

# Prime Downtown Office Space for Lease

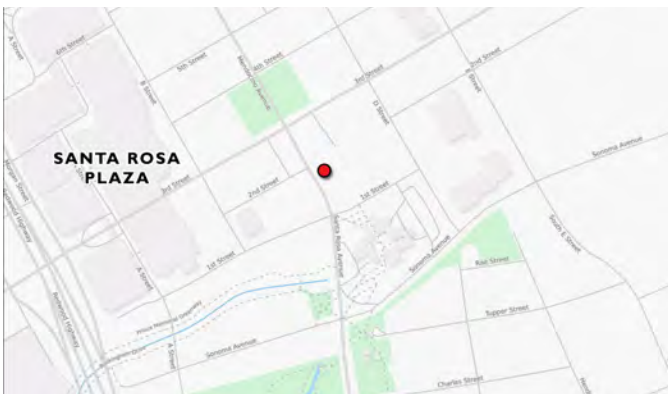
50 Santa Rosa Avenue, Santa Rosa, CA



## FEATURES

- › Suites ranging from 500± sf to 2,156± sf
- › Located in Santa Rosa's Central Business District
- › Mix of professional office buildings and financial institutions.
- › Walking distance to restaurants, retail stores and parking garages.

Conveniently located next to public transportation hub and Highway 101



Vicinity Map

## LEASE RATE

**\$1.75 psf Full Service**



**KEEGAN & COPPIN  
COMPANY, INC.**  
ONCOR INTERNATIONAL

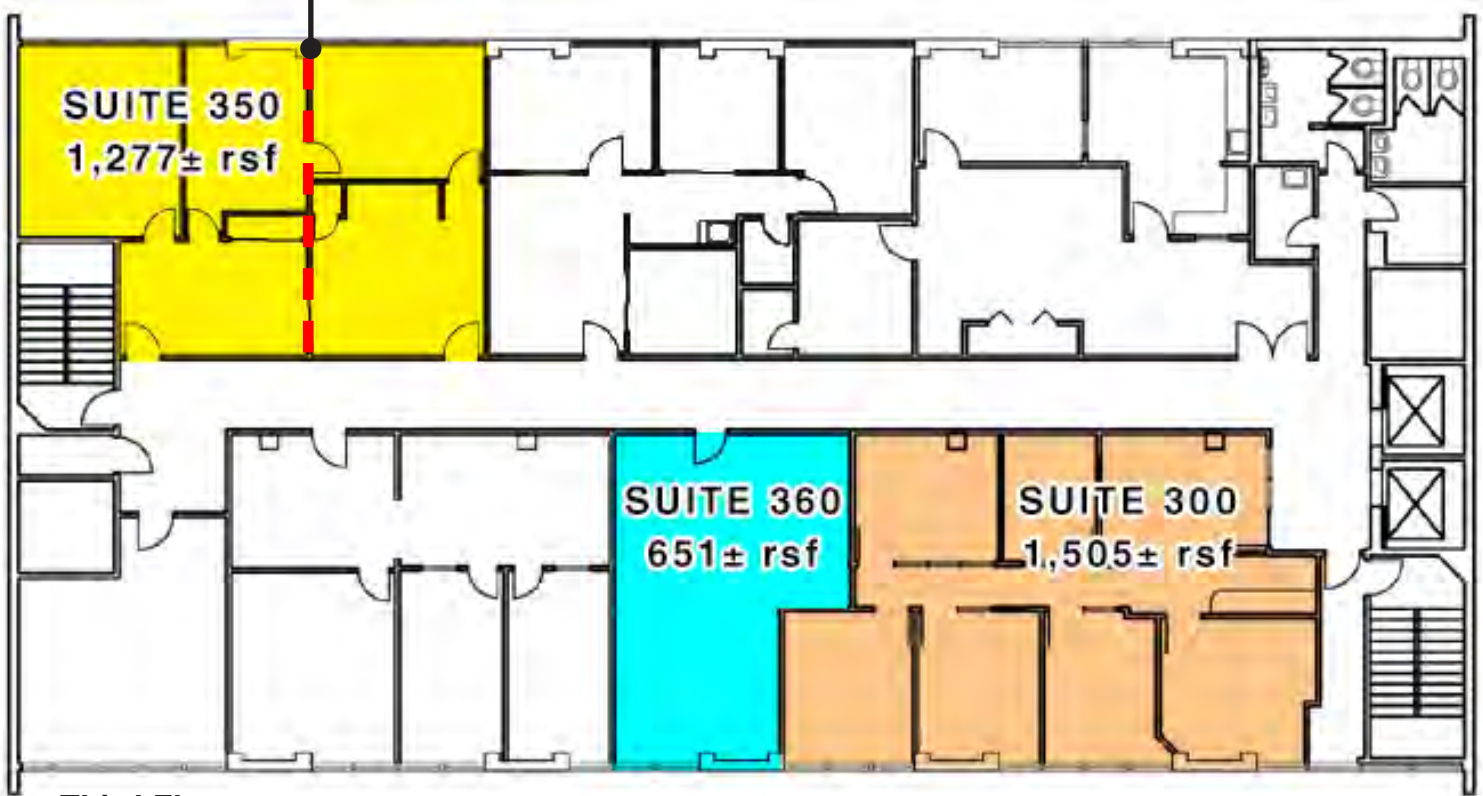
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Potential Demising Point



Third Floor

Suites 300 & 360 can be combined for 2,156± sf



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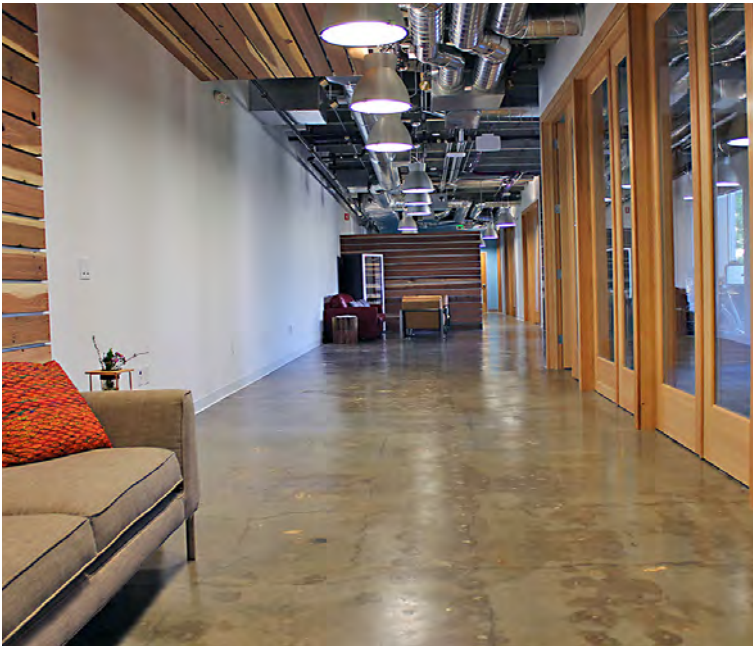
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An interested party should verify the status of the property and the information herein.

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# Prime Downtown Office Space for Lease

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## SPACE

Office

## RENT

\$1.75 psf Full Service

## CITY

Santa Rosa, California

County of Sonoma

## PARKING

Downtown parking district

## ADDRESS

50 Santa Rosa Avenue

Santa Rosa, CA 95404

## AVAILABLE OFFICES

(See more information below)

## TOTAL BUILDING S.F.

38,440 ± s.f

## DESCRIPTION OF PREMISES - FEATURES

Downtown district office building, with recently remodeled main lobby and corridors. Window lines offer natural lighting and views of downtown.

## RENTABLE SPACE

Suite 300: 1,505± sf

Suite 350: 1,277± sf

Suite 360: 651± sf

Suites 300 & 360 can be combined for 2,156± sf

## AVAILABLE SPACE

FLOOR	SUITE	R.S.F. (APPROX.)	RENT/SQ. FT.
Third	300	1,505±	\$1.75 Full Service
Third	350	1,277±	\$1.75 Full Service
Third	360	651±	\$1.75 Full Service

## DESCRIPTION OF LOCATION - AREA

50 Santa Rosa Avenue is located in the heart of Downtown Santa Rosa and is centrally located near the City's best restaurants and largest banks. Walking distance from Hyatt Vineyard Creek Hotel, Spa, and Convention Center, Sonoma County Bar Association, U.S. Bankruptcy Court, State Government Building, Retail Shopping, and Theatres. Conveniently located near major public transportation and Highway 101, offering easy access for both employees and clients.

