



Keegan & Coppin
COMPANY, INC.

FOR LEASE

640 THIRD STREET
SANTA ROSA, CA

MECHANICS BANK/SECOND
FLOOR PRIME DOWNTOWN
FINANCIAL DISTRICT
CLASS-A OFFICE SPACE



Go beyond broker.

PRESENTED BY:

DINO D'ARGENZIO, PARTNER
LIC # 00754303 (707) 483-4783
DARGENZIO@KEEGANCOPPIN.COM

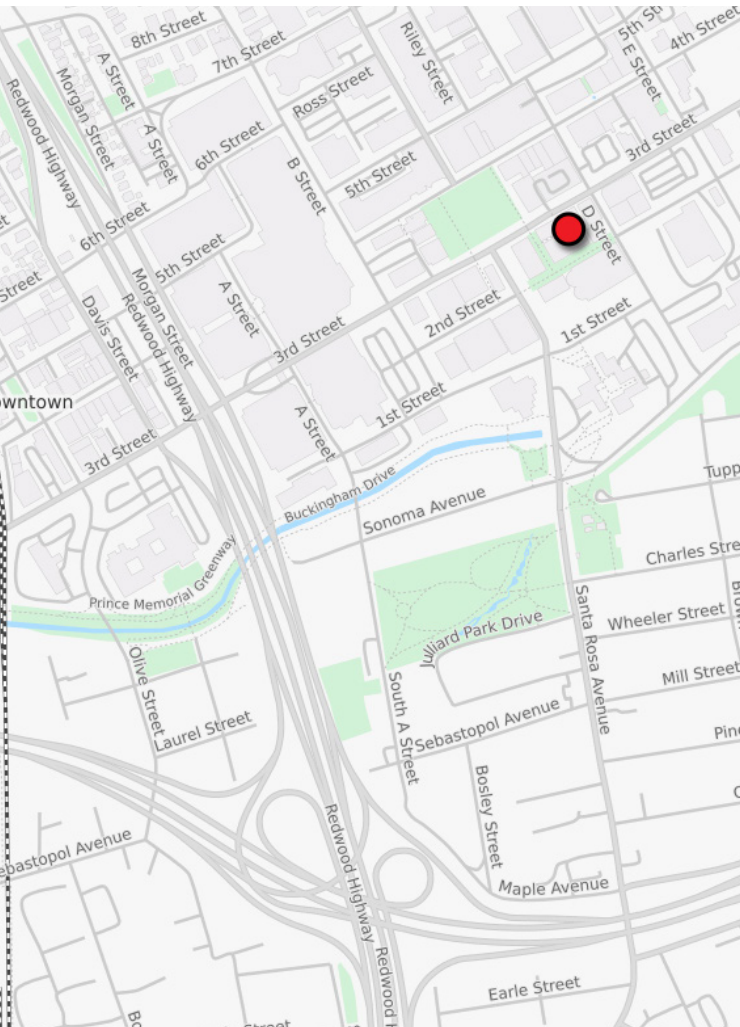


PROPERTY DESCRIPTION



640 THIRD STREET
SANTA ROSA, CA

SECOND FLOOR/ MECHANICS BUILDING PRIME FINANCIAL DISTRICT OFFICE SPACE FOR LEASE



- On the second-floor of the Mechanics Bank building at 3rd x D St Downtown Santa Rosa.
- Professional Improved Offices
- Elevator Served
- Located in the Heart of the Downtown Financial District
- Adjacent to 3 Public Parking Garages
- Building Front-Area Signage
- Available April 2026

RENTABLE SPACE

Second Floor: 2,750+/- sf

- Second-floor professional office space with primary building signage elevated

PARKING

2,900 - 4,500 Spaces in Adjacent Garages & Metered Curbside

DESCRIPTION OF LOCATION - AREA

640 Third St is a prime class 'A' corner prominent identity building. Anchored by Mechanics Bank on the first-floor. This second-floor space is rarely available and located in the heart of the Downtown Financial District, next to 3 parking garages, close to City and State Offices and all downtown services. Next to City parking garage.

BUILDING FRONT SIGNAGE

Primary signage areas facing Third St. and D St. available.

LEASE RATE

**\$1.35/PSFT GROSS RENT
PLUS JANITORIAL, PGE,
TRASH, & WATER**

TERMS

3-10 year lease term available. The rent quote is for the area as it is configured. The rent quoted includes: base year cost of common area maintenance expenses, real estate taxes, insurance, exterior janitorial, HVAC and roof services. Rent quote does not include each tenant's interior janitorial or share of water, trash, or PG&E.



Click [here](#) to visit the City of Santa Rosa.



Click here to download the area **HUB Zone Map**.

PRESENTED BY:

**DINO D'ARGENZIO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00754303 (707) 483-4783
DARGENZIO@KEEGANCOPPIN.COM**

Keegan & Coppin Company, Inc.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

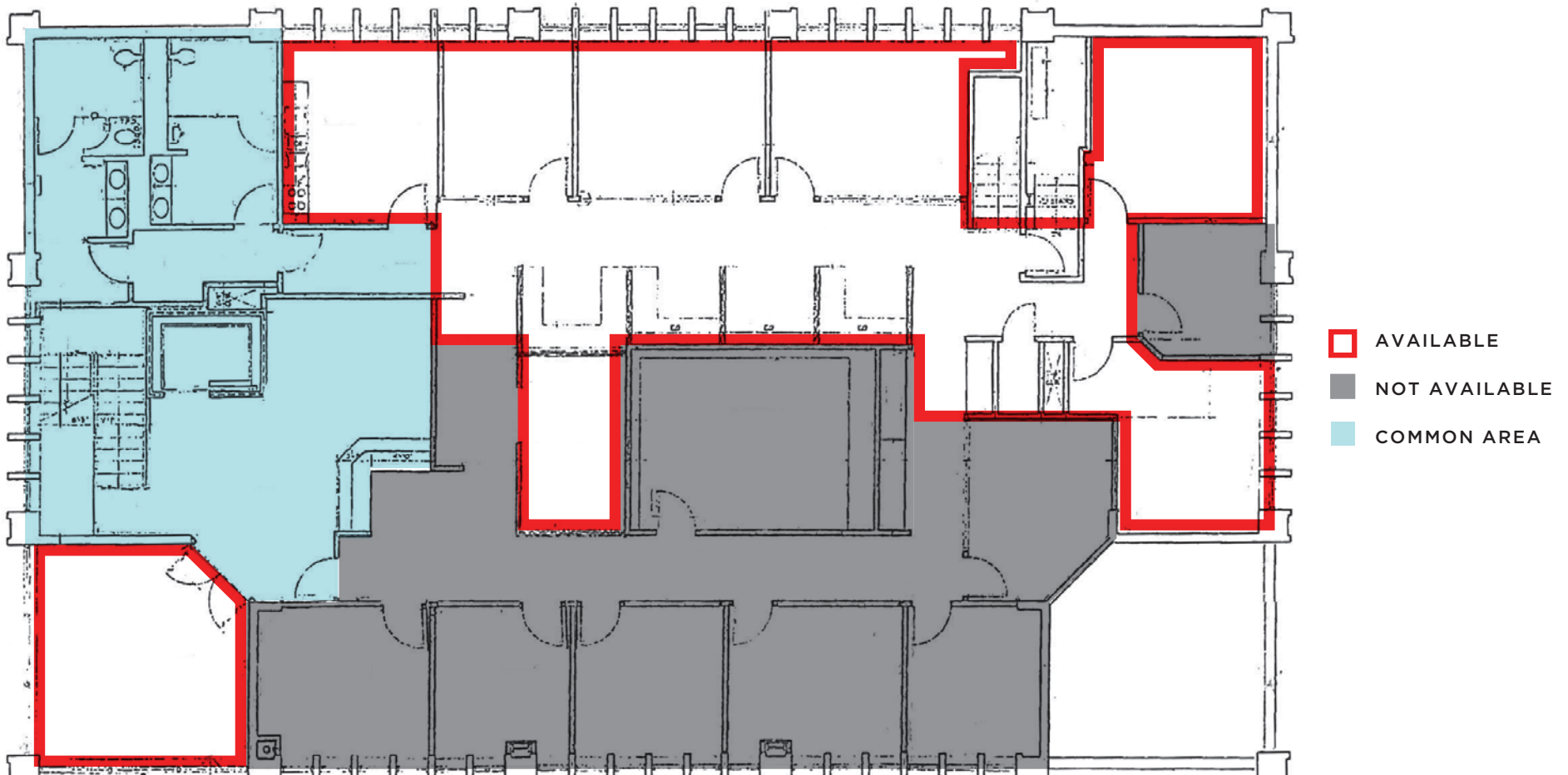


2ND FLOOR PLAN



640 THIRD STREET
SANTA ROSA, CA

**SECOND FLOOR/
MECHANICS BUILDING
PRIME FINANCIAL DISTRICT
OFFICE SPACE FOR LEASE**



PRESENTED BY:

DINO D'ARGENZIO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00754303 (707) 483-4783
DARGENZIO@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

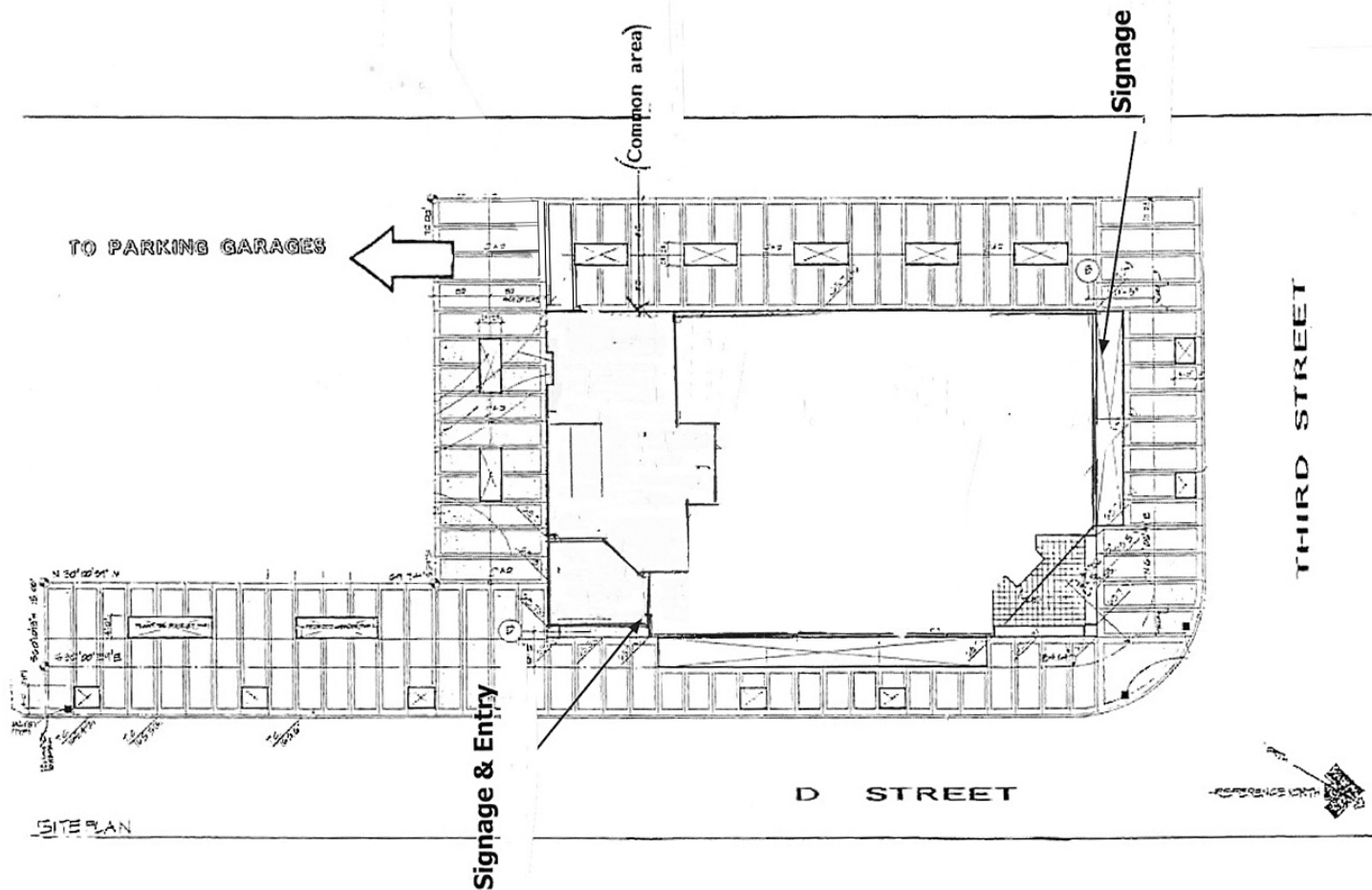


SITE PLAN



640 THIRD STREET
SANTA ROSA, CA

**SECOND FLOOR/
MECHANICS BUILDING
PRIME FINANCIAL DISTRICT
OFFICE SPACE FOR LEASE**



PRESENTED BY:

**DINO D'ARGENZIO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00754303 (707) 483-4783
DARGENZIO@KEEGANCOPPIN.COM**

Keegan & Coppin Company, Inc.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



PROPERTY PHOTOS

2ND FLOOR



640 THIRD STREET
SANTA ROSA, CA

**SECOND FLOOR/
MECHANICS BUILDING
PRIME FINANCIAL DISTRICT
OFFICE SPACE FOR LEASE**



PRESENTED BY:

**DINO D'ARGENZIO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00754303 (707) 483-4783
DARGENZIO@KEEGANCOPPIN.COM**

Keegan & Coppin Company, Inc.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



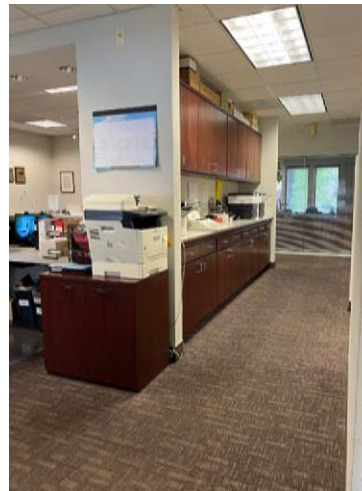
PROPERTY PHOTOS

2ND FLOOR



640 THIRD STREET
SANTA ROSA, CA

**SECOND FLOOR/
MECHANICS BUILDING
PRIME FINANCIAL DISTRICT
OFFICE SPACE FOR LEASE**



PRESENTED BY:

**DINO D'ARGENZIO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00754303 (707) 483-4783
DARGENZIO@KEEGANCOPPIN.COM**

Keegan & Coppin Company, Inc.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



PROPERTY PHOTOS 2ND FLOOR



640 THIRD STREET
SANTA ROSA, CA

**SECOND FLOOR/
MECHANICS BUILDING
PRIME FINANCIAL DISTRICT
OFFICE SPACE FOR LEASE**



PRESENTED BY:

**DINO D'ARGENZIO, PARTNER
KEEGAN & COPPIN CO., INC.
LIC # 00754303 (707) 483-4783
DARGENZIO@KEEGANCOPPIN.COM**

Keegan & Coppin Company, Inc.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



PROPERTY PHOTOS



640 THIRD STREET
SANTA ROSA, CA

**SECOND FLOOR/
MECHANICS BUILDING
PRIME FINANCIAL DISTRICT
OFFICE SPACE FOR LEASE**



Keegan & Coppin Company, Inc.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.