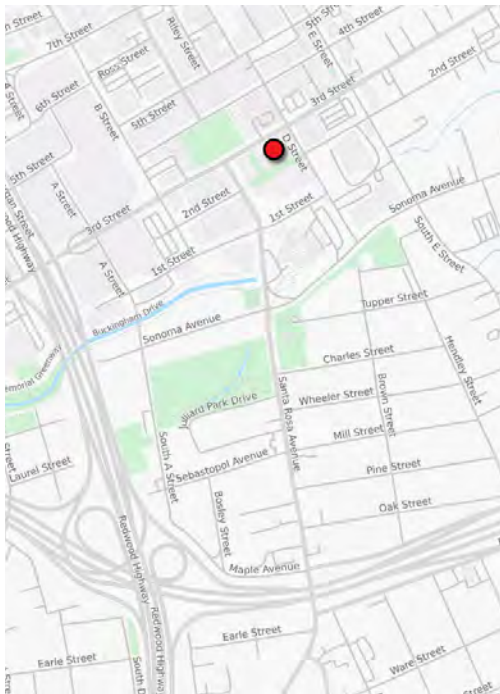


Office Space for Lease in High Identity Downtown Santa Rosa Location 2nd Floor Office Space

630 Third St. (Suite 202) x D Street, Santa Rosa, CA



Vicinity Map

FEATURES

- ◆ Available April 1, 2019
- ◆ Prime Downtown Financial District Location
- ◆ Excellent Building Signage Available
- ◆ Located in the Heart of the Downtown Financial District
- ◆ 2nd Floor - Stair and Elevator Served
- ◆ 2,200± sf of 2nd Floor Office
- ◆ Abundant Glass Facing Attractive Courtyards
- ◆ Adjacent to Abundant City Parking Lots
- ◆ Surrounded by Professional Offices, Restaurants, Retail Services, The City, State, and Federal Buildings, First Republic Bank, Old Republic Title is Co-Tenant

**LEASE RATE: \$1.65 PSF GROSS
(Plus Utilities & Inside Janitorial)**



KEEGAN & COPPIN
COMPANY, INC.
ONCOR INTERNATIONAL

Dino D'Argenzio, Partner
Erlina Othman, Agent

1355 N Dutton Ave., Santa Rosa, CA 95401
(707) 528-1400 ♦ Cell: (707) 483-4783 ♦ Fax: (707) 524-1419
Lic #s: 00754303, 01985519

DArgenzio@keegancoppin.com, erlina.othman@KeeganCoppin.com

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USER SPACE

Downtown Office Space

ZONING

Office Zone/Downtown Central Business District

CITY

Santa Rosa, California

County of Sonoma

DESCRIPTION OF PREMISES - FEATURES

Great building signage and identity available for this 2nd Floor space with elevator access. This space is contiguous to Old Republic Title. Offices have abundant glass facing attractive courtyards and 3rd Street. Excellent signage available.

ADDRESS

630 Third Street (Suite 202) (between
"D" Street and Santa Rosa Avenue)

LEASE TERMS

Available April 1, 2019

RENTABLE SPACE

2,200± sf 2nd Level

Negotiable short lease terms available starting at \$1.65 psft Gross (plus utilities and inside janitorial) with annual adjustments. Tenant to pay its own separately metered utilities (PG&E) and janitorial services in addition to the rent herein (space has separate A/C units and PG&E meter). Landlord maintains elevator, HVAC units, structure, roof, and exterior. Upstairs adjacent tenancy to Old Republic Title Co.

LEASE RATE

\$1.65 psft Modified Gross (plus
utilities & janitorial)

DESCRIPTION OF LOCATION - AREA

TOTAL BUILDING

8,400± sf

Located in the heart of downtown Santa Rosa next to First Republic Bank and Bank of America. Within close walking distance to many downtown amenities. Next to city parking garage which is adjacent to premises and across the street. (Some parking garage spaces are available in the "D" Street garage.

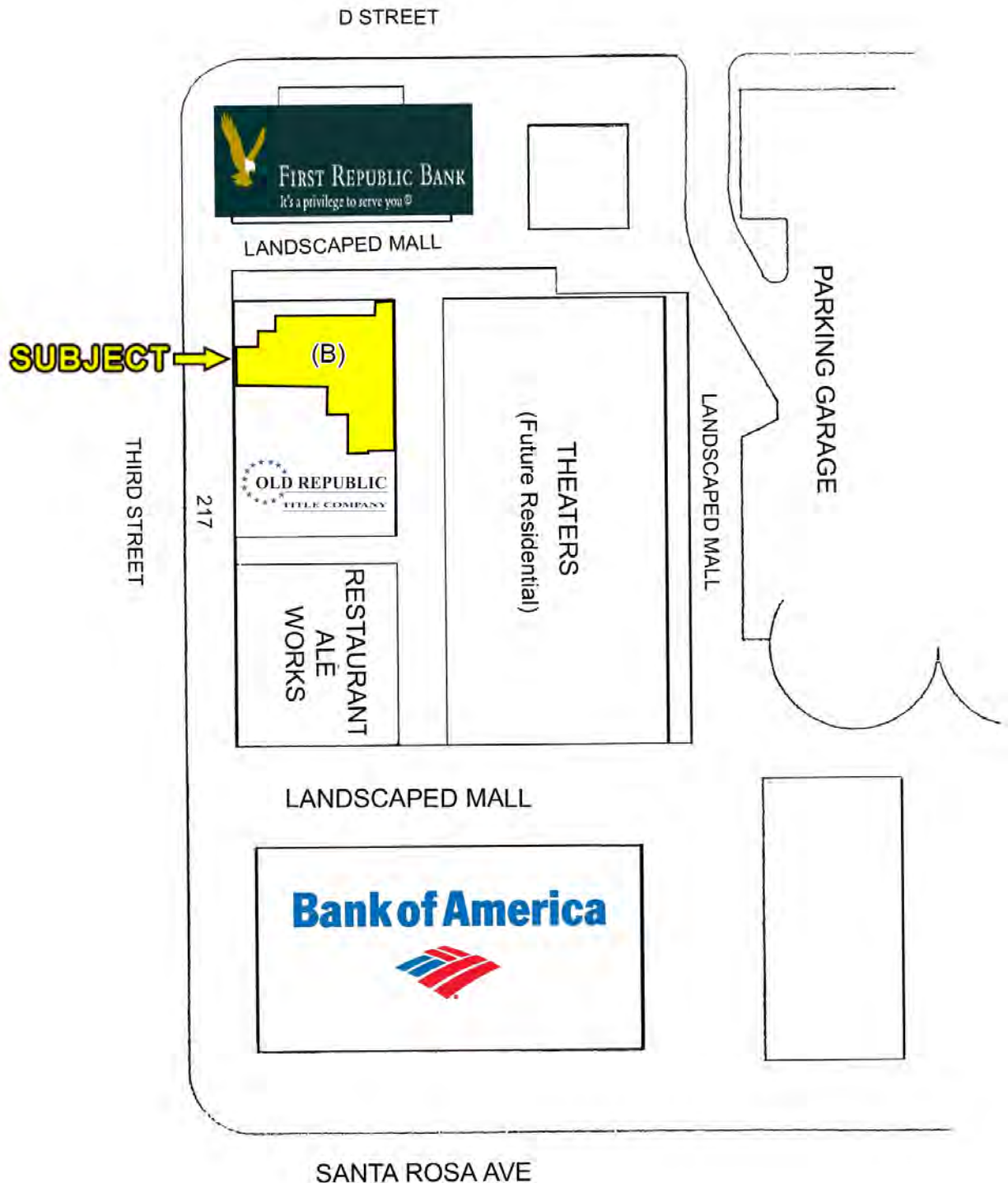


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SECOND FLOOR PLAN



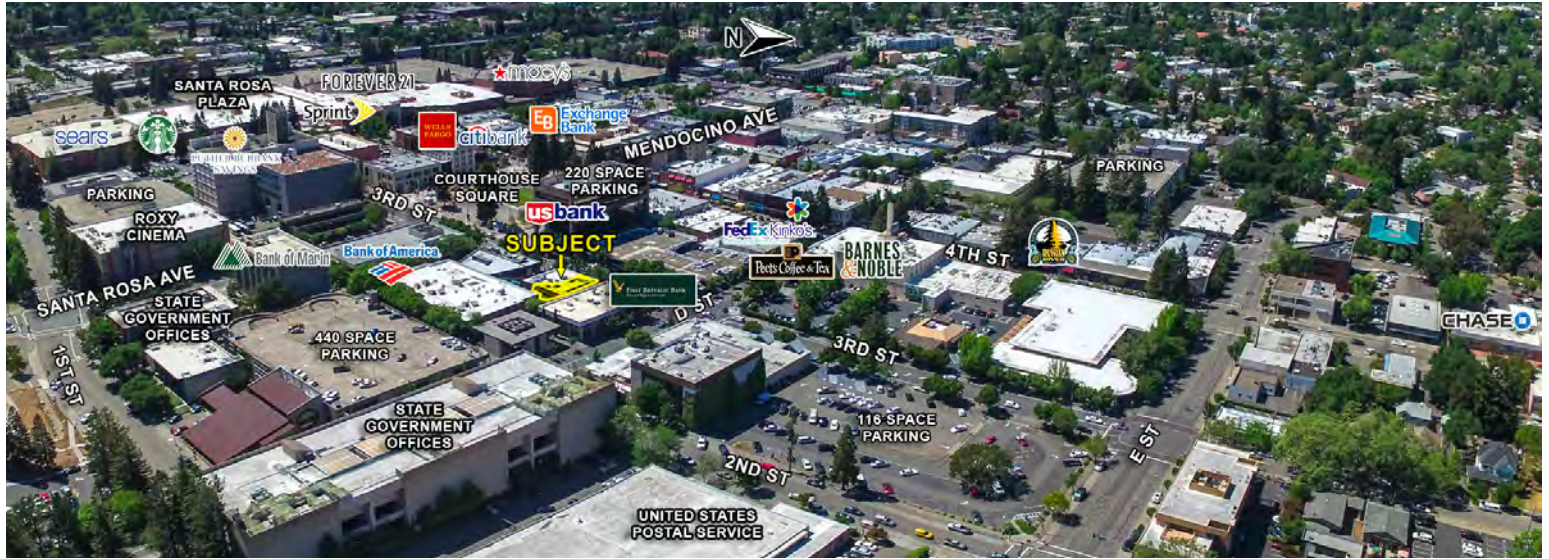
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Office Space for Lease in High Identity Downtown Santa Rosa Location

2nd Floor Office Space

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

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



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