

Downtown Office Space for Lease

645 Fourth Street, Santa Rosa, CA



FEATURES

- ◆ Prime location in the heart of downtown Santa Rosa (walking district)
- ◆ 1,700± sf or 2,660± sf Combination of private offices and open areas, reception area and kitchenette
- ◆ Flexible Floorplan
- ◆ Recently upgraded and improved building; new paint
- ◆ Skylights and glass windows providing natural light
- ◆ Professional tenant mix and well maintained property
- ◆ Street and parking garage (over 2,900 parking spaces; Adjacent to 3 parking garages)
- ◆ Surrounded by local amenities, services and restaurants
- ◆ Ready for immediate occupancy

LEASE RATE

\$1.55 / psf : 2,600± sf (or)

\$1.65 / psf : 1,700± sf

+ Six (6) Parking Spaces Available



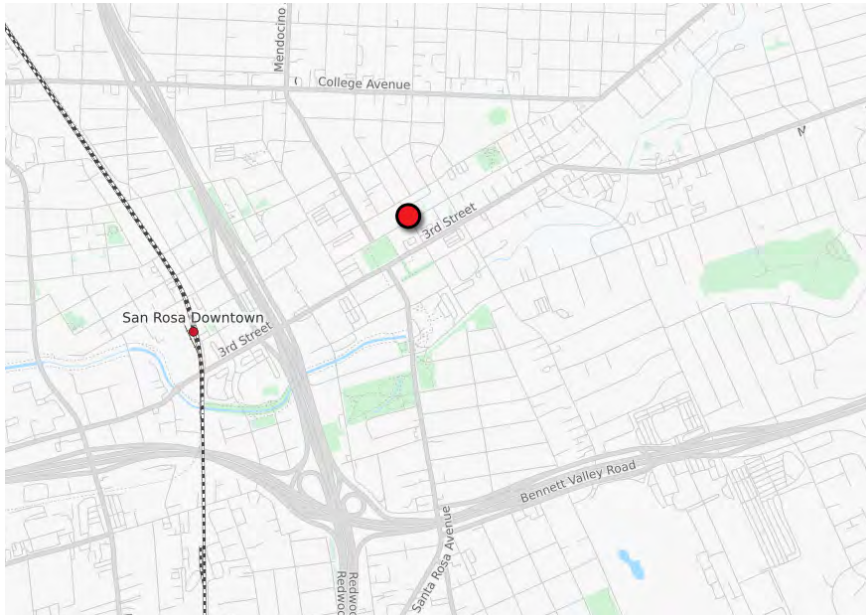
KEEGAN & COPPIN
COMPANY, INC.
ONCOR INTERNATIONAL

Dino D'Argenzio, Partner
Erlina Othman, Agent

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Vicinity Map



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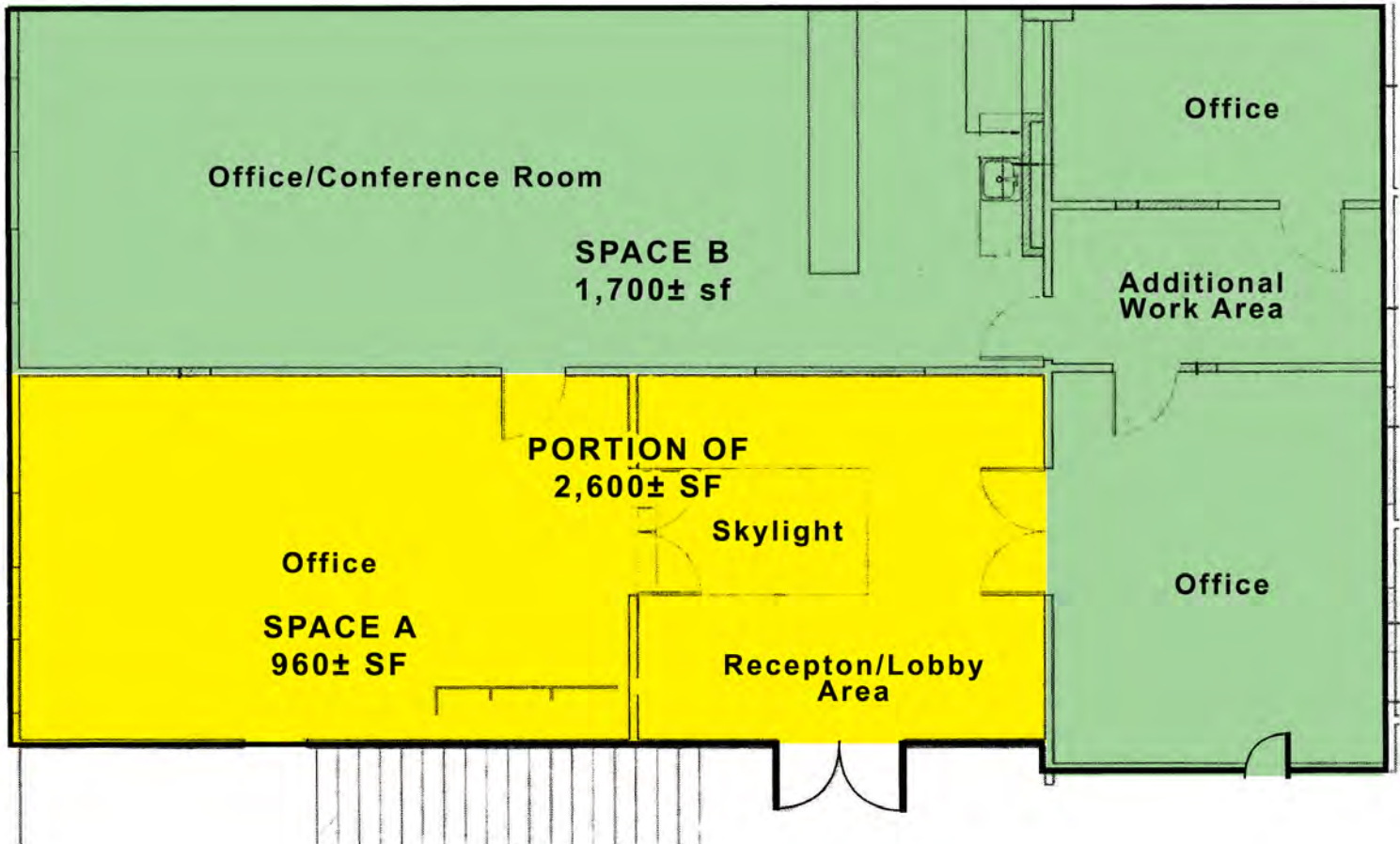
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FLOOR PLAN



- ◆ Suite 200A : 2,600± sf
\$1.55 / psf Gross
- ◆ Suite 200B: 1,700± sf
\$1.65 / psf Gross

**Note: For additional \$.15 psf / mo
owner can provide up to six (6)
parking garage spaces**



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DOWNTOWN SANTA ROSA

Banks

A	Chase Bank
B	Exchange Bank
C	U.S. Bank
D	First Republic Bank
E	Citibank
F	Wells Fargo Bank
G	Bank of America
H	Luther Burbank Savings
I	Tri Counties Bank
J	First Community Bank

Major Businesses & Retail Shopping

1	Retail Shopping & Restaurants	4	Retail Shopping & Restaurants
2	Santa Rosa Plaza Macy's Starbucks Disney Store Sprint Store Apple Santa Rosa Plaza T-Mobile Sears	5	Russian River Brewing Company
3	Sears Auto Center	6	Barnes & Noble
		7	3rd Street Cinema
		8	Roxy Stadium 14
		9	Fed Ex
		10	Peet's Coffee
		11	Press Democrat
		12	Courtyard Santa Rosa Marriott

Parking

a	Santa Rosa Plaza Parking
b	735 5th St
c	Garage 5
d	E & 3rd St
e	California Parking Inc.
f	97 D St
g	Garage 12

Subject Building Tenancy

Suite		Suite	
200	AVAILABLE	212	Icon Design & Display
201	Clarke Lancina, CLO, ChFC	213	Peters & Peters Atty at Law
201	Edward Z, Sornstein CLU	214	Not Available
205	Law Office	2215	Premier Lending & Real Estate
211	M.S.P.		
211	Seliga Financials		



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USER SPACE

Office use

PARKING

For all or part, owner can provide up to six parking spaces at cost. Downtown district; street parking or city parking garage.

SIZE

1,700± sf or 2,660± sf

LEASE RATE

\$1.55 - \$1.65 psf/Gross (Plus Utilities)

LEASE TERMS

3-5 lease term available. This is a mod. gross lease, prorated share of PG&E and interior janitorial to be paid by tenant

DESCRIPTION OF PREMISES - FEATURES

Second story office spaces available for immediate occupancy. New ownership, recently upgraded with new carpet and paint.

Suite 200

Is divisible to approximately 1,700± sf or 2,660± sf of combination of private offices, reception area, open workspace plus a kitchenette. Skylight in the reception/waiting room at the entrance brings in plenty of natural light. Flexible office and workspace. Floorplan can be demised.

DESCRIPTION OF LOCATION - AREA

Prime location for office user who wants to be in the heart of downtown Santa Rosa and the financial district. Suite 200 has a flexible floor plan for a variety of office uses. Located in the "walking district" and next to three (3) parking garages and street parking with heavy foot traffic. It is an opportunity for a company to position itself in the bustling, changing environment of the financial district and downtown Santa Rosa.



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