



FOR LEASE

520 MENDOCINO AVENUE
SANTA ROSA, CA

Downtown Santa Rosa Office Space
47,000 Sq Ft Available Downtown



Go beyond broker.

REPRESENTED BY:

JEFFREY WILMORE, PARTNER

LIC # 01280039 (707) 528-1400, EXT 252

(415) 461-1010, EXT 119

JWILMORE@KEEGANCOPPIN.COM



DOWNTOWN SANTA ROSA OFFICE SPACE FOR LEASE



520 MENDOCINO AVENUE
SANTA ROSA, CA

**47,000 SQUARE FEET
AVAILABLE DOWNTOWN**

PROPERTY INFORMATION

HIGHLIGHTS

- Prime downtown location
- Remodeled, clean modern building
- Abundant parking available

OFFICE SPACE

First floor: 15,464+/- sq ft

Second floor: 15,245+/- sq ft

Third floor: 16,386+/- sq ft

DESCRIPTION

Can be split from 1,100 to 15,464+/- sq ft to accommodate any size office

Can be split to fit up to 15,245+/- sq ft

Can be split to fit up to 16,386+/- sq ft

DESCRIPTION OF PREMISES

High-quality Class B+ building, elevator served with multiple private offices, some with private balconies. Prime downtown location at 7th and Mendocino Avenue. Newly remodeled, clean modern building.

LEASE TERMS

Size

1,100 - 47,095+/- sq ft

Rate

\$1.50 per sq ft

Terms

Full Service
Includes PG&E and janitorial

Parking

7th Street Public Garage

Available

1st Quarter 2021

Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(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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DESCRIPTION OF AREA

Convenient downtown central location. Easy access to and from Highway 101. Public transportation is also available. Less than a mile from the SMART Train Station.

WALKING DISTANCE OF AMENITIES

- Banks, restaurants & retail
- FedEx/Kinko's, Starbucks & Peets
- Russian River Brew Pub
- Public parking garages

TRANSPORTATION ACCESS

- Close proximity to the SMART Train Station
- Walking distance to public transportation
- Near city & state offices
- Courthouse



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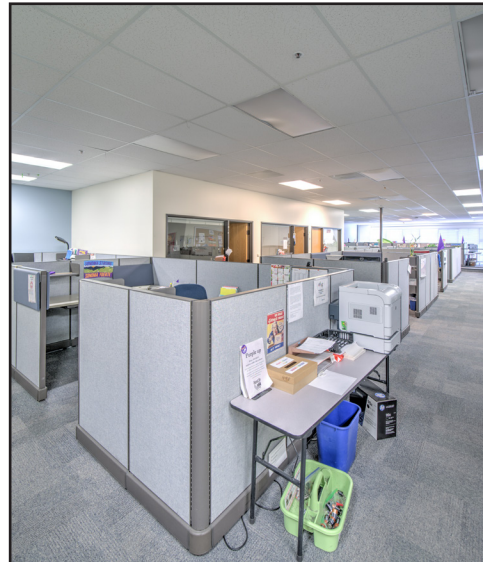


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520 MENDOCINO AVENUE SANTA ROSA, CA FLOOR PLAN



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**47,000 SQUARE FEET
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FIRST FLOOR
15,464 +/- RSF



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SECOND FLOOR
15,245+/- RSF



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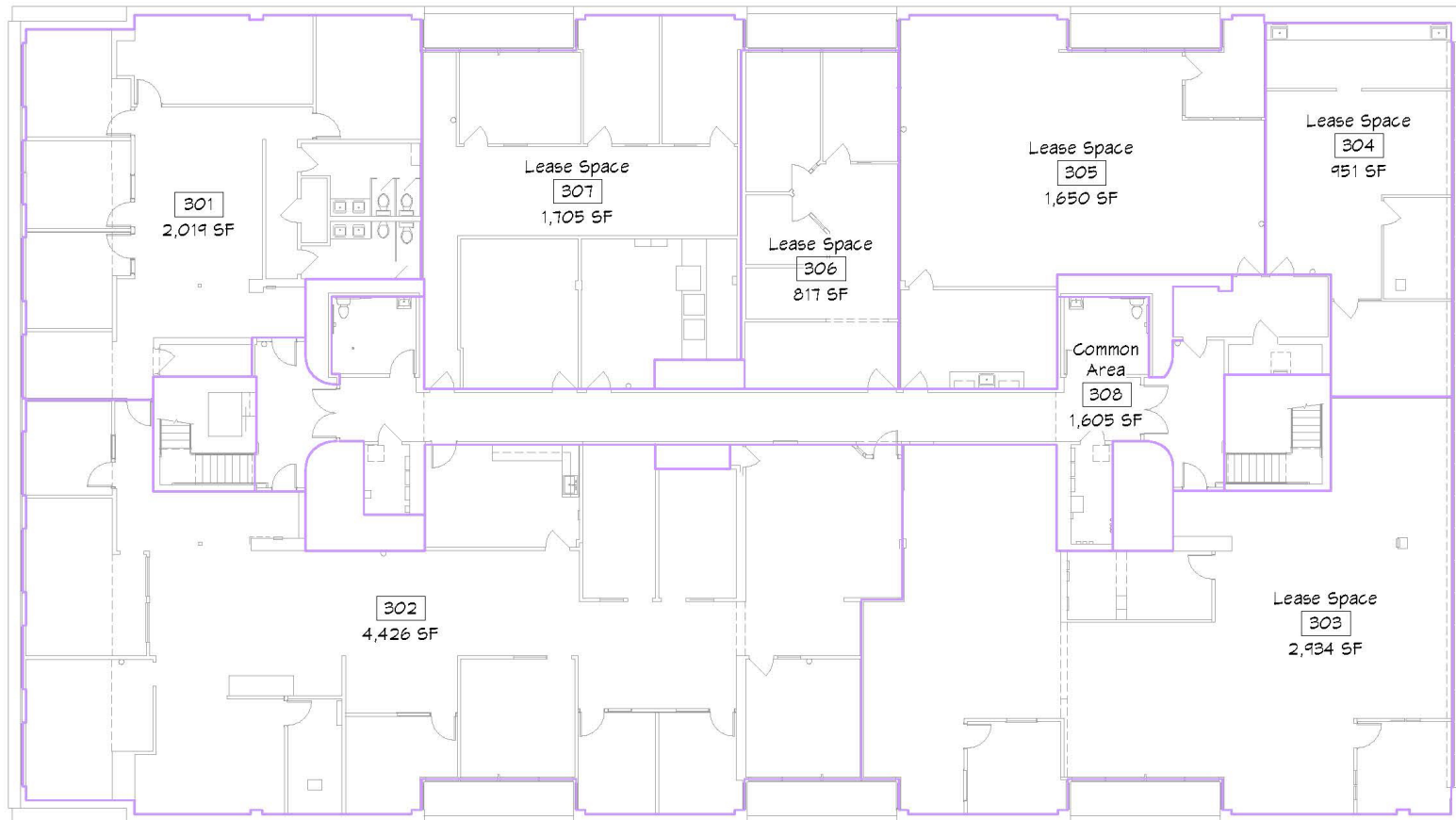
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THIRD FLOOR
16,386 +/- RSF



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