



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, SENIOR AGENT

LIC # 01985519 (707) 528-1400, EXT 241

ERLINA.OTHMAN@KEEGANCOPPIN.COM



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1049 4TH STREET, SUITE E
SANTA ROSA, CA

EXCELLENT MID-TOWN
LOCATION WITH
ON-SITE PARKING

PROPERTY INFORMATION

LEASE RATE

\$1.75 psft/Gross Rent (Plus Utilities)

Modified Full Service Plus Utilities of \$320/month for trash, water, PG&E, and A/C

USER SPACE

Commercial services zoning is very flexible permitting offices and personal services. The former occupant was a 'Massage Therapy' use and health and beauty related uses are acceptable.

RENTABLE SPACE

Suite H: 1,100+/- sf

PARKING

30 dedicated parking on-site

UNIT DESCRIPTION

This space was originally built as a 2 bedroom apartment; has restroom and kitchen, lobby and office downstairs plus private restroom with 2 massage therapy or other use rooms upstairs.

SITE MAINTENANCE

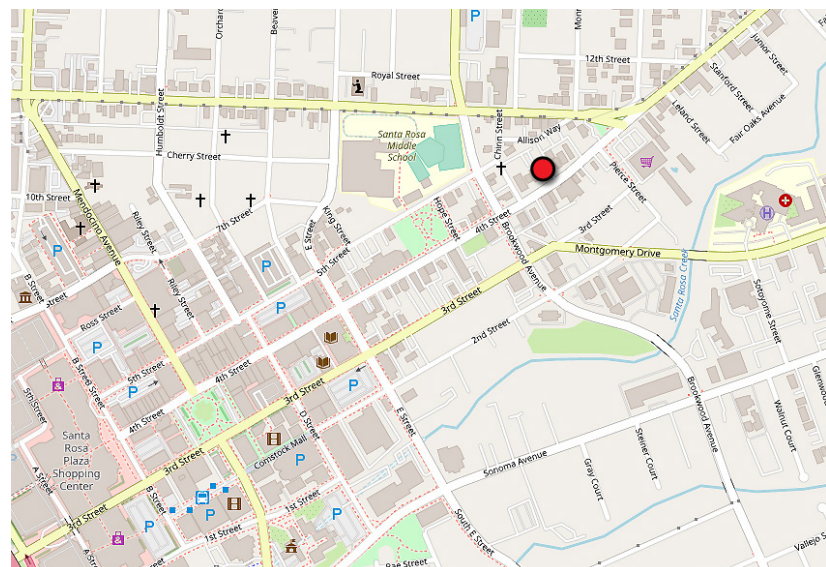
- Landlord maintains the exterior, common areas and HVAC.
- Tenants arrange for interior janitorial service.

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 abundant on site private parking area.



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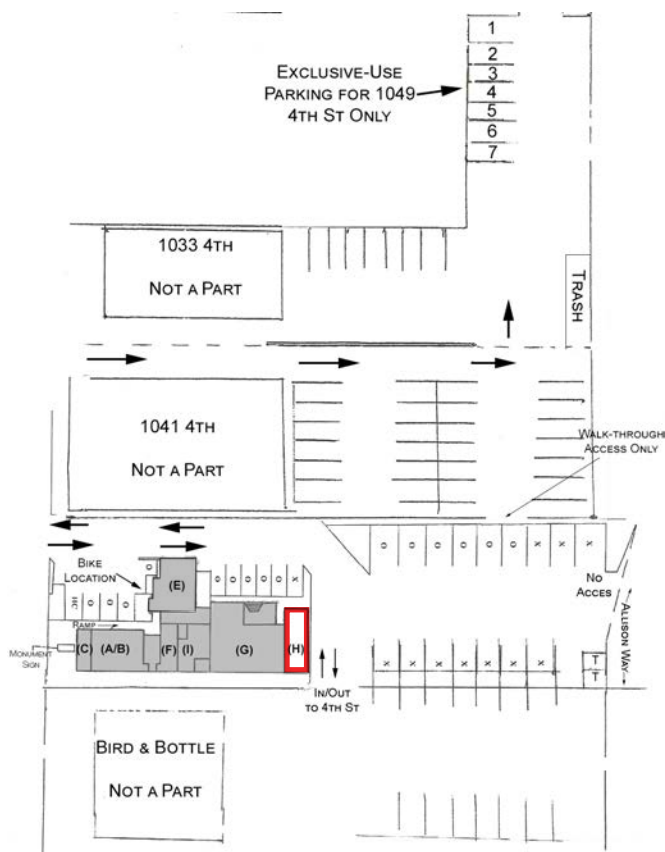
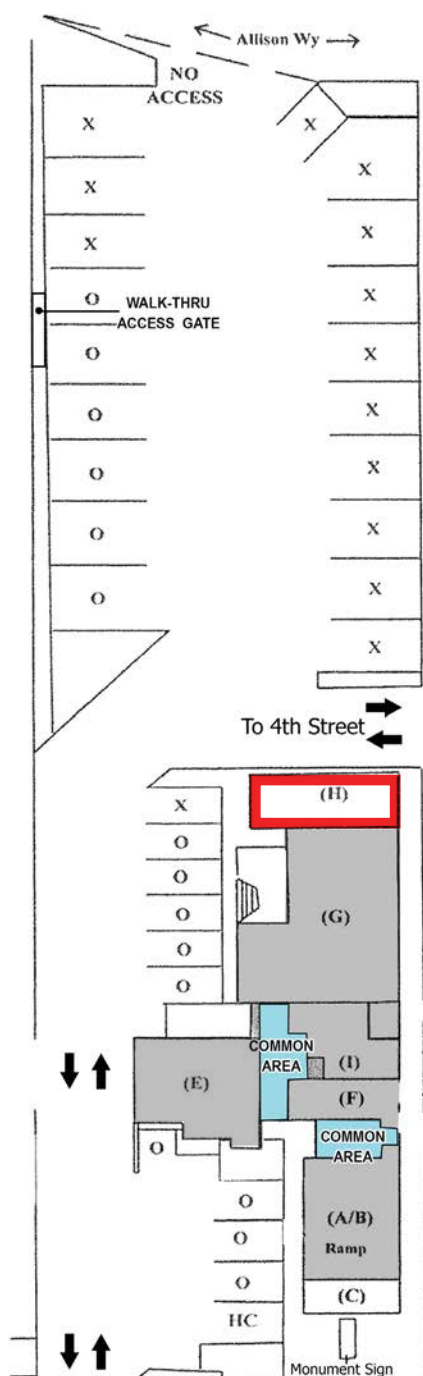
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SITE PLAN



TENANT	SUITE
Pure Skin Salon	A/B
Hair Salon Luxe	C
Acupuncture	D
Complextax Planning Inc.	E
Figlar, CPA	F
Psychology Office	G
AVAILABLE	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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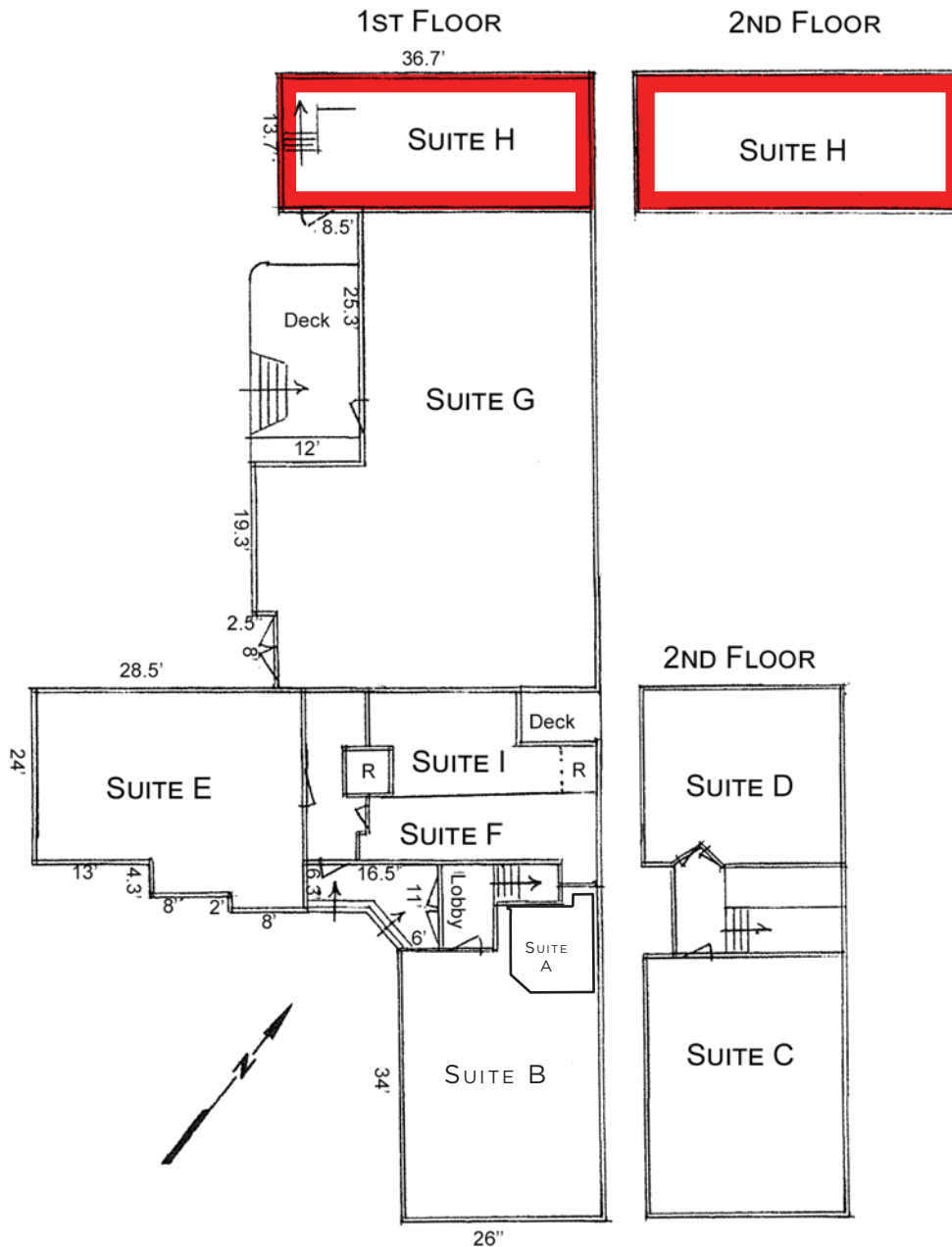
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FLOOR PLAN



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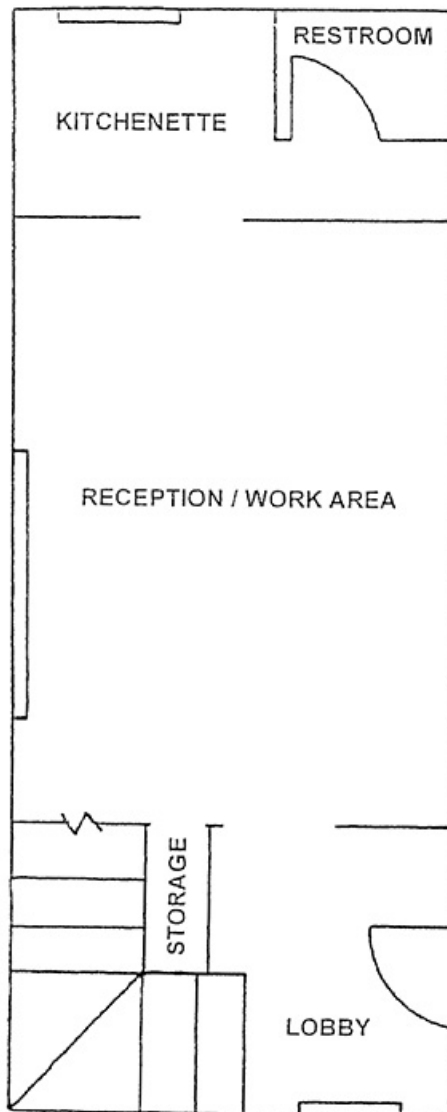
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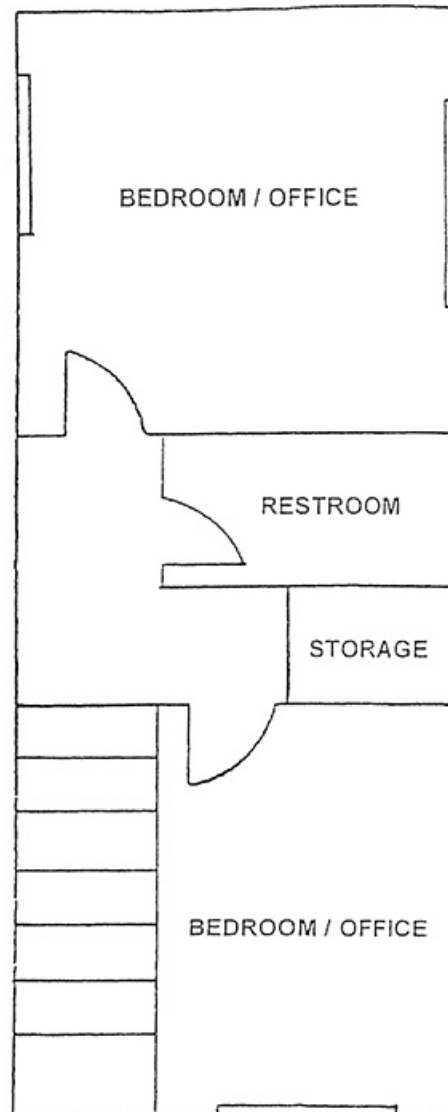
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SUITE H FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

SUITE H
1,100+/-RSFT

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REGIONAL LEASE RATES

Address	City	Use Type	Size PSF	Lease Rate	Lease Type	Tenant	Lease Execution Date
1414 4th Street #102	Santa Rosa	Retail/Fitness	1,550	\$1.95	NN	Dynamic Fitness Supply	4/22/2021
1422 4th Street	Santa Rosa	Retail/Café	1,135	\$1.95	NNN	Dierk's Inc.	4/20/2021
315 D Street	Santa Rosa	Office	800	\$1.65	NNN	Nancy Ramos-Gonzales	3/17/2021
527 4th Street/CBD	Santa Rosa	Retail/Food	4,700	\$1.50	NNN	Warike Corporation	11/23/2020
1049 4th Street	Santa Rosa	Hair/Beauty	650	\$1.95	MG	Cindy Mills	10/3/2020
50 Santa Rosa Ave/CBD	Santa Rosa	Office/Banking	3,941	\$2.36	MFS	Bank of Marin	5/20/2020
1404 4th Street	Santa Rosa	Photo/Design	1,250	\$2.00	NN	Tamara Donohue Bella Photo & Design	4/5/2020
1414 4th Street #103	Santa Rosa	Retail	2,650	\$2.05	NN	Urban Garden & Home	9/1/2021
100 B Street/CBD	Santa Rosa	Office/Banking	2,976	\$1.85	MFS	Poppy Bank	4/27/2021
1404 4th Street	Santa Rosa	Retail	1,200	\$2.05	MG	One on One Fitness	6/1/2020
1925 Mendocino Avenue	Santa Rosa	Beauty	540	\$2.15	NNN	Hair & Fox	8/1/2021
1301-B Cleveland Avenue	Santa Rosa	Coffee/Retail	2,150	\$1.45	NNN	Land & Water Coffee Co.	1/1/2021
804 4th St.	Santa Rosa	Office	6,400	\$1.95	NNN	Birkshire Hathaway RE	2/2021
1995 Mendocino Ave	Santa Rosa	Retail/Apparel	2,350	\$1.95	NNN	San Antonio Shoes SAS	3/2022
601 Mendocino Ave	Santa Rosa	Beauty care	2,450	\$1.85	NNN	Tattoo Salons	2/2022
1226 4th St.	Santa Rosa	Retail/ Dispensary	1,100	\$4.00	NNN	Dispensary	5/2022
1049 4th St	Santa Rosa	Retail/Beauty	1,100	\$1.95	MG	Health Beauty	2/2022

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PROPERTY PHOTOS



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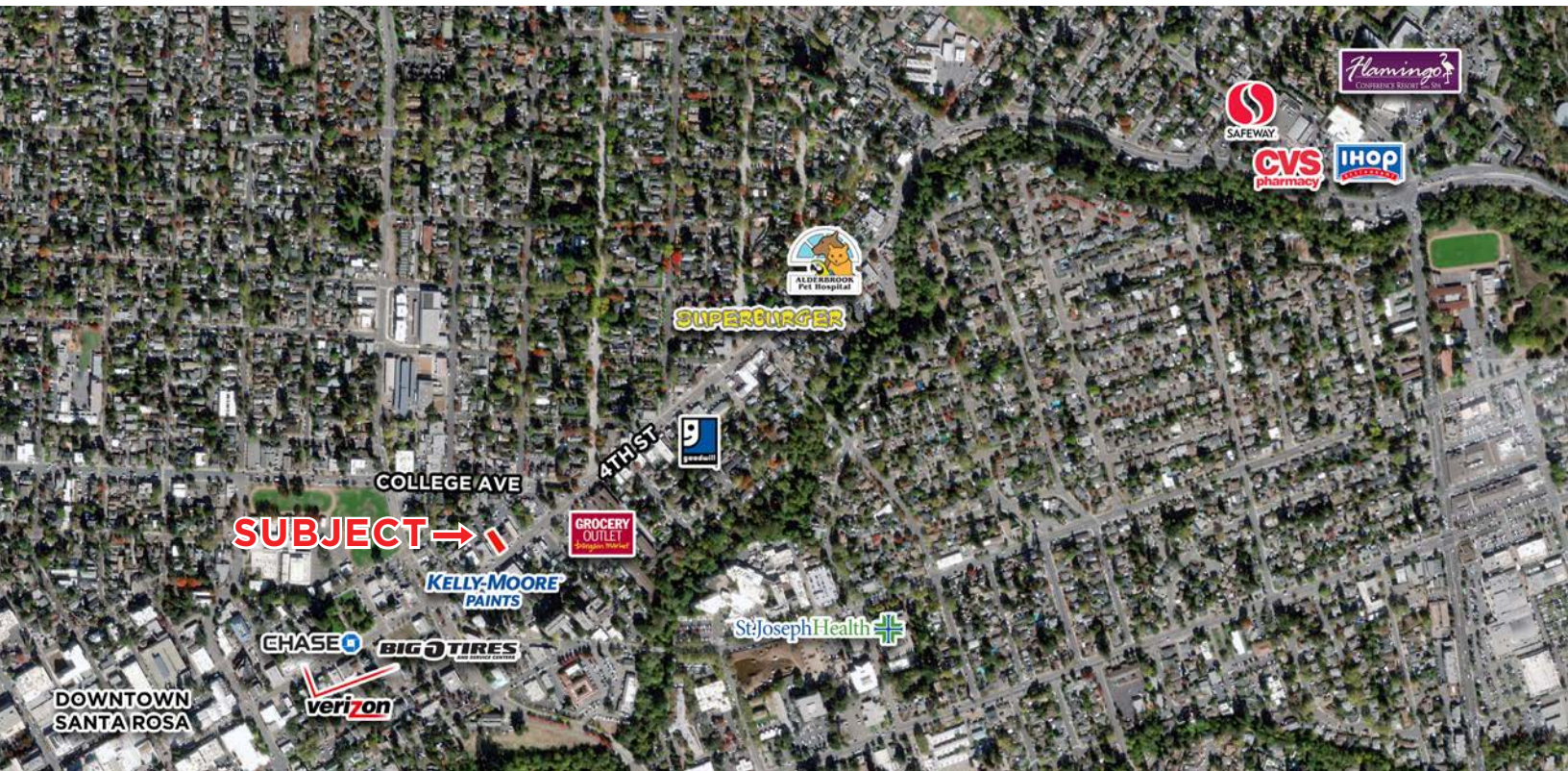
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VICINITY MAP



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