



Keegan & Coppin
COMPANY, INC.

FOR LEASE

**1049 4TH STREET
SANTA ROSA, CA**

**Mid-Town Office Space
with On-Site Parking**



Go beyond broker.

PRESENTED BY:

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

ERLINA D'ARGENZIO, SREA
LIC # 01985519 (707) 528-1400 #241
ERLINA.OTHMAN@KEEGANCOPPIN.COM



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Excellent Mid-Town
Location with
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PROPERTY INFORMATION

LEASE RATE FOR COMBINED SUITES A & B

\$1.45 psft

Modified Full Service Plus Utilities of \$300/month for trash, water, PG&E, and A/C

USER SPACE

Professional Office or Commercial Services

RENTABLE SPACE

400-1,250+/- sft

TOTAL BUILDING SF

7,000+/- sf

PARKING

30 dedicated parking on-site

UNIT DESCRIPTION

Suite offers 3-4 private offices with operating windows, reception or conference area, and an ADA common-area as well as a private internal restroom.

SITE MAINTENANCE

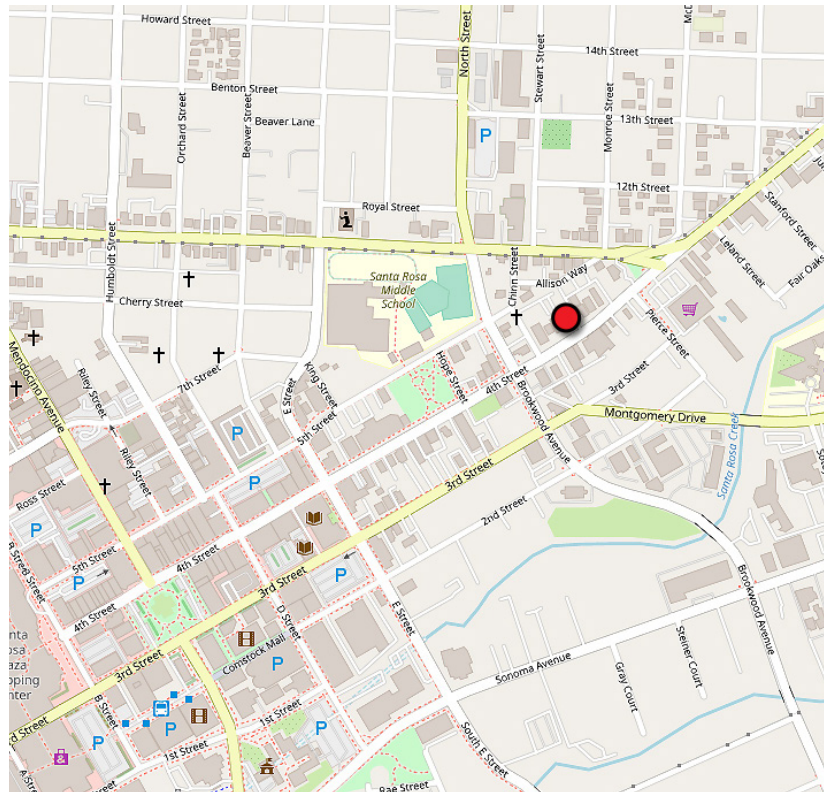
Landlord maintains the exterior and internet. Tenants arrange for interior janitorial service.

DESCRIPTION OF PREMISES

This is an architecturally significant building with modern upgrades throughout, featuring a modified full-service rate. High-identify 4th Street frontage with monument signage.

DESCRIPTION OF LOCATION

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



Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

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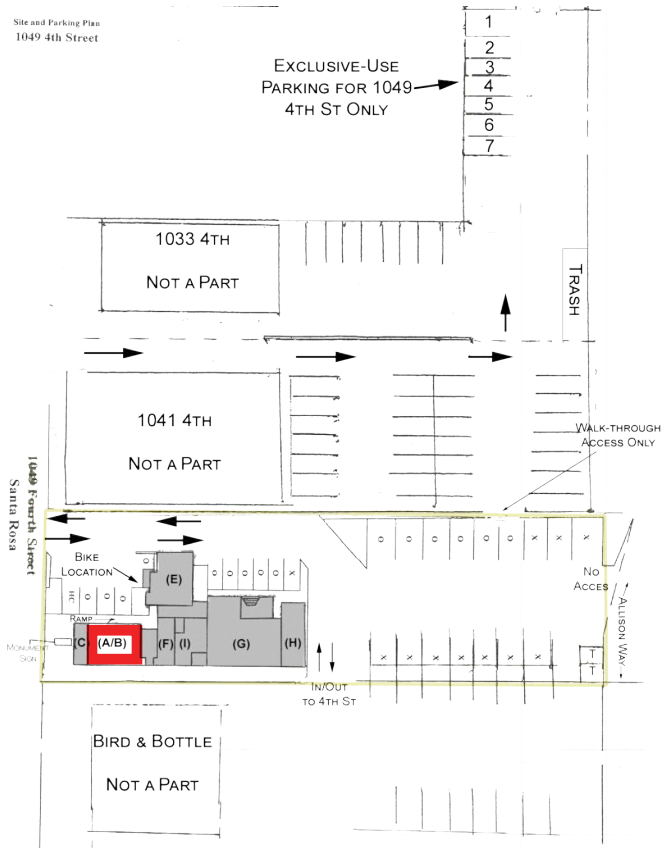
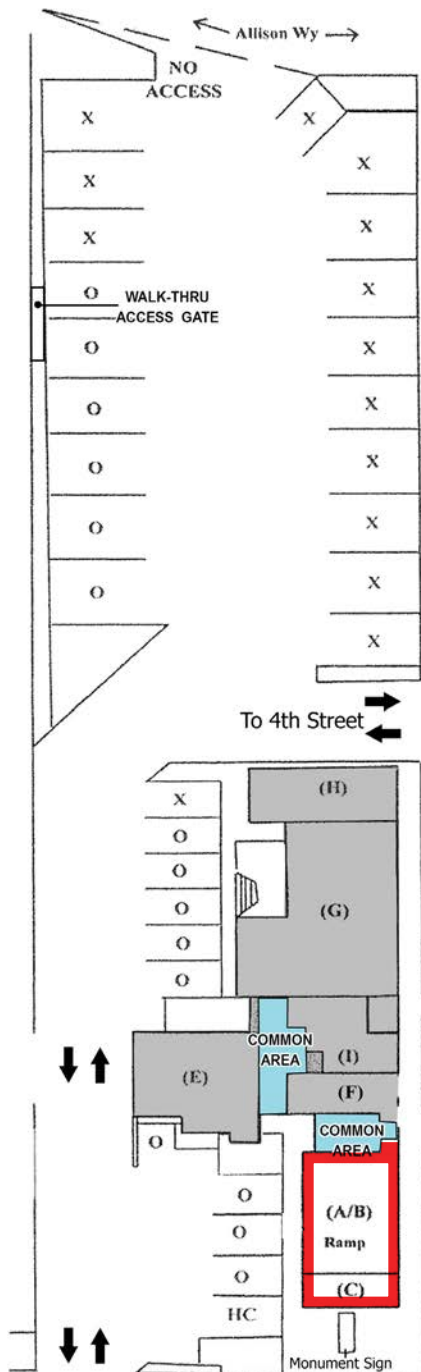
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SITE PLAN



TENANT	SUITE
AVAILABLE	A/B
Salon	C
Acupuncture	D
Uebel/Moore Architect	E
Fig/AR/CPA	F
Psychology Office	G
Body Therapy	H
Northwestern Mutual Financial	I

Note: Additional Six (6) Parking Spaces are provided on lot next door. 30 on-site parking spaces available.

X: Tenant/Employee Parking Areas

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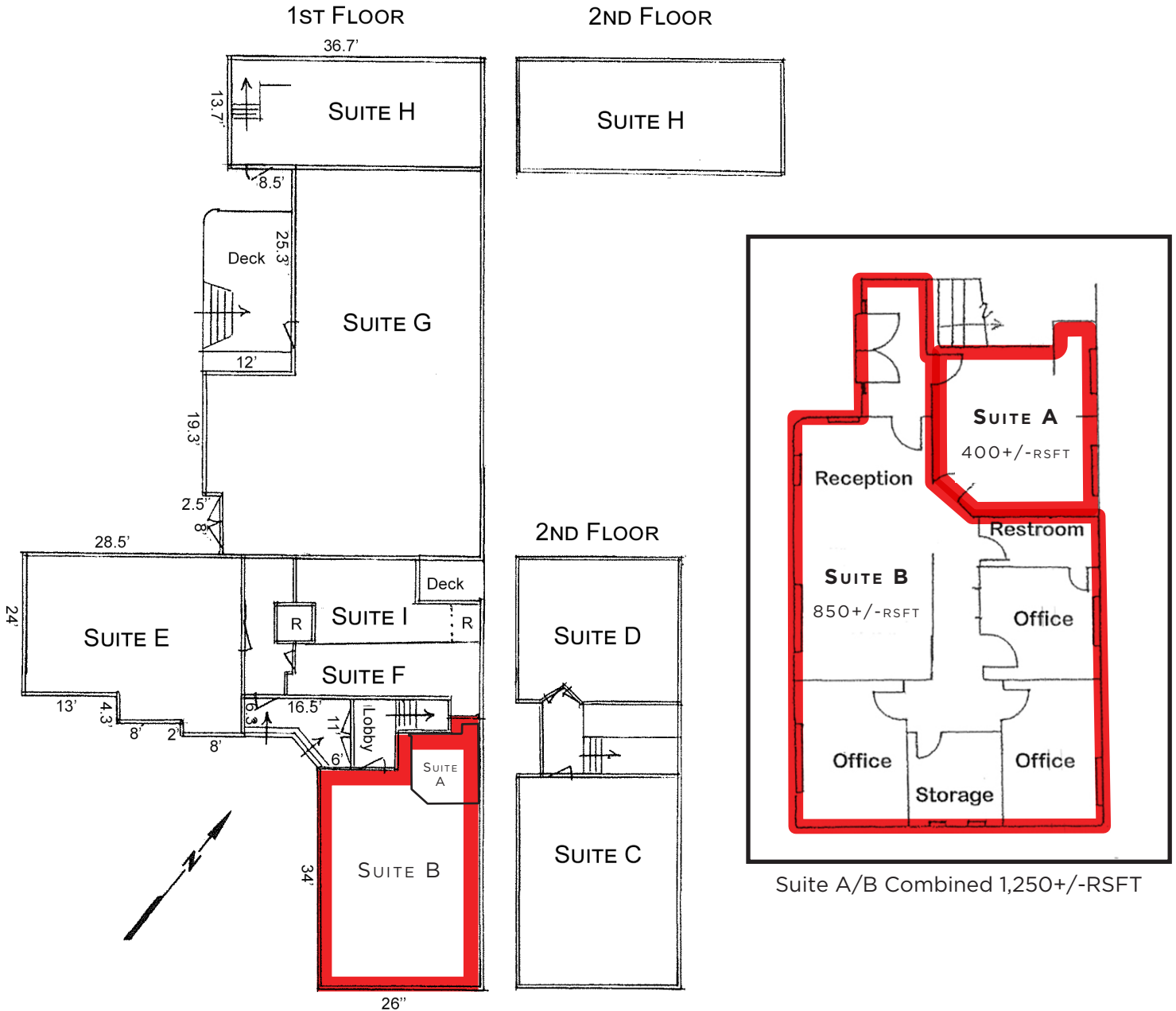
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FLOOR PLAN



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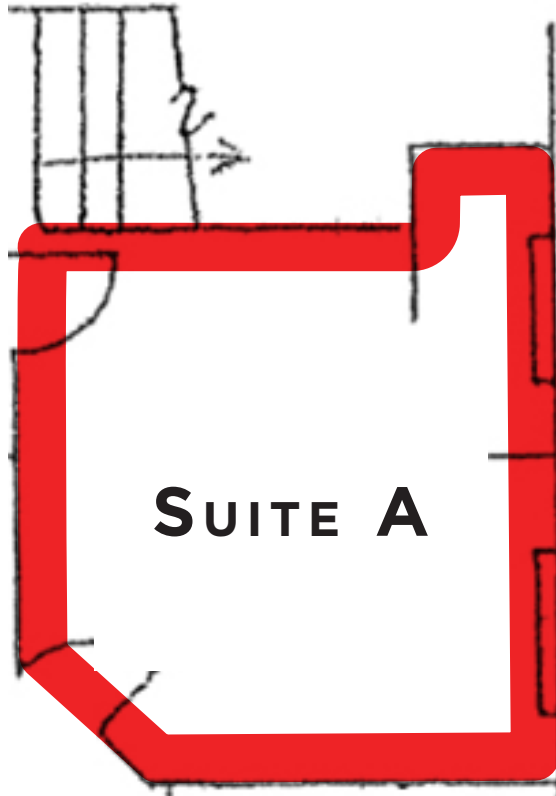
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FLOOR PLAN



ALTERNATIVE

SUITE A

400+/-RSFT

Incl. C.A.M. Restroom

**Available separately for
\$800/month including
all utilities.**

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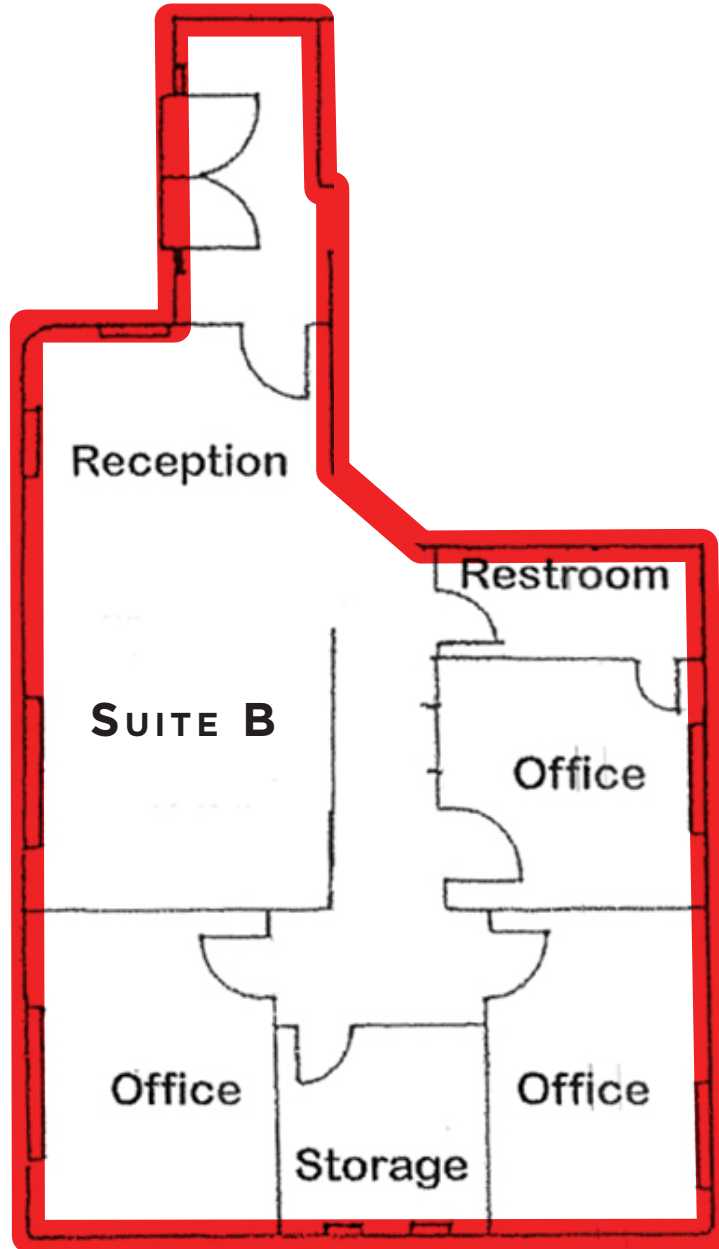
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FLOOR PLAN



ALTERNATIVE

SUITE B

850+/-RSFT

Available for \$1,320/
month plus \$200/month
for all utilities.

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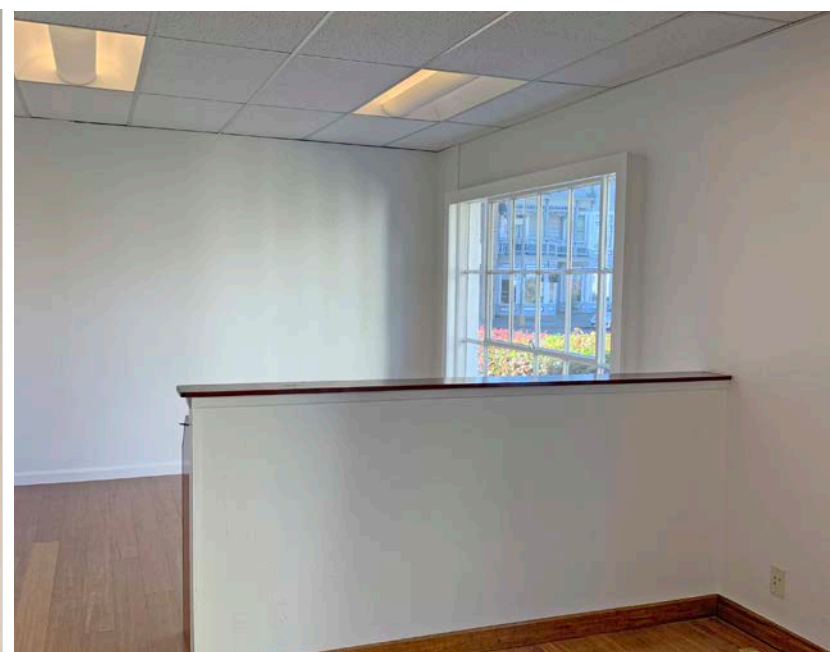
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PROPERTY PHOTOS



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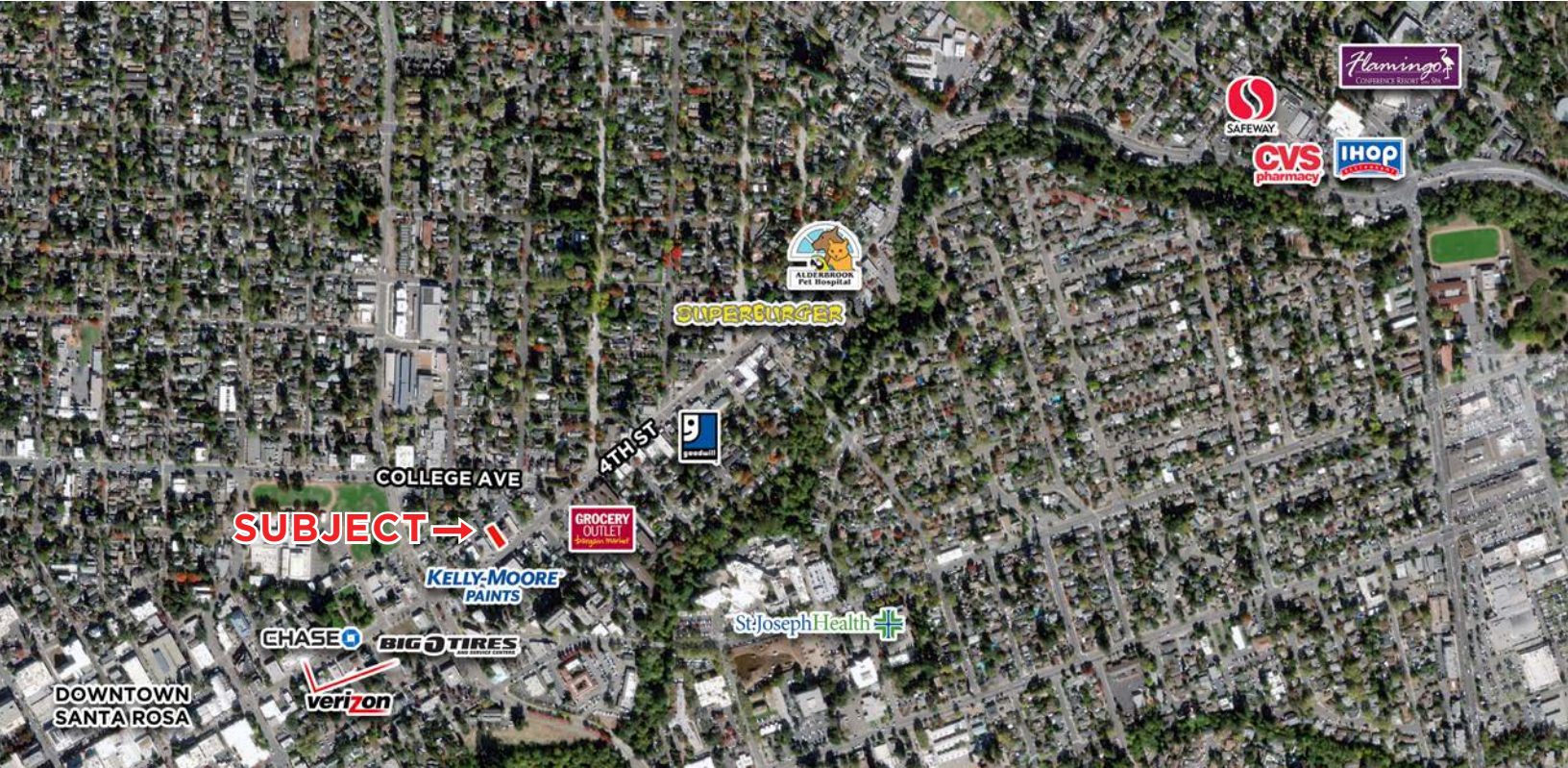
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AERIAL MAP



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