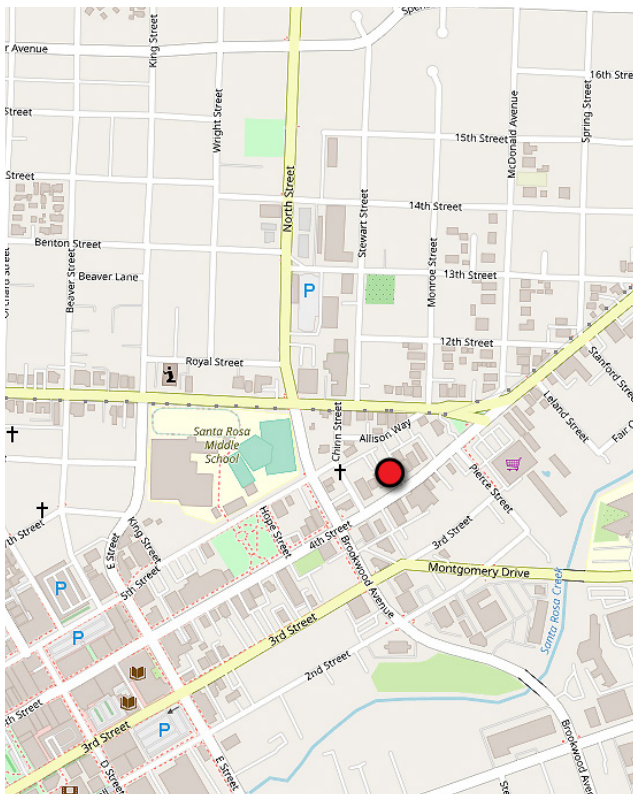


Mid-Town Santa Rosa Office Space with Parking for Lease

1049 4th Street, Suite F, Santa Rosa, CA



Vicinity Map

LEASE RATE

\$775/mo Gross Plus Utilities

PROPERTY SUMMARY

- ◆ 450± rsft
- ◆ Abundant On-Site Parking
- ◆ High Identity 4th Street Frontage w/ Signage
- ◆ Beautifully Improved Classic Office Building
- ◆ Zoned CG (General Commercial)
- ◆ Modified Full Service Lease
- ◆ 22 Onsite Parking Provided
- ◆ Available July 1, 2020



KEEGAN & COPPIN
COMPANY, INC.
www.keegancoppin.com

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Erlina O. D'Argenzio, Agent

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(707) 483-4783 ♦ (707) 528-1400 ♦ Fax: (707) 524-1419
Lic #: 00754303, 01985519

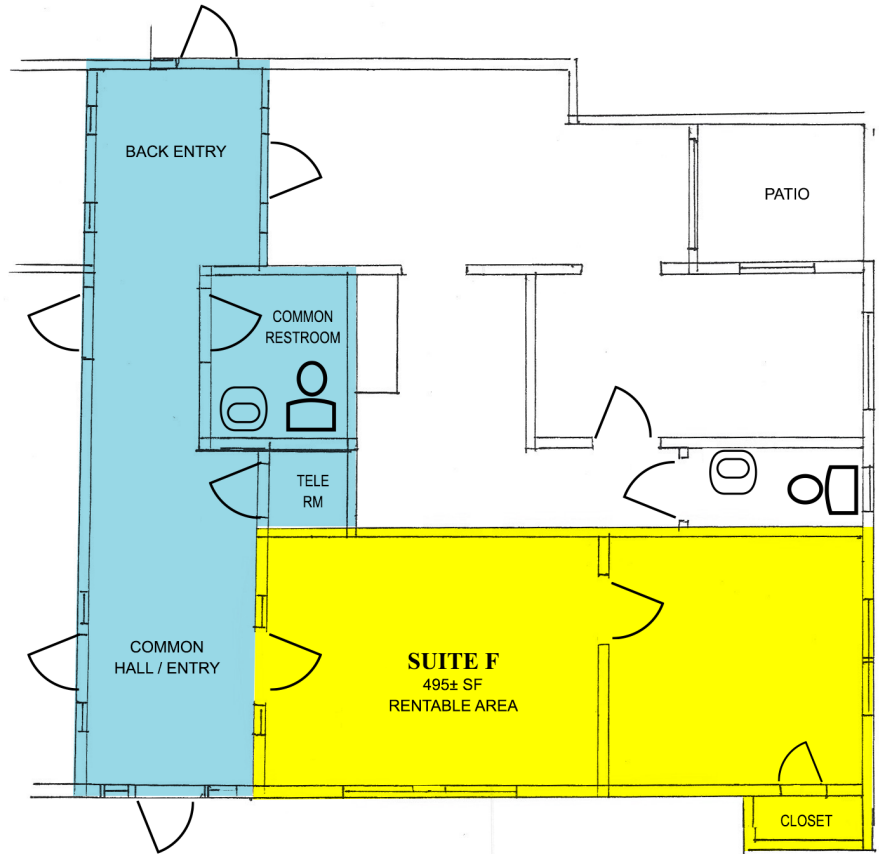
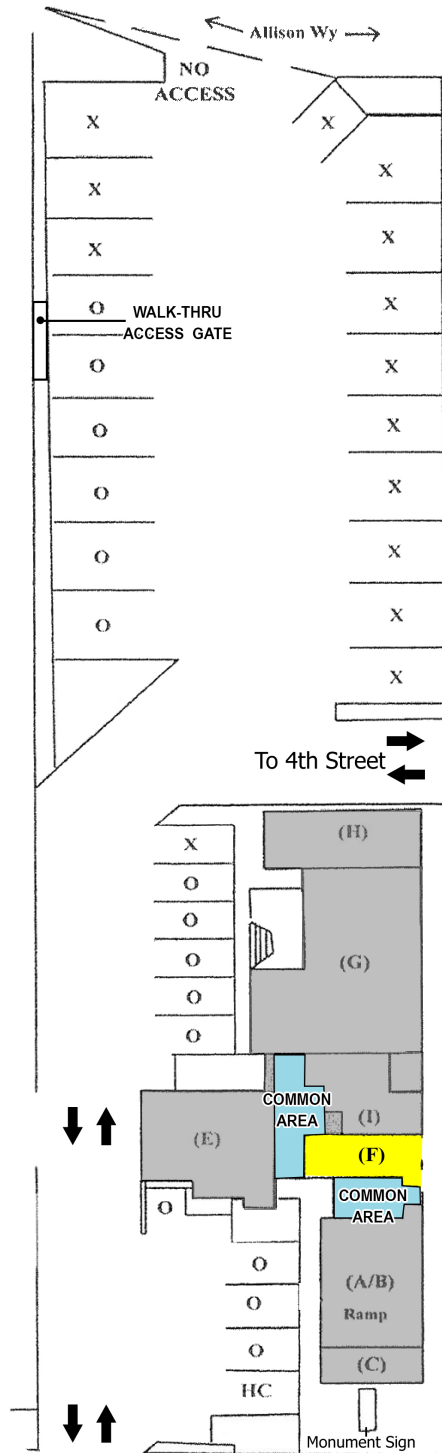
DArgenzio@KeeganCoppin.com, Erlina.othman@KeeganCoppin.com

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.

Mid-Town Santa Rosa Office Space with Parking for Lease

1049 4th Street, Suite F, Santa Rosa, CA

SITE & FLOOR PLANS



TENANT LEGEND

A/B	Spectrum Orthodontics
C	Studio 1049/HAIR
D	Acupuncture
E	Uebel/Moore Architect
F	AVAILABLE: JULY 1, 2020
G	Psychology Office
H	Body Therapy
I	Northwestern Mutual
Common Area	
PARKING LEGEND	
X	Tenant/Employee Parking Areas
O	Areas Reserved for Customer Parking

Note: Additional Six (6) Parking Spaces are provided on lot next door

22 Onsite Parking Available

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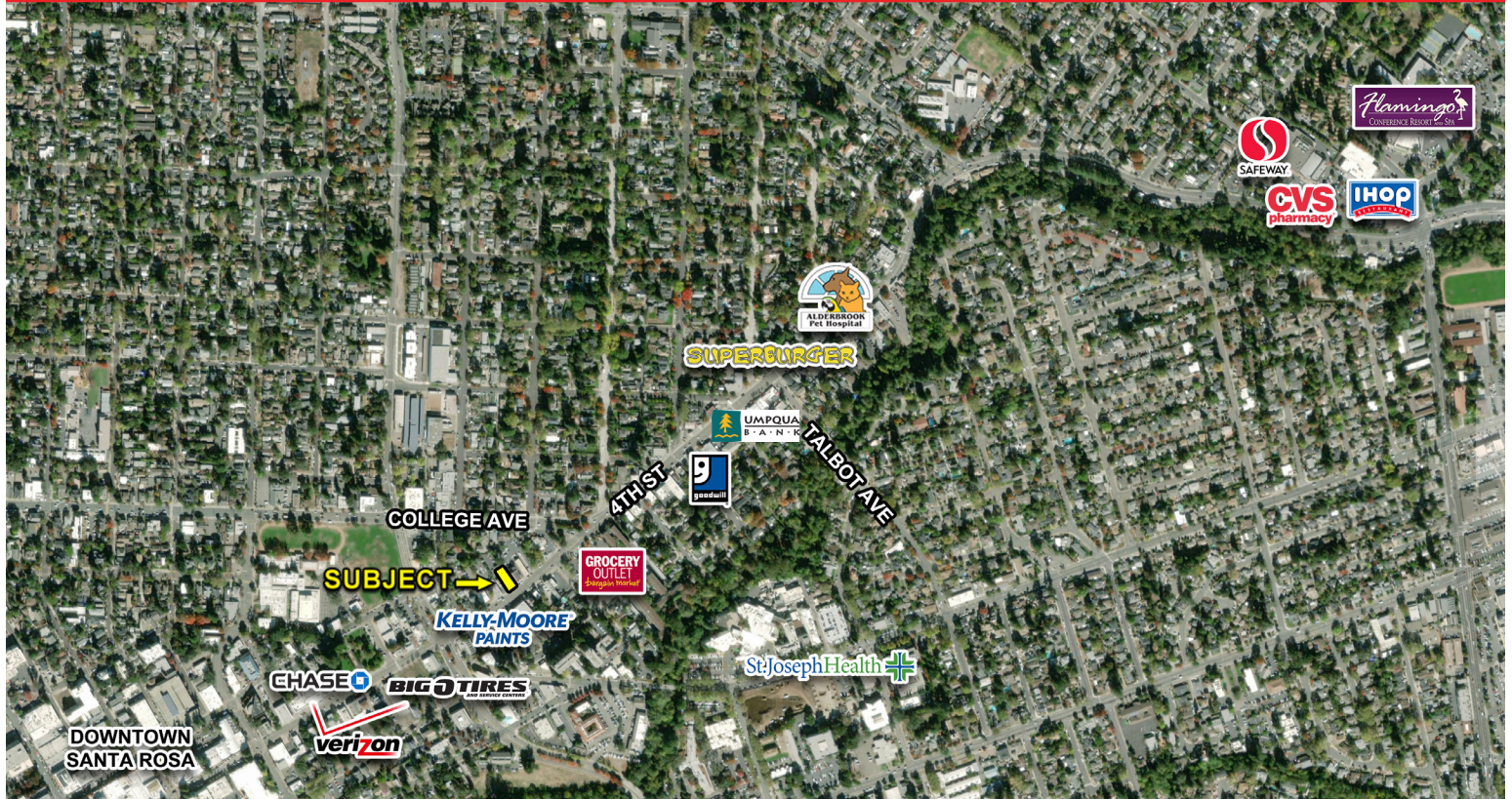
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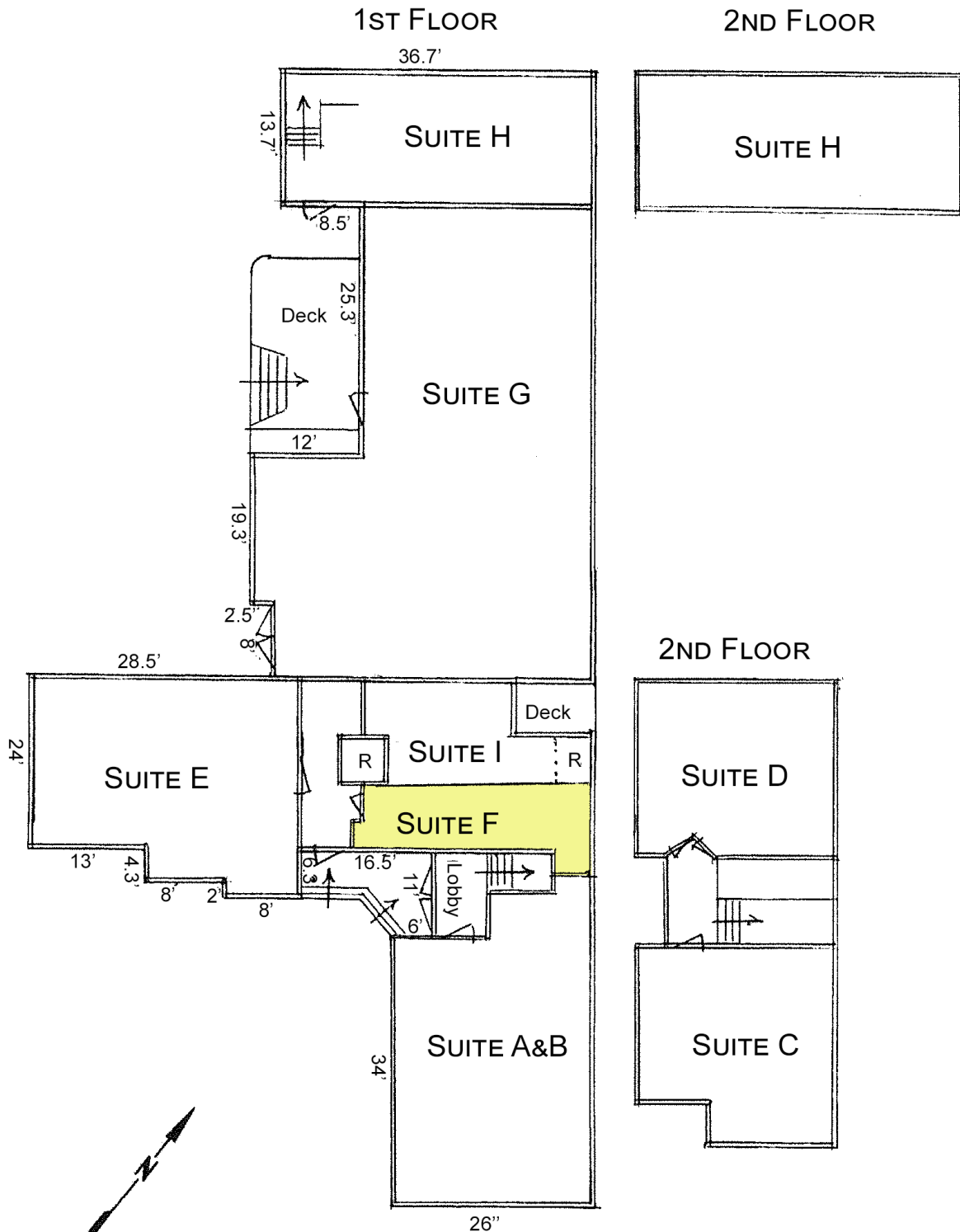


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1049 4th Street, Suite F, Santa Rosa, CA

SITE & FLOOR PLANS



*Not to Scale

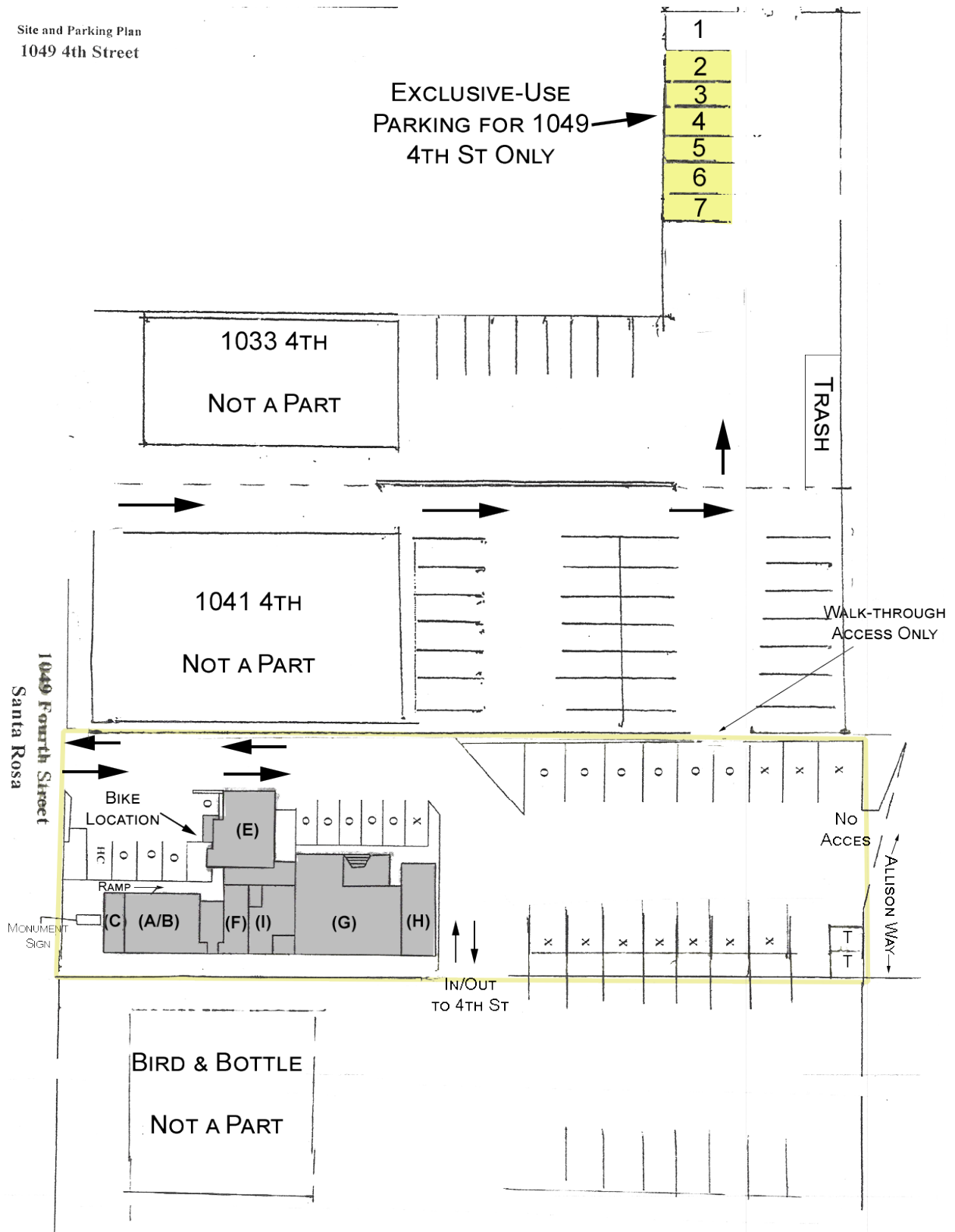


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Mid-Town Santa Rosa Office Space with Parking for Lease

1049 4th Street, Suite F, Santa Rosa, CA

USER SPACE

Office or Retail Services

ADDRESS

1049 4th Street, Suite F

CITY

Santa Rosa, California
County of Sonoma

RENTABLE SPACE

450± rsf two room office suite

RENT

\$775/mo Gross (Plus Utilities)

TOTAL BUILDING SF

7,000± sf

PARKING

22 onsite plus 6 dedicated parking next door

DESCRIPTION OF PREMISES - FEATURES

This is an architecturally significant building with modern upgrades throughout, featuring a modified full-service rate. Tenant to provide interior janitorial services. All other services are provided by landlord.

DESCRIPTION OF LOCATION - AREA

1049 4th Street is located an easy walk to all downtown services and offers on-site parking in a well monitored professional setting.



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