



Keegan & Coppin
COMPANY, INC.

FOR LEASE

216 E STREET
SANTA ROSA, CA

DOWNTOWN OFFICE SPACE

Go beyond broker.

PRESENTED BY:

BRIAN KEEGAN, PARTNER
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PROPERTY INFORMATION



216 E STREET
SANTA ROSA, CA

DOWNTOWN OFFICE SPACE

HIGHLIGHTS

- 1,700+/- sf of 2nd floor office space
- 4 private offices, conference room, large workroom & reception area
- Located at prime Downtown corner @ 4th Street and E Street
- Building signage available

DETAILS

OFFICE SPACE

Downtown Office Building

BUILDING SIZE

6,300+/- sf

PARKING

Downtown Parking District

ZONING

Downtown Commercial (CD)

DESCRIPTION OF PREMISES

Approximately 1,700 +/- sf of second floor office space available for lease in this high-identity two-story Downtown building. The space consists of four private offices, conference room, large work room and reception area. The space also enjoys a private balcony area. The building is non-elevator served and tenants have access to the second floor via an open window walled stairwell. Highly visible tenant signage available on building exterior on E Street. Excellent identity for architects, engineers, attorneys, financial users, CPA's, and other professional uses.

LEASE TERMS

RATE

\$.99 psf gross

TERMS

3-5 Years



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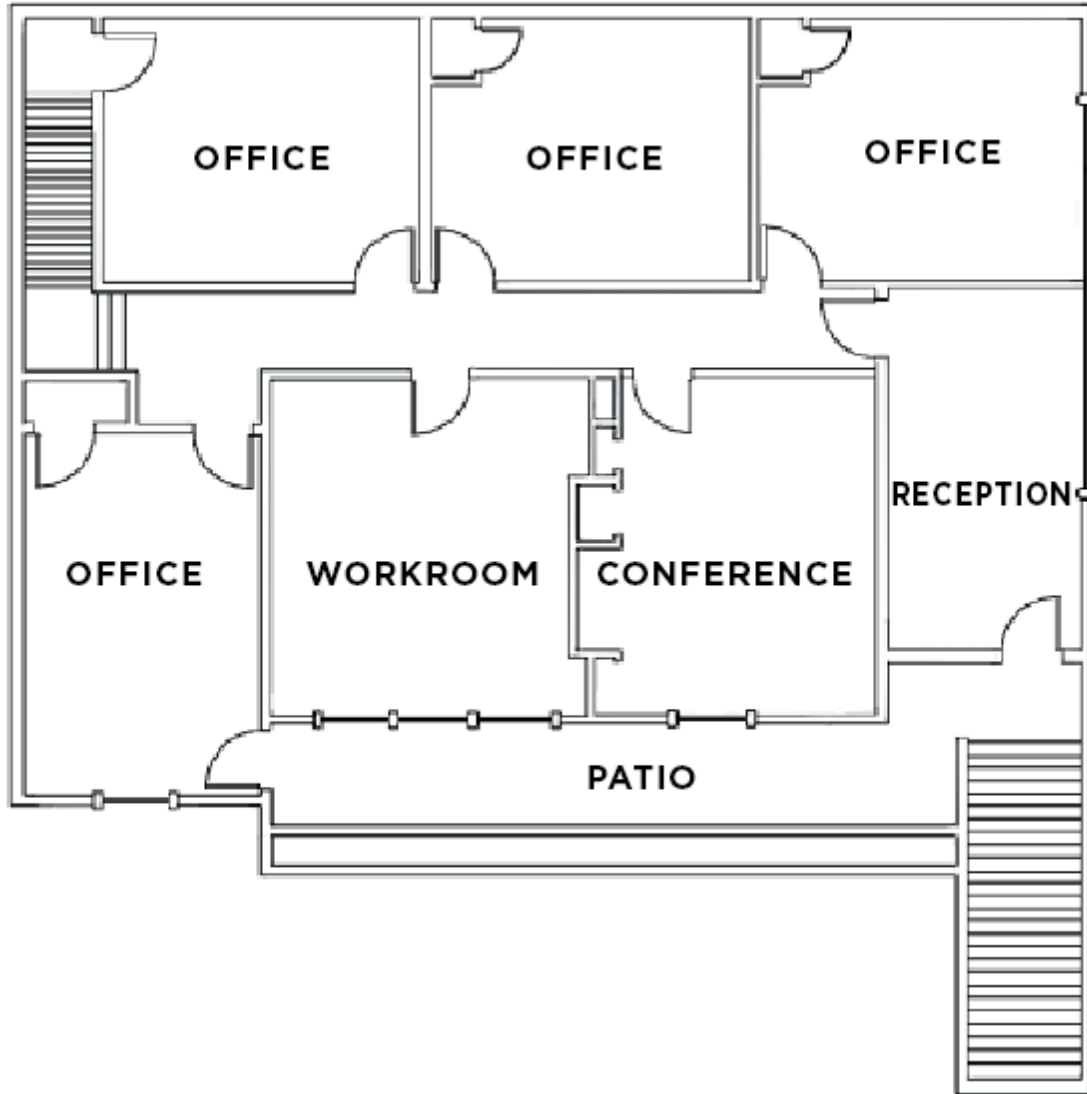


FLOOR PLAN



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AREA DESCRIPTION

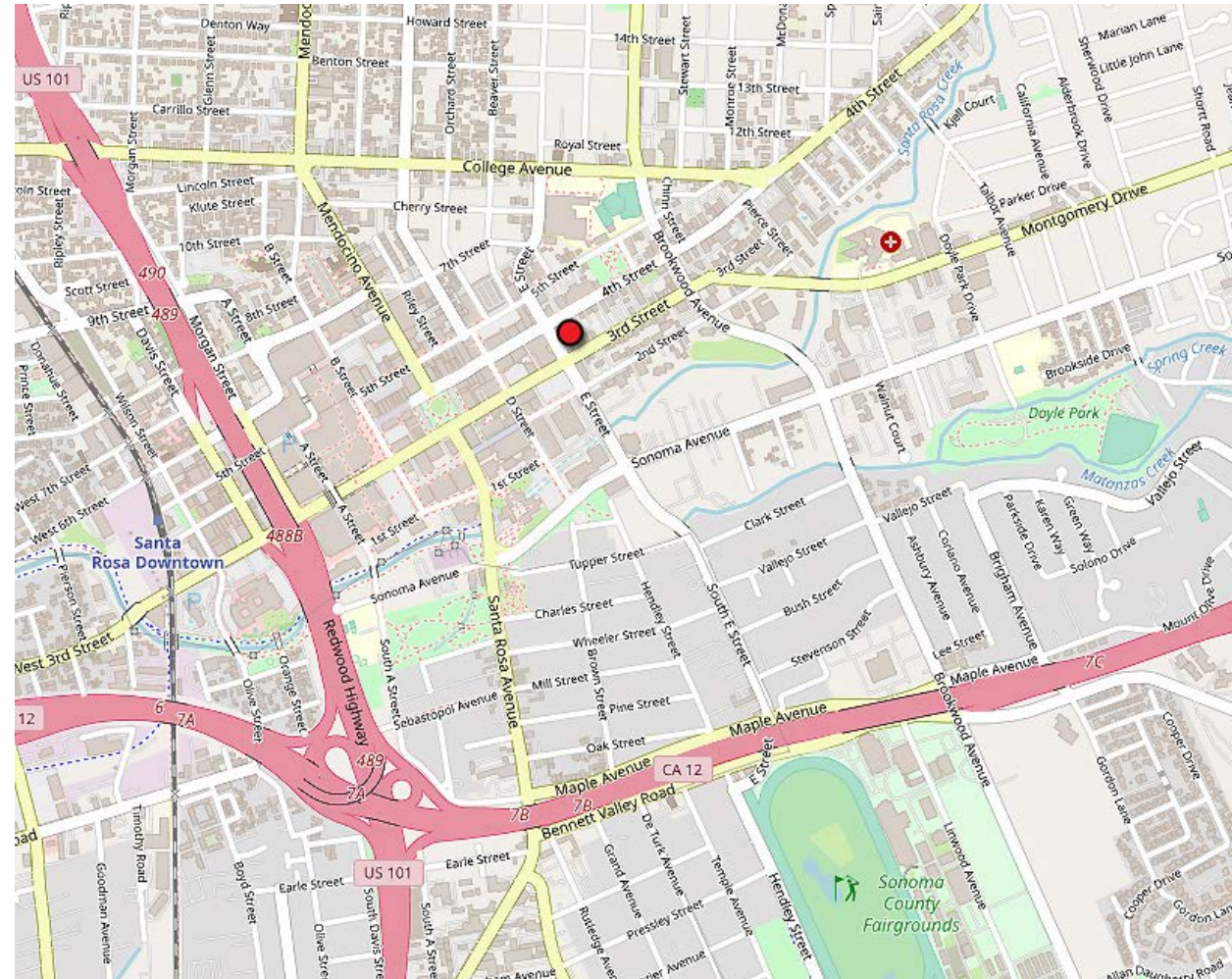


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DESCRIPTION OF AREA

Located in the heart of downtown at the corner of 4th Street and E Street. This is a premier location for professional uses, and offers excellent access to other Downtown professionals, amenities, restaurants, banks, etc. There is ample on-street metered parking available and the property is located within the downtown parking district. The 5th Street parking garage is located 1 block away on 5th Street and E Street and has available parking on a daily or monthly basis.



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VICINITY AERIAL



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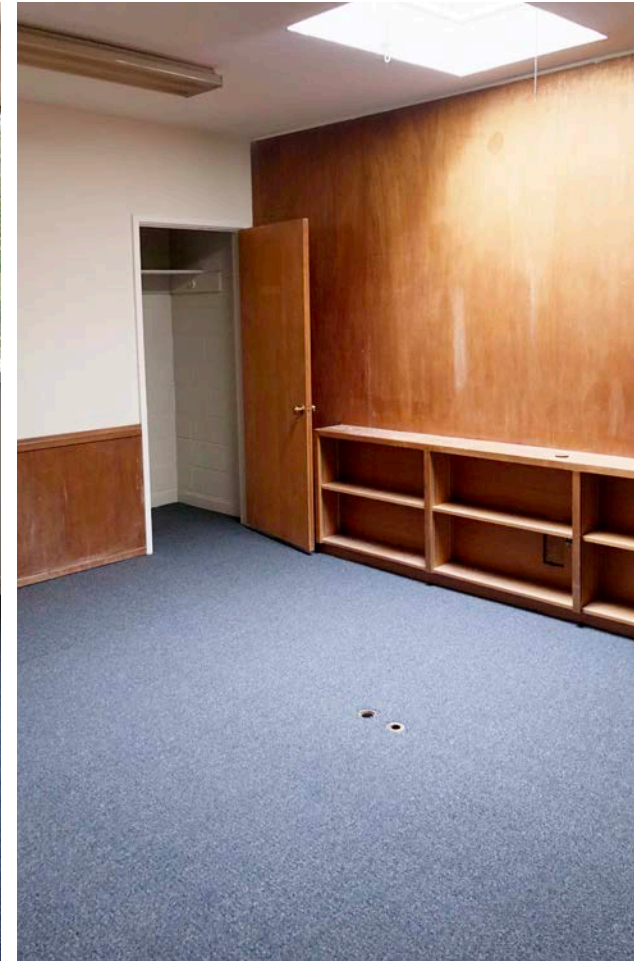


PHOTOS



216 E STREET
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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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