



FOR LEASE – OFFICE SPACE

818 Mendocino Ave
Santa Rosa, CA 95404

Northern California's Premier Commercial Real Estate



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



SITE SUMMARY

BUILDING/SITE

Building Size:	5,248 +/- Sq. Ft.
Stories	Two (2)
Parking:	14 on site 5 additional spaces on street
Restrooms:	Two (2) ADA accessible
Zoning:	PD - Planned Development
Water & Sewer:	City of Santa Rosa
Gas & Electric:	PG&E

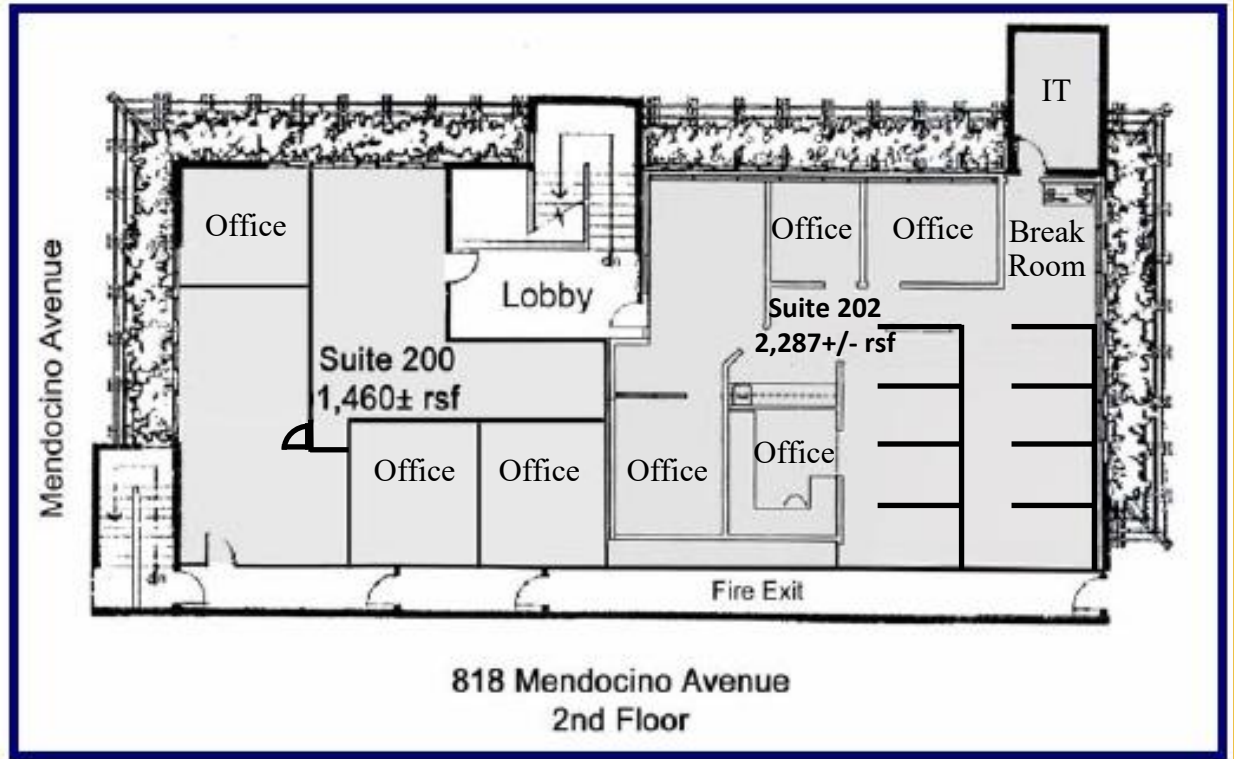
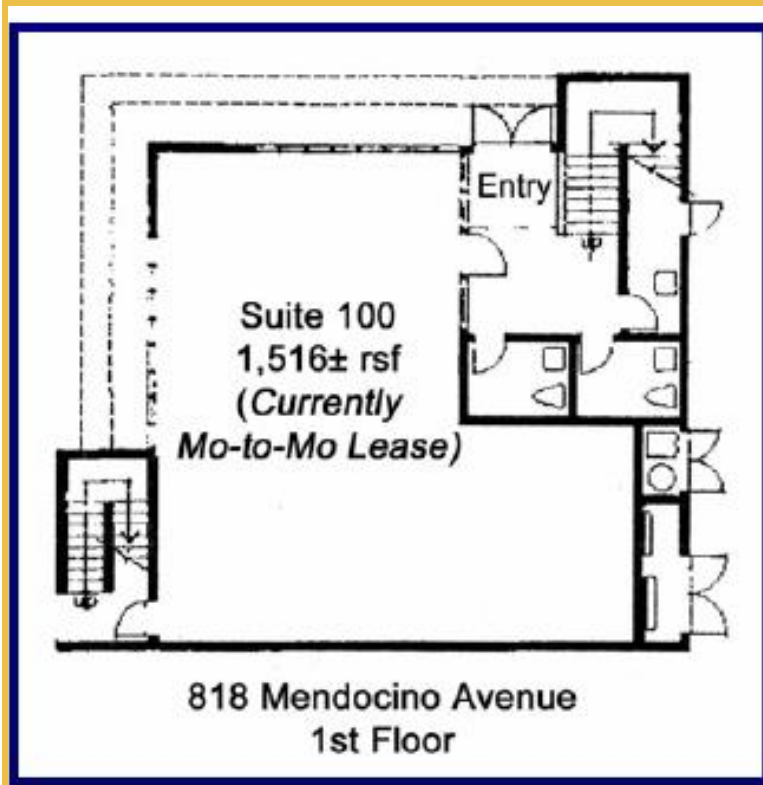


SPACE AVAILABLE	SPACE	RENTABLE	RENT PER SQ. FT.	LEASE	TOTAL MO.
818 Mendocino Ave	Office	3,747+/- Sq. Ft.	\$1.65 per Sq. Ft	GROSS	\$6,182

Contemporary office building located just north of Downtown Santa Rosa along Mendocino Ave. Two suites which can be combined are currently available on the second floor. These range from 1,460 sq.ft facing onto Mendocino Ave, and a larger, 2,287 sq.ft suite facing east. Both suites could be combined for a large occupant. Suite 200 offers 4 private offices and some open work areas; suite 202 provides 4 private offices, reception, break room and recently built in work stations designed to accommodate 8. Private offices have abundant glass. Attractively landscaped front makes for an inviting entry to the property. On site parking with 4 covered and the remaining service. Comfortable several block walk to many downtown amenities. Easy access to US Hwy 101. Gross lease structure, Tenant pays their own electricity and Gas, Landlord pays water/sewer costs.



FLOOR PLAN

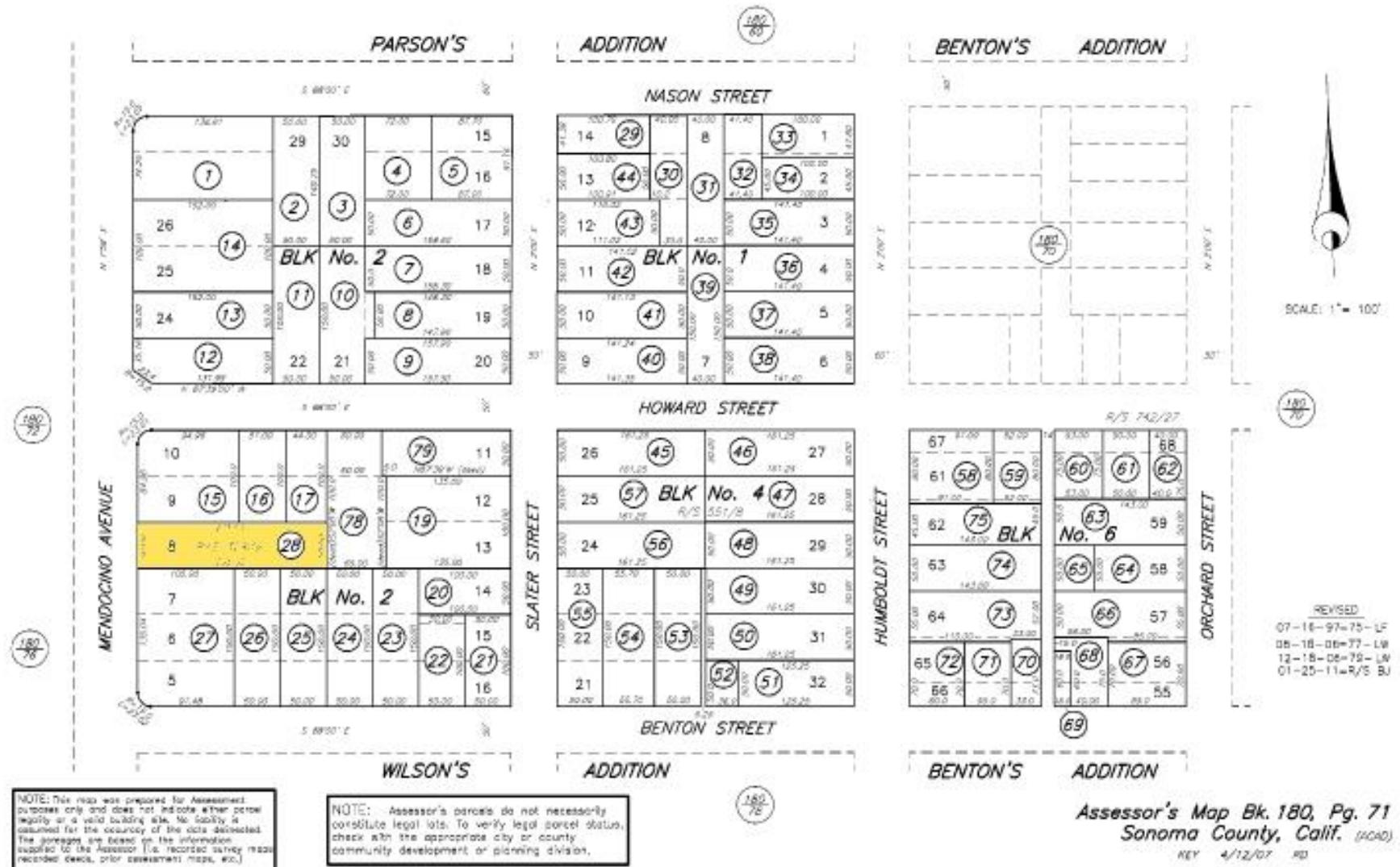




PARCEL MAP

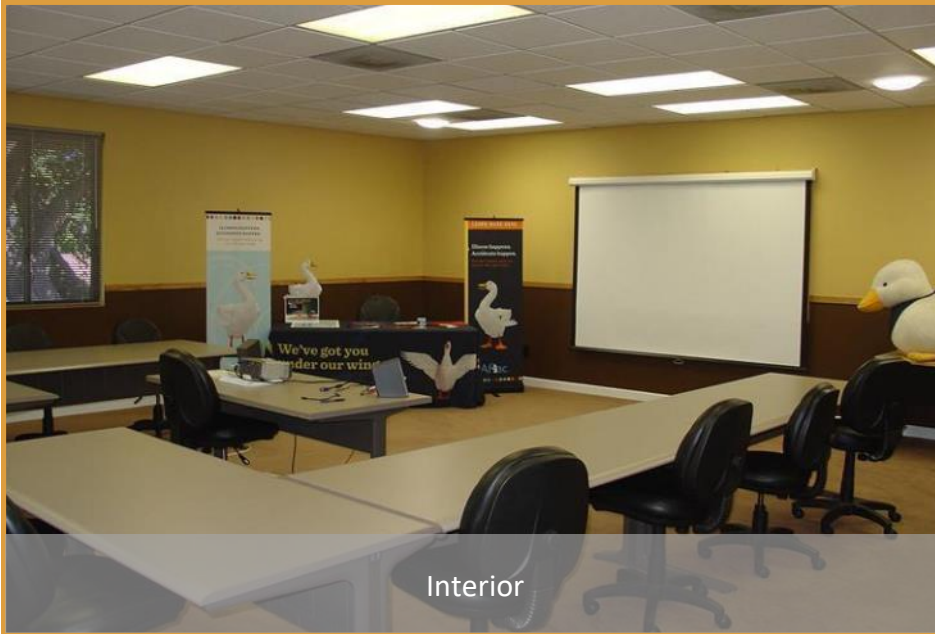
COUNTY ASSESSOR'S PARCEL MAP

Situs: 818 Mendocino Ave, Santa Rosa, CA 95401
 TAX RATE AREA 180-71
 4-001





PHOTOS



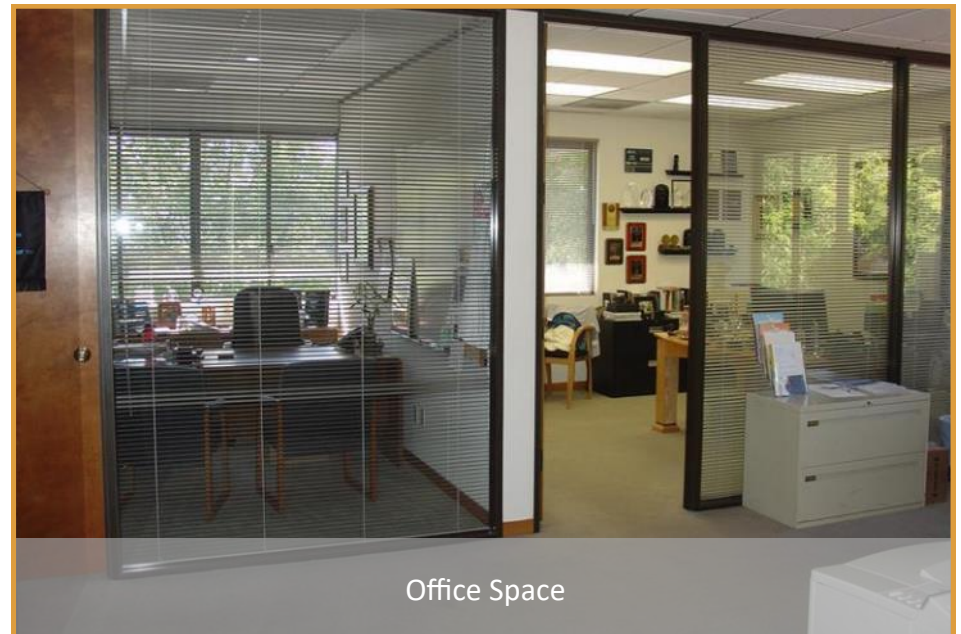
Interior



Interior



Reception

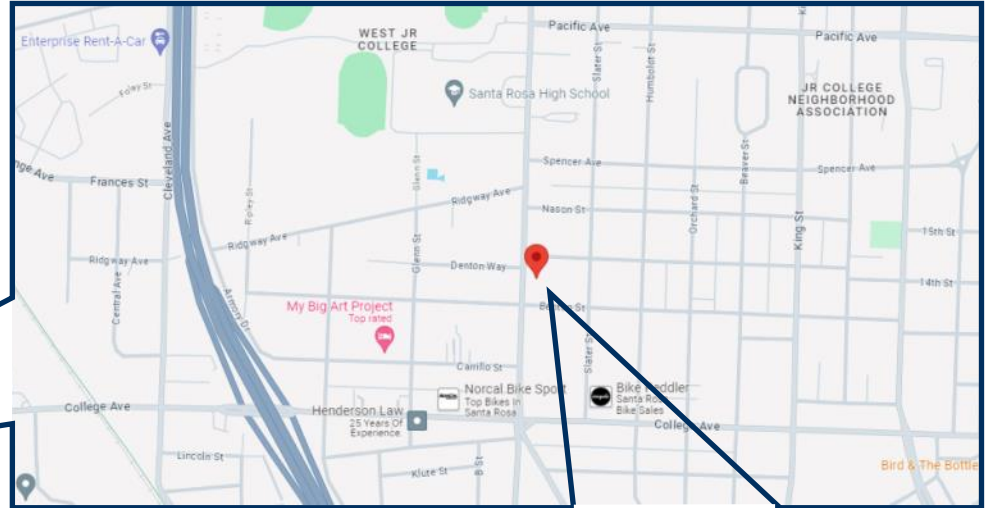
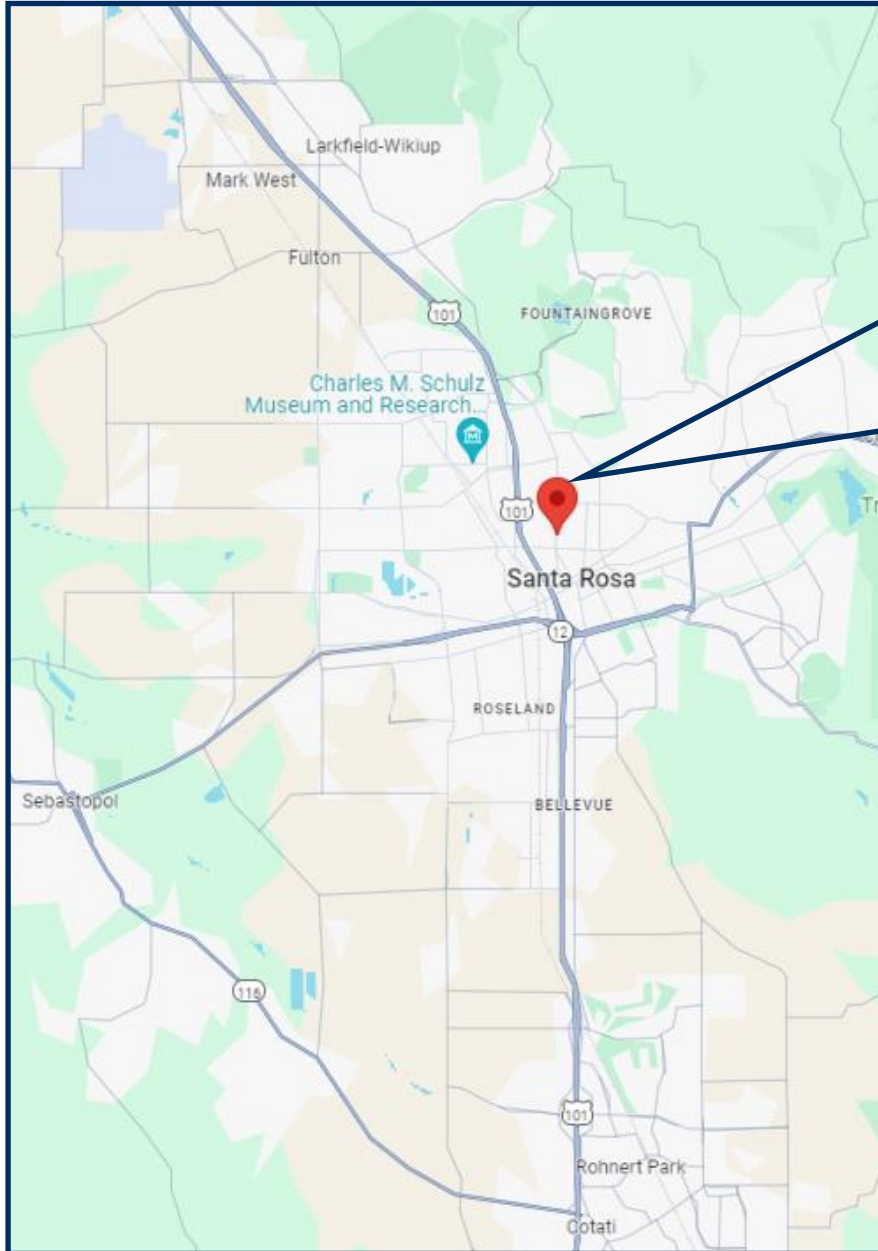


Office Space

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STREET MAP



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BROKER TEAM



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