



For Lease: Small Office Suite

825 College Avenue, Suite 7, Santa Rosa, CA

- In-Suite Storage Closet
- Shared Kitchenette
- Ample Parking
- Operable Windows
- Private Waiting Area
- Shared Wi-Fi

Offering Summary

Available Sq Ft:	285 +/- sf
Initial Base Rent:	\$855/mo.
Lease Type:	Modified Gross
CAM Charges:	\$75/mo.
Lease Term:	1 - 5 Years
Available:	NOW

Contact:

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HL Commercial Real Estate
www.hlcre.com



For Lease: Small Office Suites

825 College Avenue, Suite 7, Santa Rosa, CA 95404

Building/Space Description:

Historic two-story building, featuring a collection of one room offices occupied by therapists, counselors, and similar professional practices. There are common area bathrooms & shared kitchenettes.

Location Description:

On College Avenue, close to Downtown, Santa Rosa Junior College and Highway 101.

Space Information/Features:

Total Rentable Square Feet:	285 +/- sq. ft. (Owner is source. Agents have not verified square footage.)
Divisible/Can Add:	No
Parking:	10 Shared spaces in private lot. (Unassigned & Unreserved)

Building Information/Features:

Total Building Square Feet:	4,297
Year Constructed:	1922
Zoning/Permitted Uses:	PD 0226
Fire Sprinklers:	No
Heating & Air Conditioning:	Yes
Flood Zone Designation:	X : The area determined to be outside the 500-year flood and protected by levee from 100- year flood.

Lease Terms:

Minimum Lease Term:	1 - 5 Years
Initial Base Rent:	\$855 /month
Base Rent Increases:	5% annual increases
Lease Type:	Modified Gross
CAM Charges:	\$75/mo. (CAM charges increase 5% each year) (Includes Gas/Electric, water, common area janitorial, trash removal & shared WIFI)
Tenant Expenses:	Telephone, Liability Insurance

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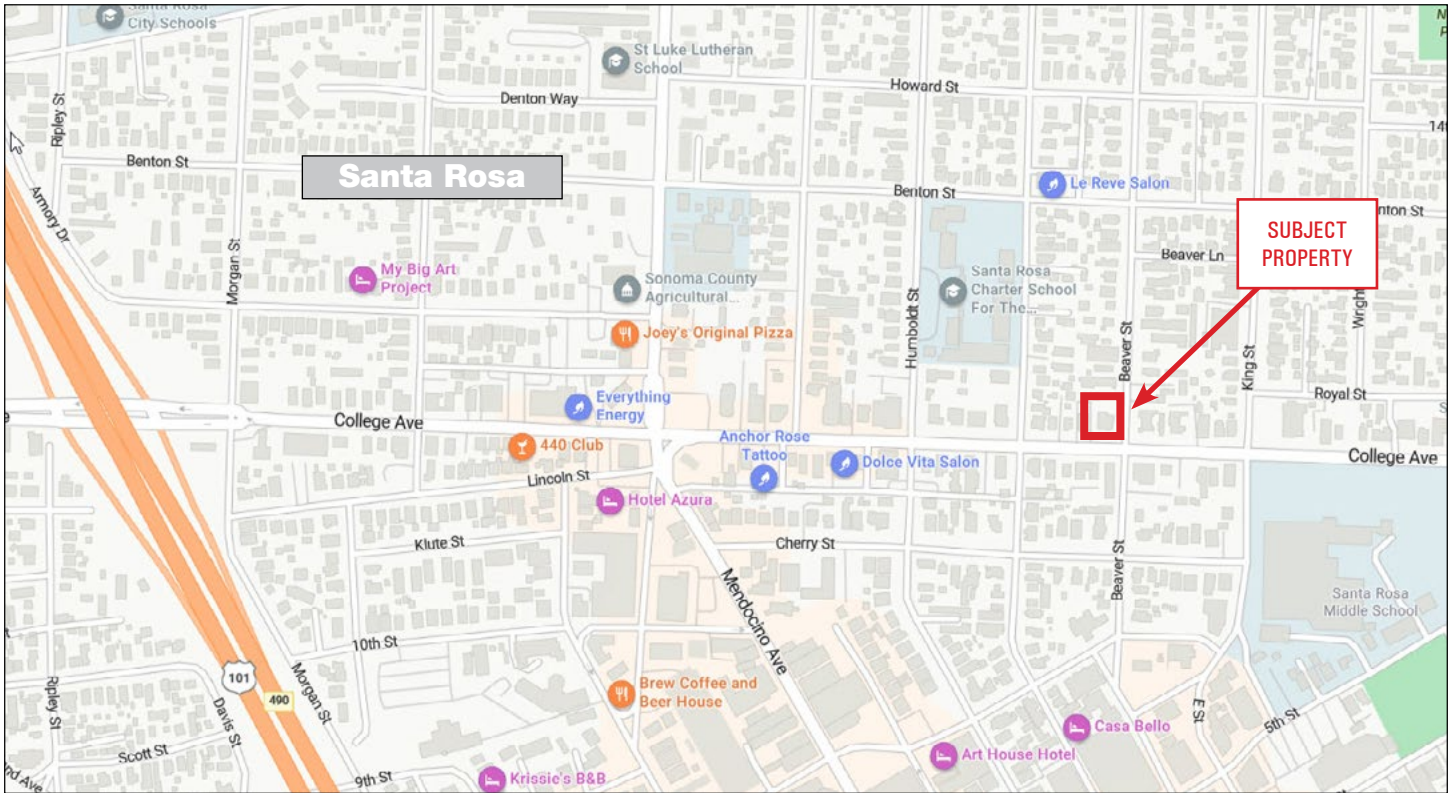
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[Click here to View in Google Maps](#)

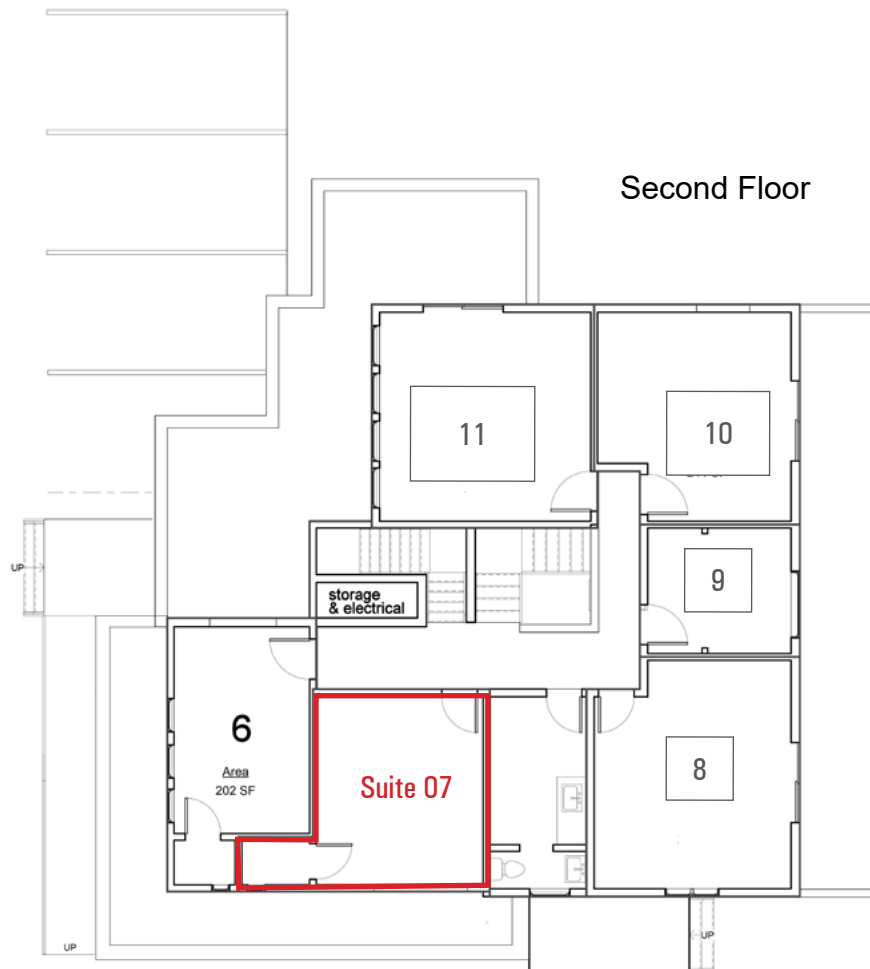


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BEAVER STREET



COLLEGE AVE.

Available

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Our Company



HL Commercial Real Estate (HLCRE) was founded in 1980 and is a full-service commercial brokerage and property management firm based in San Rafael, California. For more than four decades, HLCRE has been a trusted advisor to investors, business owners, and property developers throughout Marin County and the greater Bay Area. The firm's expertise spans office, retail, industrial, multifamily, mixed-use, and land transactions, representing clients in sales, leasing, and investment acquisitions.



With more than \$3.8 billion in completed transactions, HLCRE combines deep local knowledge with a sophisticated understanding of regional and statewide markets. The team's approach is built on integrity, insight, and long-term relationships—ensuring every client receives thoughtful advice and diligent execution.

- Sales
- Leases
- Seller/Landlord Representation
- Buyer/Tenant Representation
- Property Management
- Tax Deferred Exchanges

For clients seeking experience, professionalism, and a personalized approach to commercial real estate, HL Commercial Real Estate offers a proven record of performance and partnership. For a free evaluation or service description, please contact us.

Higher Level Commercial Real Estate

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