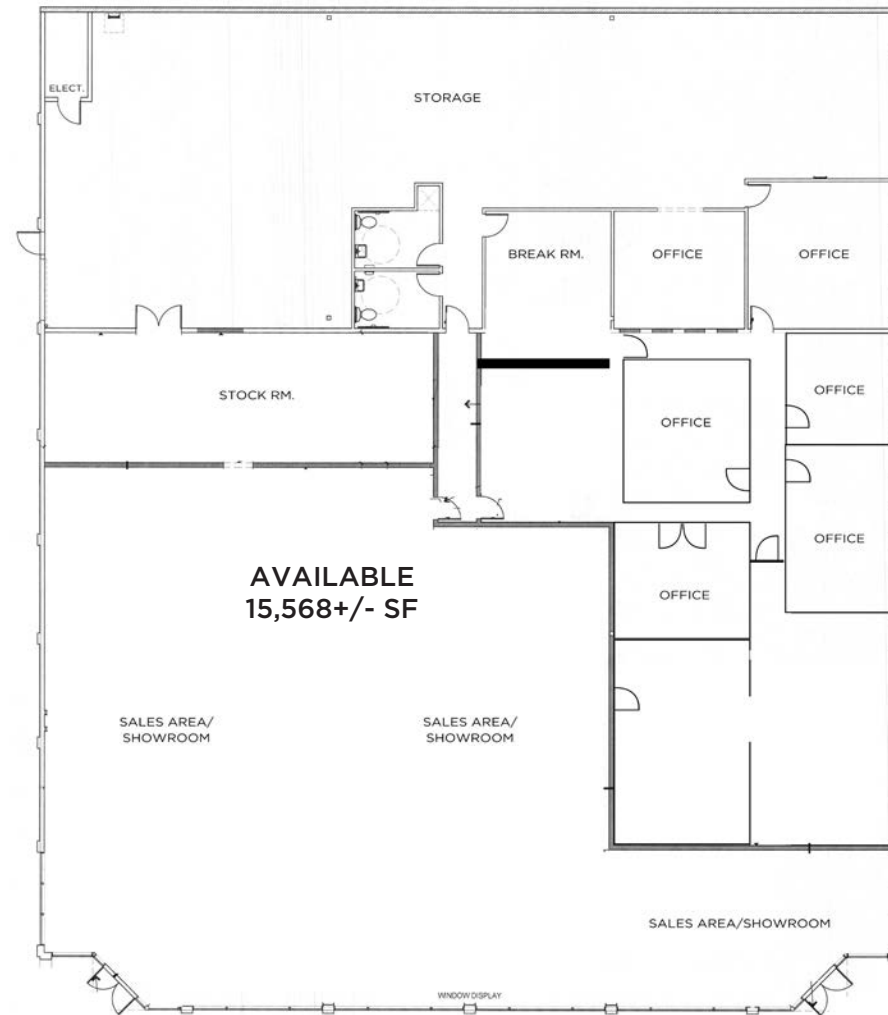


EXISTING FLOOR PLAN



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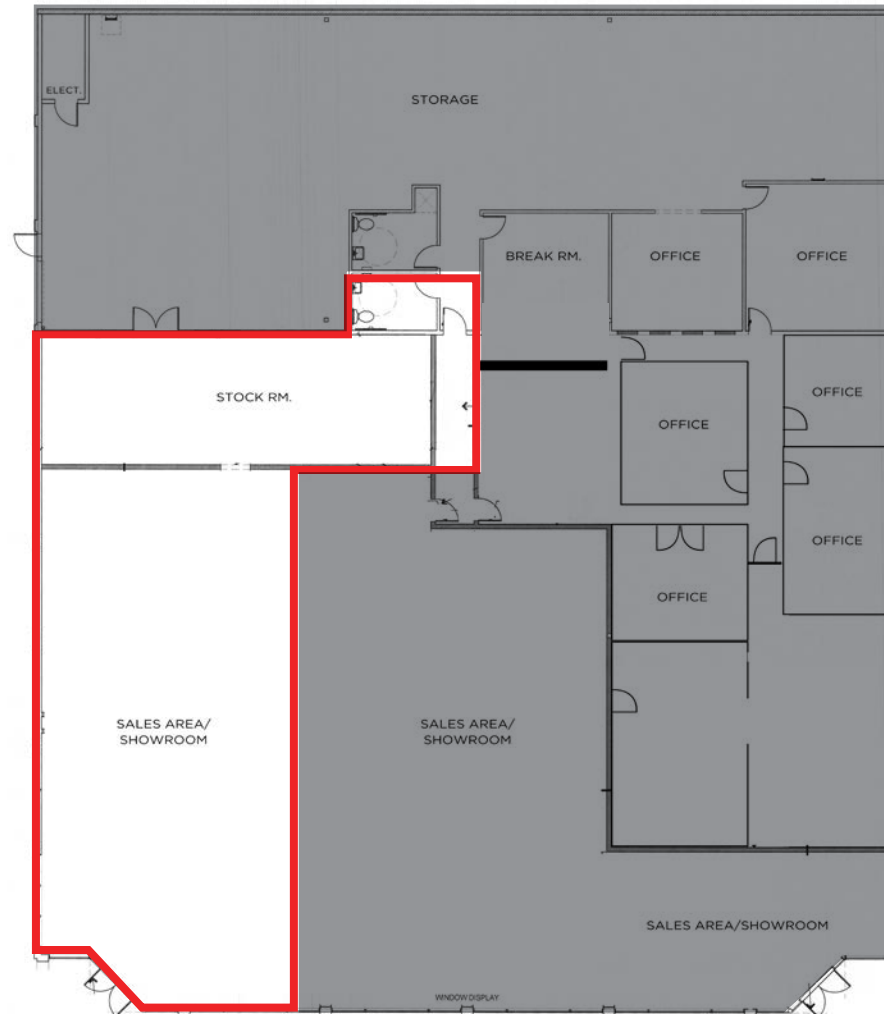


FLOOR PLAN OPTION 1



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3,900+/- SF AVAILABLE

NOT INCLUDED

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FLOOR PLAN OPTION 2



145 3RD STREET
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□ 7,410+/- SF AVAILABLE

■ NOT INCLUDED

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PROPERTY PHOTOS



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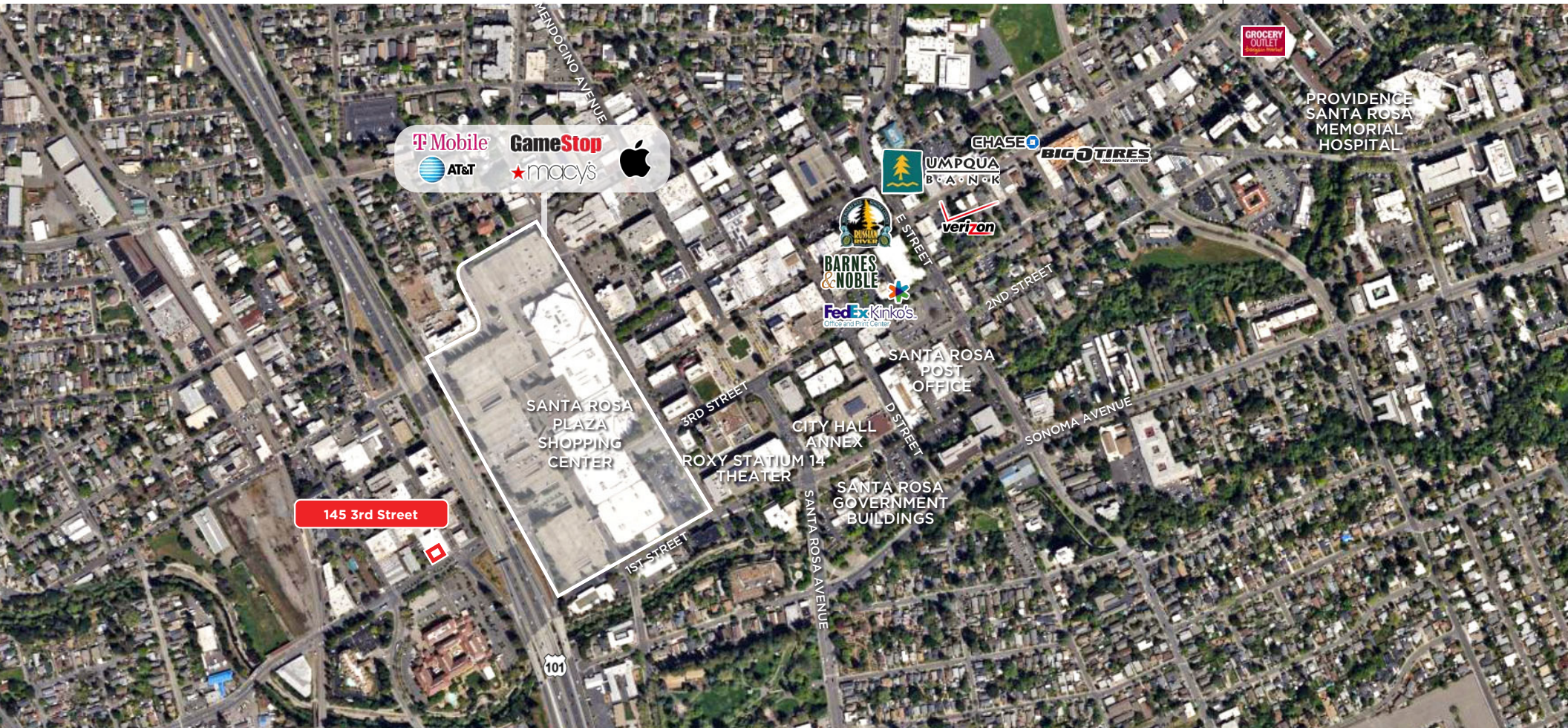


LOCATION MAP



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Keegan & Coppin Co., Inc.
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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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