

KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

AVAILABLE FOR LEASE DISTINCTIVE DOWNTOWN OFFICE BUILDING



50 Old Courthouse Square Santa Rosa, California **County of Sonoma**

- 2,214± rsf Space Available (divisible)
- Open Floor Plan with Two Elevators Servicing Upper Floors
- Excellent Location in Center of Downtown Santa Rosa
- Public Parking Garage Surrounds the Building



Vicinity Map

Lease Rate: \$2.15 psf Modified Full Service

Contact:

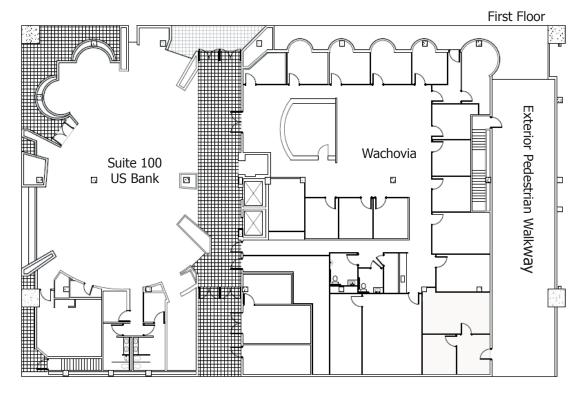
Shawn Johnson, Managing Partner/SIOR KEEGAN & COPPIN COMPANY, INC.

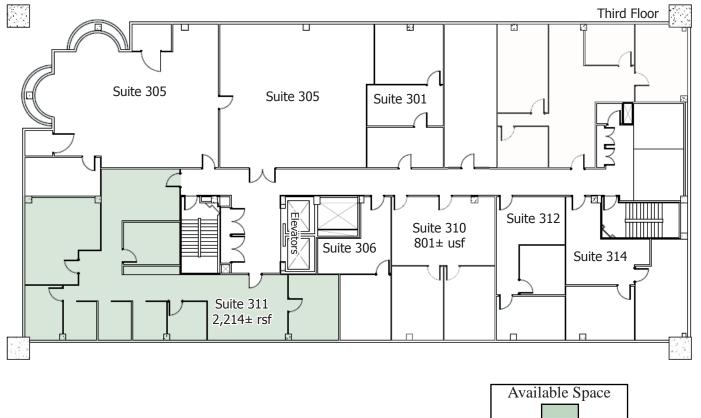
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50 Old Courthouse Square Santa Rosa, California







Contact:

Shawn Johnson, SIOR/Managing Partner

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COMMERCIAL REAL ESTATE

User Space: Professional Office **Rentable Space:** 700 + - rsf - 2,214 + - rsf

Address: 50 OLD COURTHOUSE SQUARE Rent: \$2.15 psf Modified Full Service

City: Santa Rosa, California 95404 Total Building Area: 65,435± r.s.f.

County: Sonoma Size Range: Approx. 700 r.s.f. – 2,214 r.s.f.

Area: Downtown Santa Rosa Parking: Public Parking Garage

Description of Premises - Features:

Beautiful suites, most with stunning views. Open floor plans with flexible layouts. Owner has upgraded the lobby areas and restrooms. The building has two elevators serving all upper floors.

Lease Terms:

3-5-10 years with annual C.P.I. increases. Modified Full Service Lease (excluding interior janitorial, which is paid directly by each tenant).

Floor	Suite	Usable s.f. (Approx.)	Rentable s.f. (Approx.)	Rent/Sq. Ft.
Third Floor	311	1,856±	2,214±	\$2.15

Description of Location - Area:

100% Location in the center of Downtown Santa Rosa. A public parking garage is adjacent to the building with direct access from the garage. Numerous other garages surround the building. Walking distance to all of Downtown's amenities.

Contact: SHAWN JOHNSON, MANAGING PARTNER/SIOR

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