



**NORTH BAY**  
PROPERTY ADVISORS

# For Lease Retail/Office Space Downtown Santa Rosa

## LEASE RATE:

\$1.60/psf mo.  
NNN

## AVAILABLE:

1,200 +/-

## PARKING:

On site and  
street

## ZONING:

CD-5



Available July 1, 2011. Ground Floor retail/office. Move in ready. High traffic count. High visibility location with excellent glass line and signage. Ideal retail or office space. Currently has one private office and three cubicle workstations. Front reception area and a private restroom. On site and street parking available. Near shops/restaurants and transportation.

**845 Fourth St Unit A  
Santa Rosa, CA 95404**

## Lead Broker / Agent

William Severi, CCIM

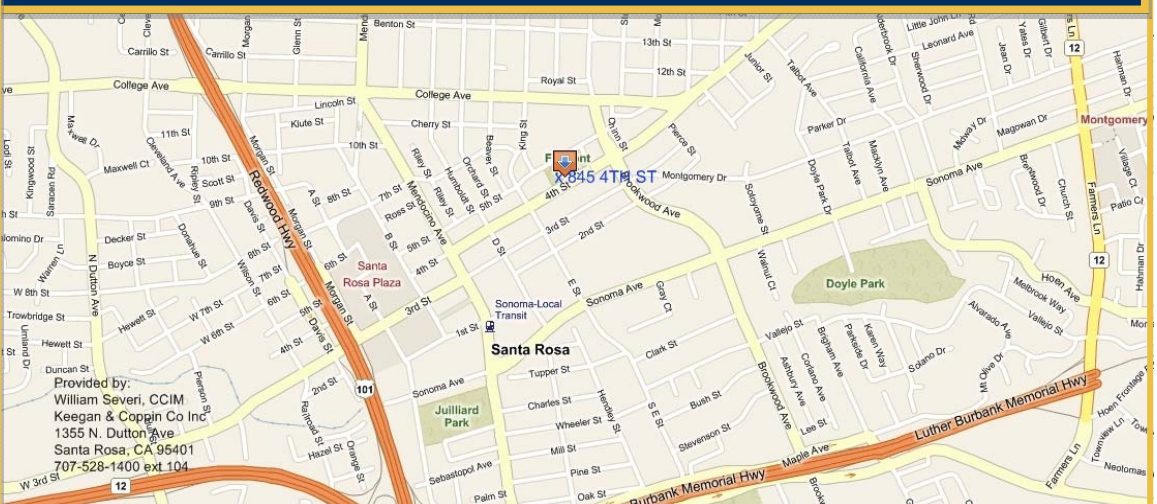
CPM

707-523-2700 phone

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bill@northbayprop.com

DRE No.: 01000344



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



# Property Overview

## Leasing

**Lease Rate:** \$1.60/sf per month NNN

## Building

**Construction / Siding:** Wood Frame/Stucco

**Year Built:** 1907

**Stories:** 2

**Unit Size:** 1,200+/- sf

**Improvements:** One private office, three workstations, reception area

**Restroom:** Private

## Site

**APN:** 009-054-028

**Size:** .12 (5227 Sq Ft)

**Zoning:** CD-5

**Parking:** On site and street

**City / County:** Santa Rosa/Sonoma

**Water & Sewer:** City of Santa Rosa

**Gas & Electric:** PG&E



## Broker Team



**Cell:**  
707-291-2722  
**Office:**  
707-523-2700  
**DRE No.:**  
01000344

**William M. Severi, CCIM**  
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**Nick Abbott**  
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**Santa Rosa Office**  
**2544 Cleveland Ave #110**  
**Santa Rosa Ca 95403**

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# Aerial



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# Parcel Map

9-05

TAX RATE AREA  
4-001  
4-297  
4-300

## COUNTY ASSESSOR'S PARCEL MAP



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