



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

645 FOURTH STREET  
SANTA ROSA, CA

DOWNTOWN OFFICE SUITES

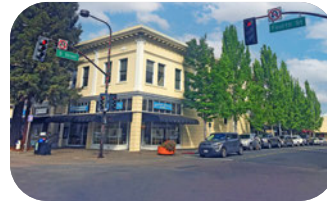


Go beyond broker.

REPRESENTED BY:

**BRIAN KEEGAN, PARTNER**  
LIC # 01809537 (707) 528-1400, EXT 249  
BKEEGAN@KEEGANCOPPIN.COM

**ERLINA D'ARGENZIO, SENIOR RE ADVISOR**  
LIC # 01985519 (707) 528-1400, EXT. 241  
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## PROPERTY SUMMARY

### USER SPACE

Office

### PARKING

Downtown district; street parking or city parking garage.

### DESCRIPTION OF PREMISES

**SUITE 212:** 1,203+/- sf

### DESCRIPTION OF LOCATION

Prime corner location for office user who wants to be in the heart of downtown Santa Rosa and the financial district. Located half a block from Old Courthouse Square, in the “walking district” and next to three (3) parking garages and street parking with heavy foot traffic. It is an opportunity for a company to position itself in the bustling, changing environment of the financial district and downtown Santa Rosa.

### LEASE RATE

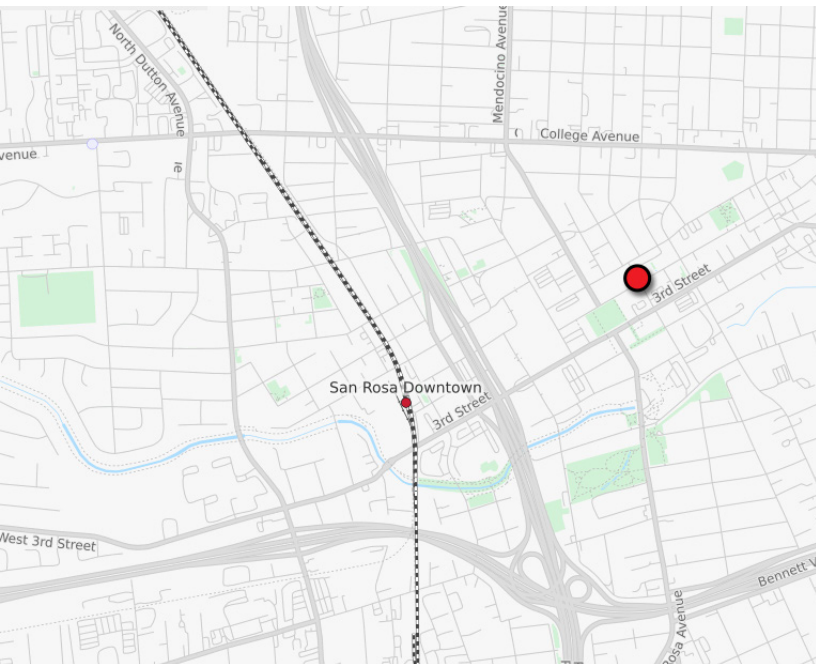
**SUITE 212:** \$1.85 PSF GROSS - 1,203+/- SF

### LEASE TERMS

#### UTILITIES

Owner pays water, sewer, & trash.

Tenant pays for utilities.



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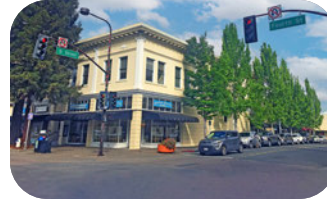
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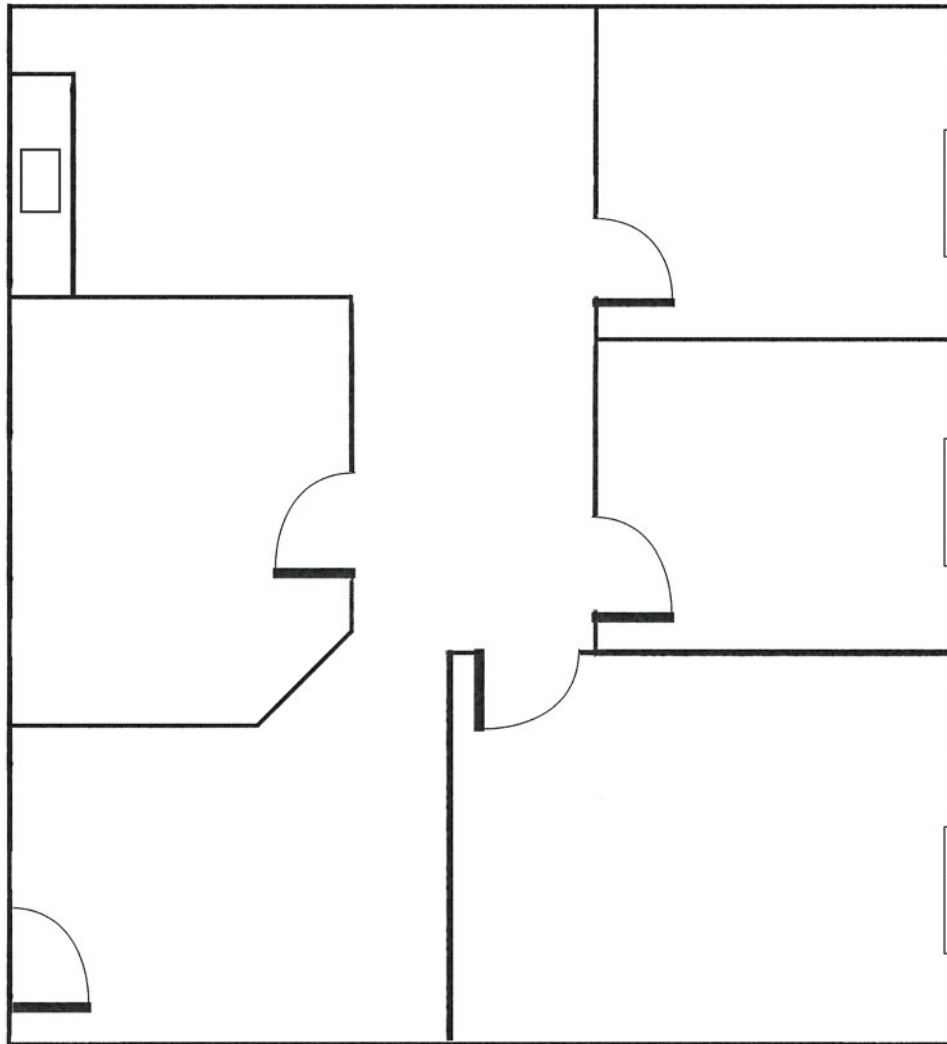
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## SUITE 212 FLOOR PLAN



**\*Not to scale  
Plan drawn from memory. Coordinate tour for accuracy.**

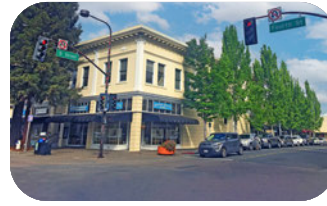
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# AERIAL MAP



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

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