



Keegan & Coppin
COMPANY, INC.

FOR LEASE

50 E STREET
SANTA ROSA, CA

DOWNTOWN HIGH IDENTITY
RETAIL/OFFICE LOCATION

**YOUR
NAME
HERE**

Go beyond broker.

PRESENTED BY:

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

ERLINA O. DARGENZIO, AGENT
LIC # 01985519 (707) 528-1400 X241
ERLINA.OTHMAN@KEEGANCOPPIN.COM



PROPERTY INFORMATION

DETAILS

OFFICE SPACE

4,300+/- SF

PROPERTY TYPE

Downtown Remodeled Office Building

BUILDING SQUARE FEET

4,300+/- sf

PARKING

16-18+/- On-Site Parking Included

ZONING

CD - Downtown Commercial

DESCRIPTION OF PREMISES

Entire 4,300+/- sq. ft., stand alone building located on the high identity corner of E Street and 2nd Street in Downtown Santa Rosa. The property is built out beautifully with exterior private offices and interior built in workstations. The ground floor consists of 3,478+/- sq. ft. with a formal reception area, 11 private offices with glass/wood fronts, 7 built-in workstations, 2 conference rooms, a copy/fax area, men's/women's restrooms and vaulted ceilings. The 822+/- sq. ft. mezzanine consists of 1 private office, 8 built-in workstations and a kitchenette.

The building has 18 on-site parking spaces included in the rental rate. There is also ample, metered street parking on both E Street and 2nd Street and the building is located across the street from one of the largest surface public parking lots in Santa Rosa. Monument and building signage are available creating excellent tenant identity in one of the best identity locations for a smaller, stand alone building in all of Downtown Santa Rosa.



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LEASE TERMS

RATE

\$1.95psft/mo/Gross

TERMS

3-5 Years

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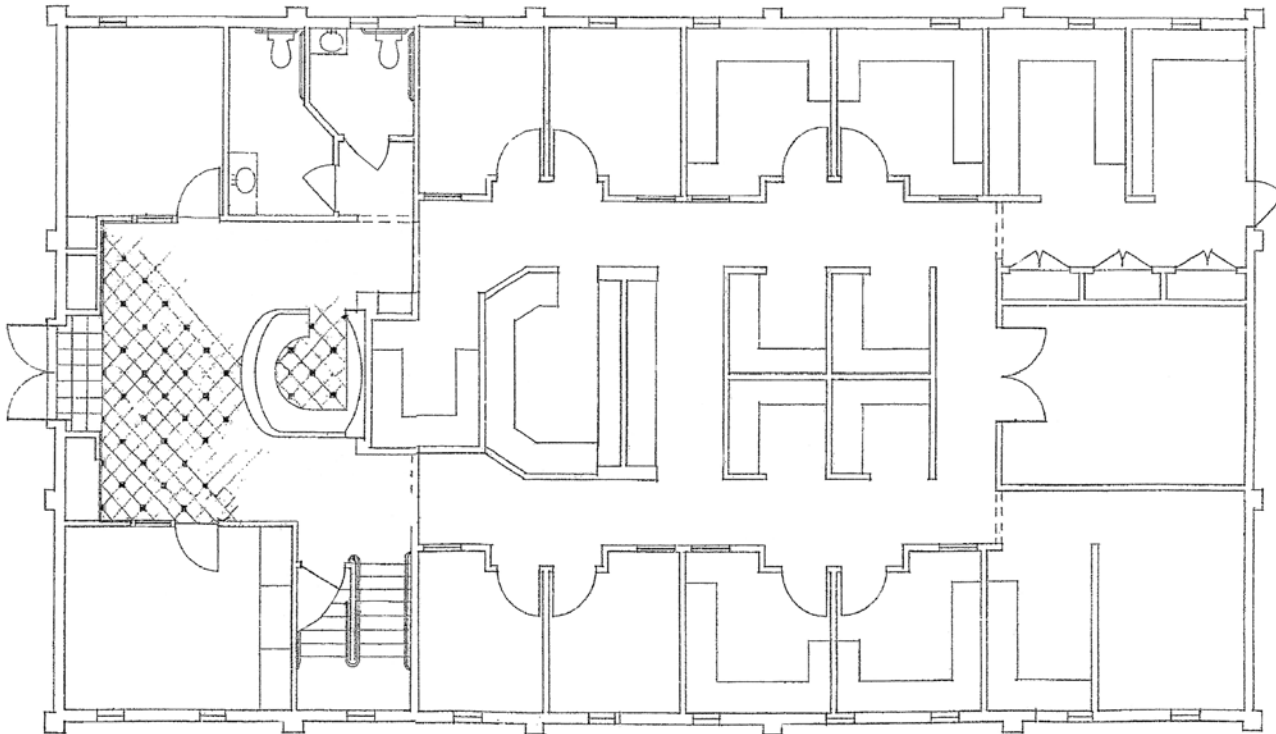
FLOOR PLANS



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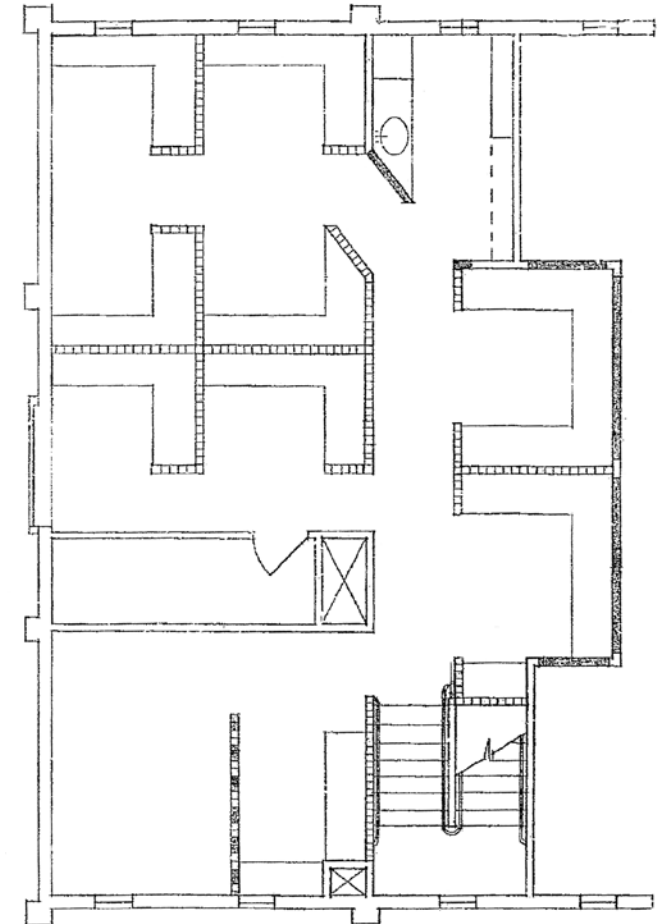
GROUND FLOOR PLAN



GROUND FLOOR (3,480+/- SF)

- 11 Private Offices
- 7 Built-in Work Stations
- 2 Conference Rooms
- Formal Reception Area
- Copy/Fax Area
- Men's/Woman's Restrooms

MEZZANINE FLOOR PLAN



MEZZANINE (820+/- SF)

- 1 Private Office
- 8 Built-in Work Stations
- Kitchenette

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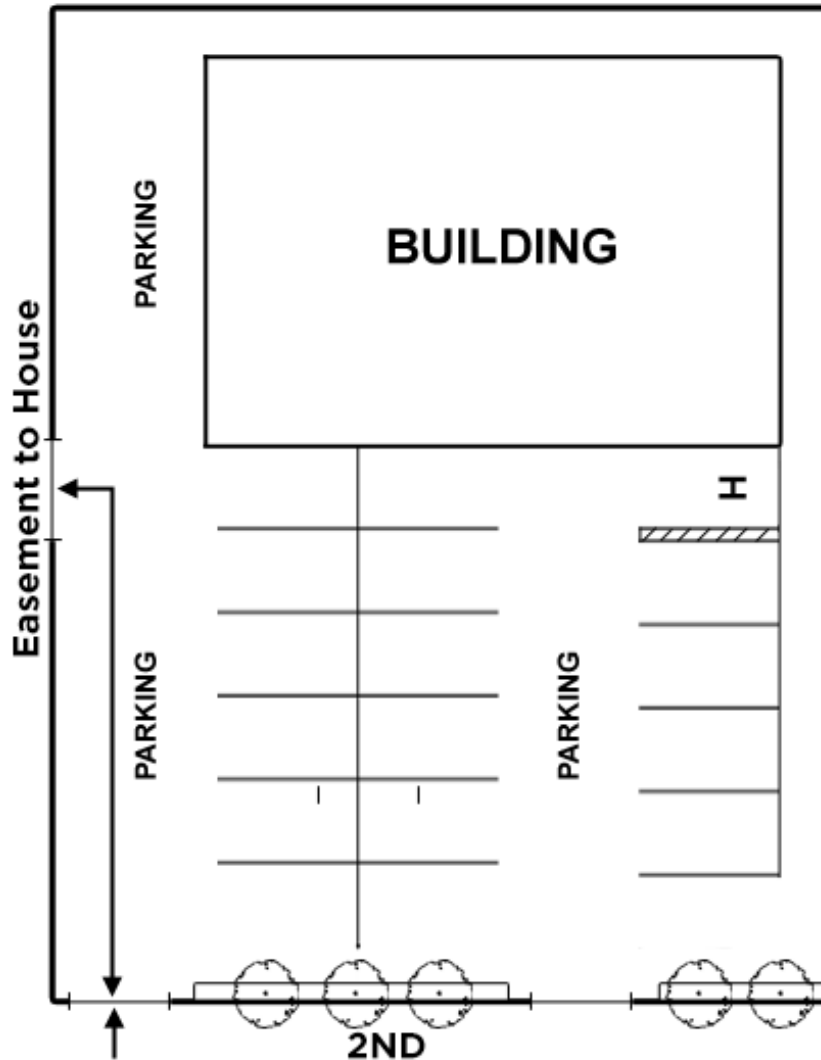


SITE & PARCEL MAPS

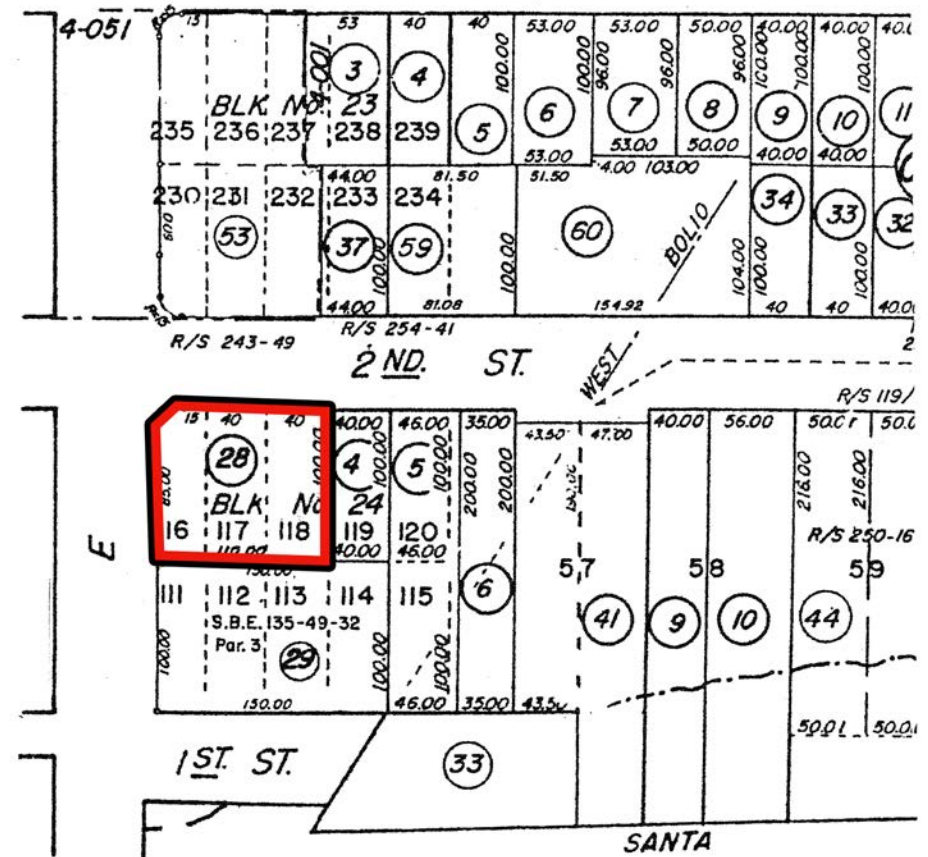


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E STREET



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AREA DESCRIPTION



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DESCRIPTION OF AREA

Located in the heart of Downtown Santa Rosa at the corner of E Street and 2nd Street. This is a premier location for professional uses, and offers excellent access to other Downtown professionals, amenities, restaurants, banks, etc. The property has easy access to Hwy 101 and Hwy 12.

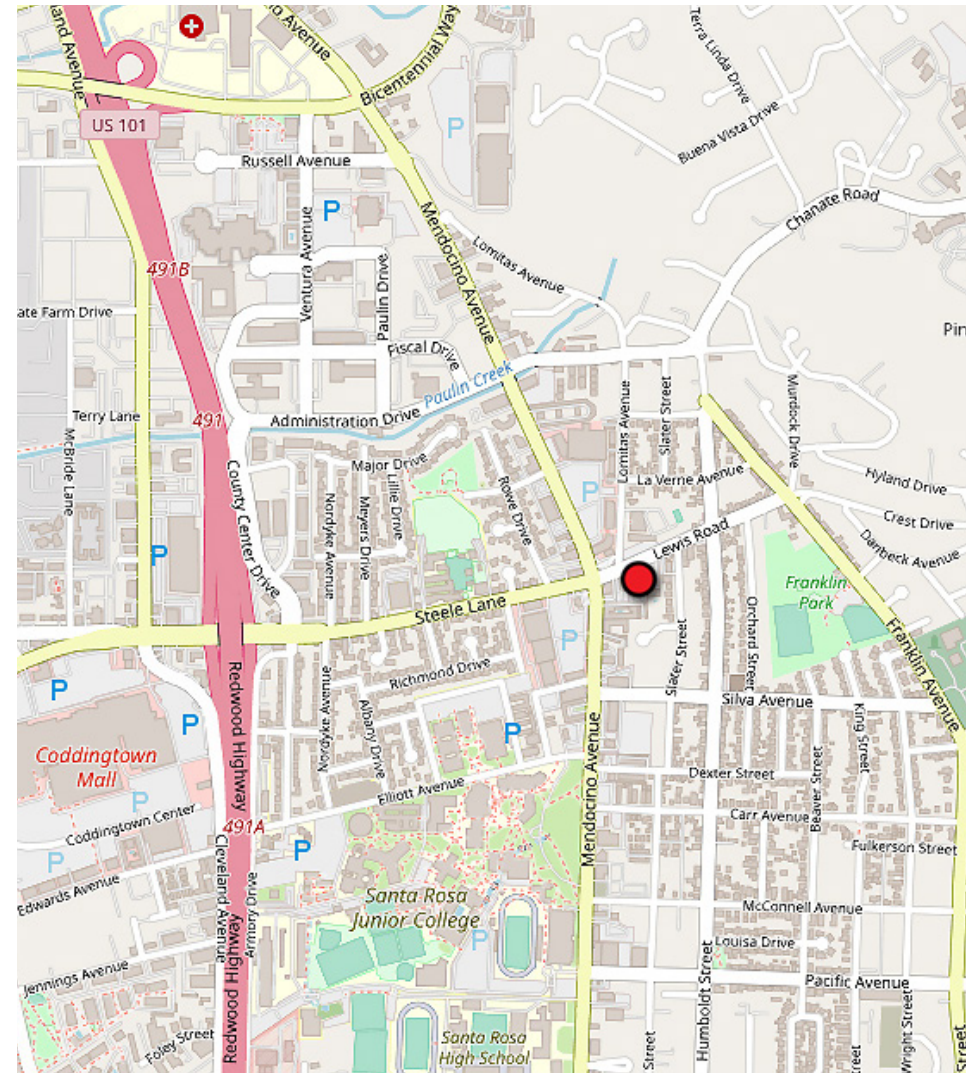
NEARBY AMENITIES

WALKABLE TO:

- Restaurants
- City Administration
- State of California Office
- Financial District

TRANSPORTATION ACCESS

- Public Transit
- 2 Blocks to US 101
- 16-18+/- On-Site Parking Included



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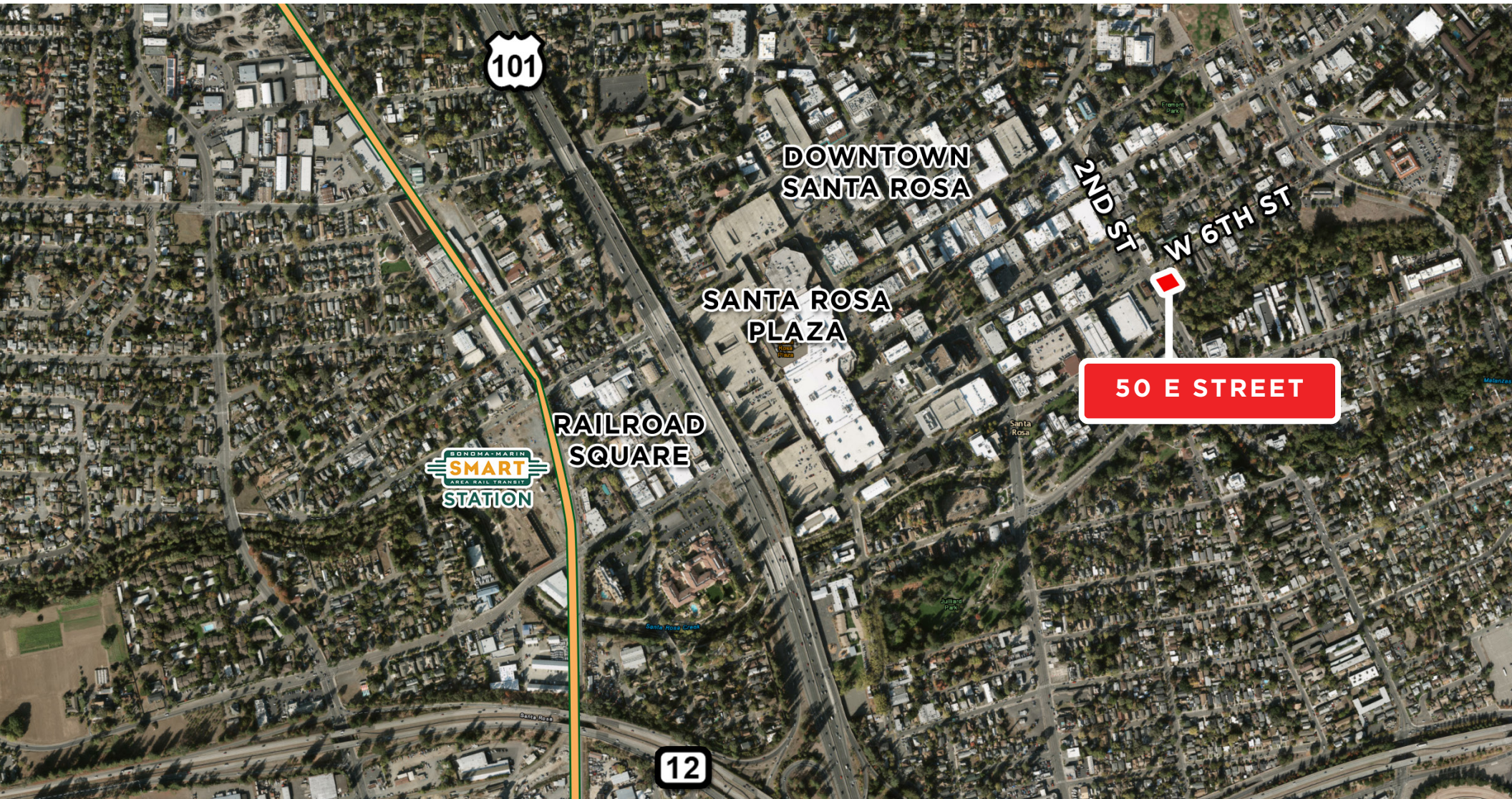


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PHOTOS



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