



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Commercial Real Estate Services

DOWNTOWN SANTA ROSA OFFICE BUILDING FOR SALE OR LEASE



520 Mendocino Avenue
Santa Rosa, California
APN: 009-024-048

- 928 - 15,529 sf Available
- Prime Downtown Location
- Completely Renovated and Upgraded
- Abundant Parking through 7th Street Garage

LEASE RATE: \$1.75 PSF/FULL SERVICE



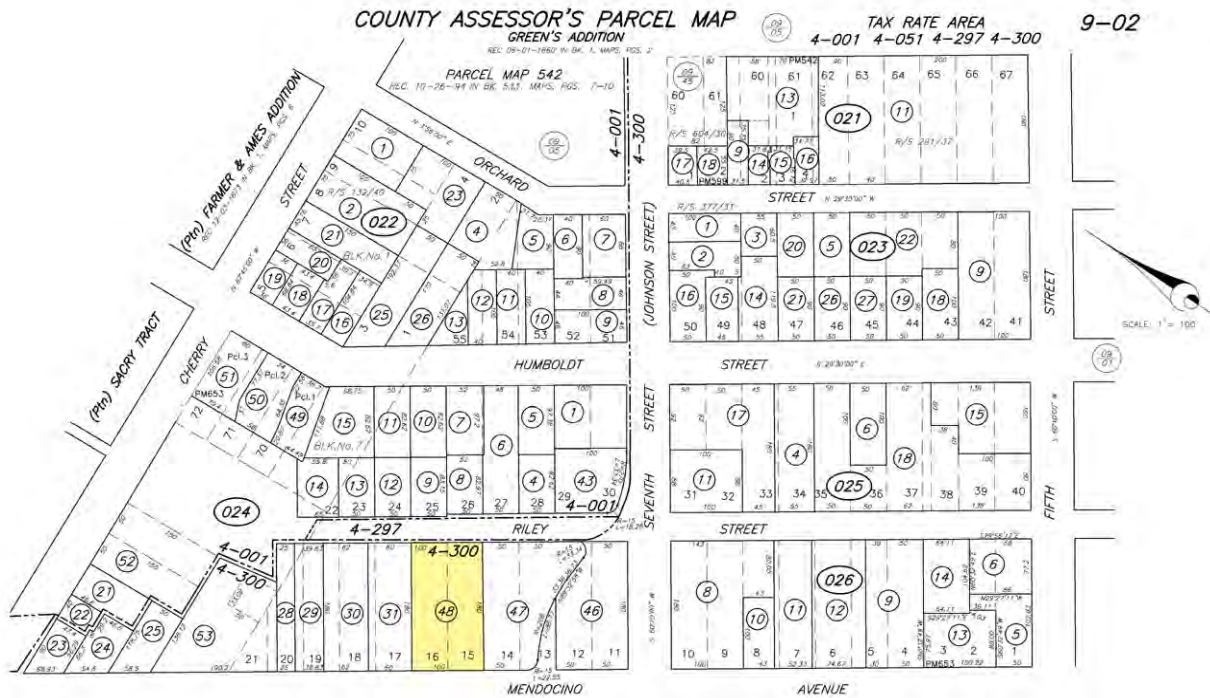
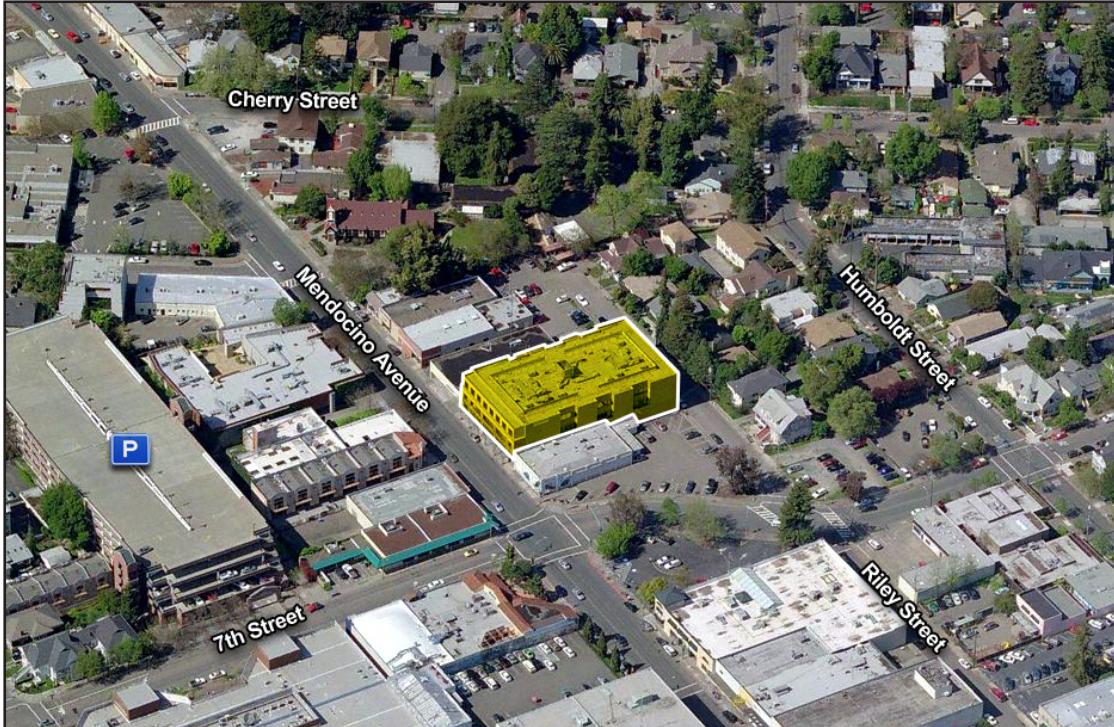
Vicinity Map

Contact:
 Dave Peterson, Agent
KEEGAN & COPPIN COMPANY, INC.
 1355 North Dutton Avenue
 Santa Rosa, CA 95401
 (707) 528-1400 ♦ Fax (707) 524-1419
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ONCOR INTERNATIONAL

OFFICES IN 220 CITIES: UNITED STATES, CANADA, DENMARK, FRANCE, GERMANY, INDIA, AUSTRIA, RUSSIA, CHINA, AUSTRALIA, UNITED KINGDOM, THE NETHERLANDS, MEXICO, JAPAN, ITALY, SPAIN, SWITZERLAND, CZECH REPUBLIC, BELGIUM, POLAND, NORWAY, UKRAINE, SWEDEN, FINLAND, HUNGARY, BRAZIL, CHILE, ARGENTINA, IRELAND

520 Mendocino Ave Santa Rosa, California County of Sonoma



Contact:

Dave Peterson, Agent or Jeffrey Wilmore, Partner

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**520 Mendocino Ave
Santa Rosa, California
County of Sonoma
Second Floor Plan**



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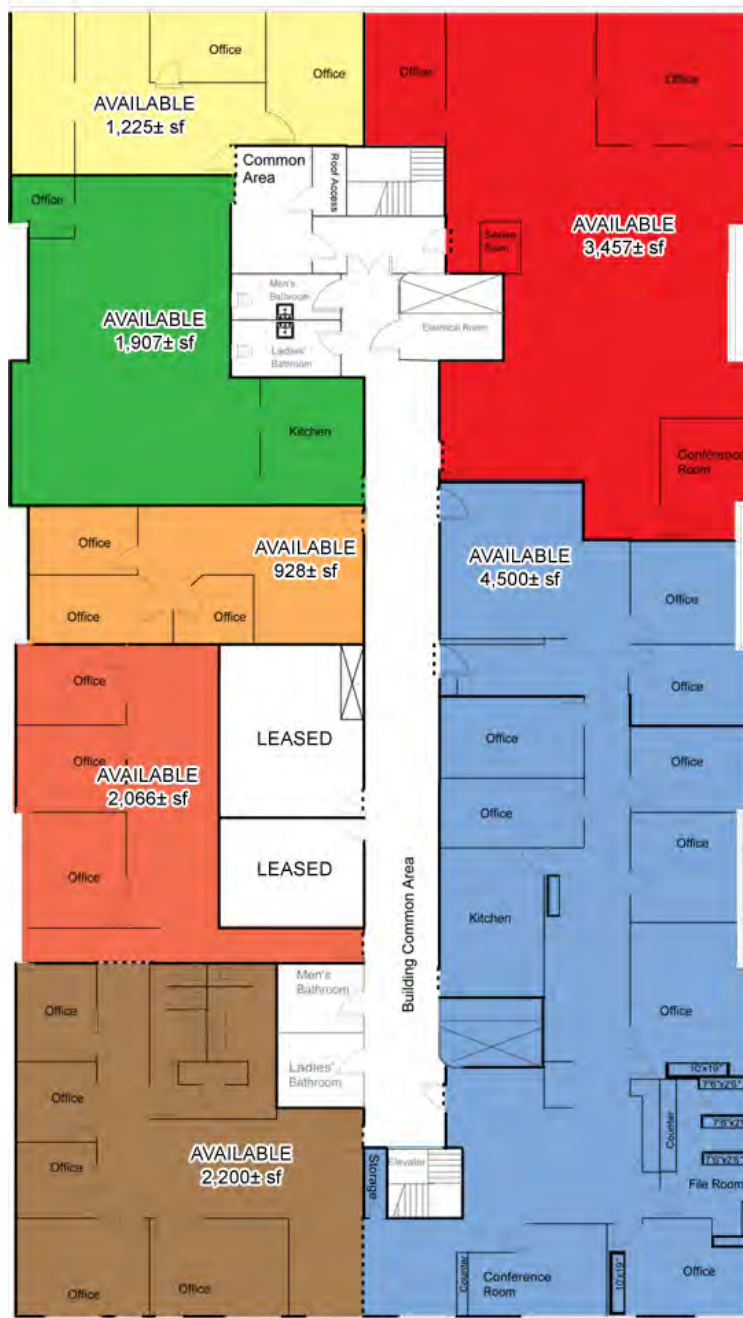
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520 Mendocino Ave Santa Rosa, California County of Sonoma Third Floor Plan

Riley Street



NOT TO SCALE

Mendocino Avenue

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KEEGAN & COPPIN COMPANY, INC.

COMMERCIAL REAL ESTATE

User Space:	Office	Rentable Space:	928 to 15,529 ± sf
City:	Santa Rosa, CA 95401 County of Sonoma	Rent:	\$1.75 psf FS
Business Park:	Downtown	Total Building s.f.:	47,110 ± sf
Address:	520 Mendocino Avenue	Parking:	Public garage

Description of Premises - Features:

High quality Class B+ building, elevator served, with multiple private offices along glass line, some with private balconies! Prime downtown location at 7th and Mendocino Avenue. Newly remodeled, clean, modern building, with good glass line, private offices, reception area, conference room. Space can be reconfigured to suit your needs. Parking is abundant and available at the 7th Street Garage, located directly across the street from 520 Mendocino Avenue Building. Price includes PG&E and janitorial.

Lease Terms:

2nd Floor: +/- 1,521 square feet available consisting of 3 large private offices and 3 small private offices.

+/- 1,978 square feet available consisting of 6 private offices, large work room, open space with terrace access.

3rd Floor: +/- 15,529 square feet available. Suites as small as 928 sf up to 15,529 sf – to accommodate any size office. Mix of private offices and open space with good window-line.

\$1.75 psf Full Service – Includes PG&E and janitorial.

Description of Location - Area:

Prime downtown location, easy walking to banks, restaurants, shops, entertainment, etc. Exit 101 at Downtown College Avenue exit. Public transportation also available.

Contact: *Dave Peterson, Agent (License #01280039)*
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