



## For Lease: Small Office Suite

825 College Avenue, Santa Rosa, CA

- Shared Kitchenettes
- Ample Parking
- Great Location
- Private Waiting Area
- Shared Wi-Fi

### Offering Summary

Available Sq Ft:	466 +/- sf
Initial Base Rent:	\$1,415/mo
Lease Type:	Modified Gross
Lease Term:	2 - 5 Years
Available:	NOW

Contact:

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**HL Commercial Real Estate**  
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825 College Avenue, 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 Ave., close to Downtown, Santa Rosa Junior College and Highway 101

## Space Information/Features:

Suite	Square Feet	Monthly Rent	CAM charges
13	466 +/-	\$ 1,415	\$100/mo

Total Rentable Square Feet: 466 +/- 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: 4,128  
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: 2 - 5 Years  
Initial Base Rent: \$1,415 /month  
Base Rent Increases: 5% annual increases  
Lease Type: Modified Gross  
CAM Charges: CAM charges of \$100/mo which increase 5% each year  
(Includes Gas/Electric, water, common area janitorial, trash removal & shared WIFI)  
Tenant Expenses: Telephone, Liability Insurance

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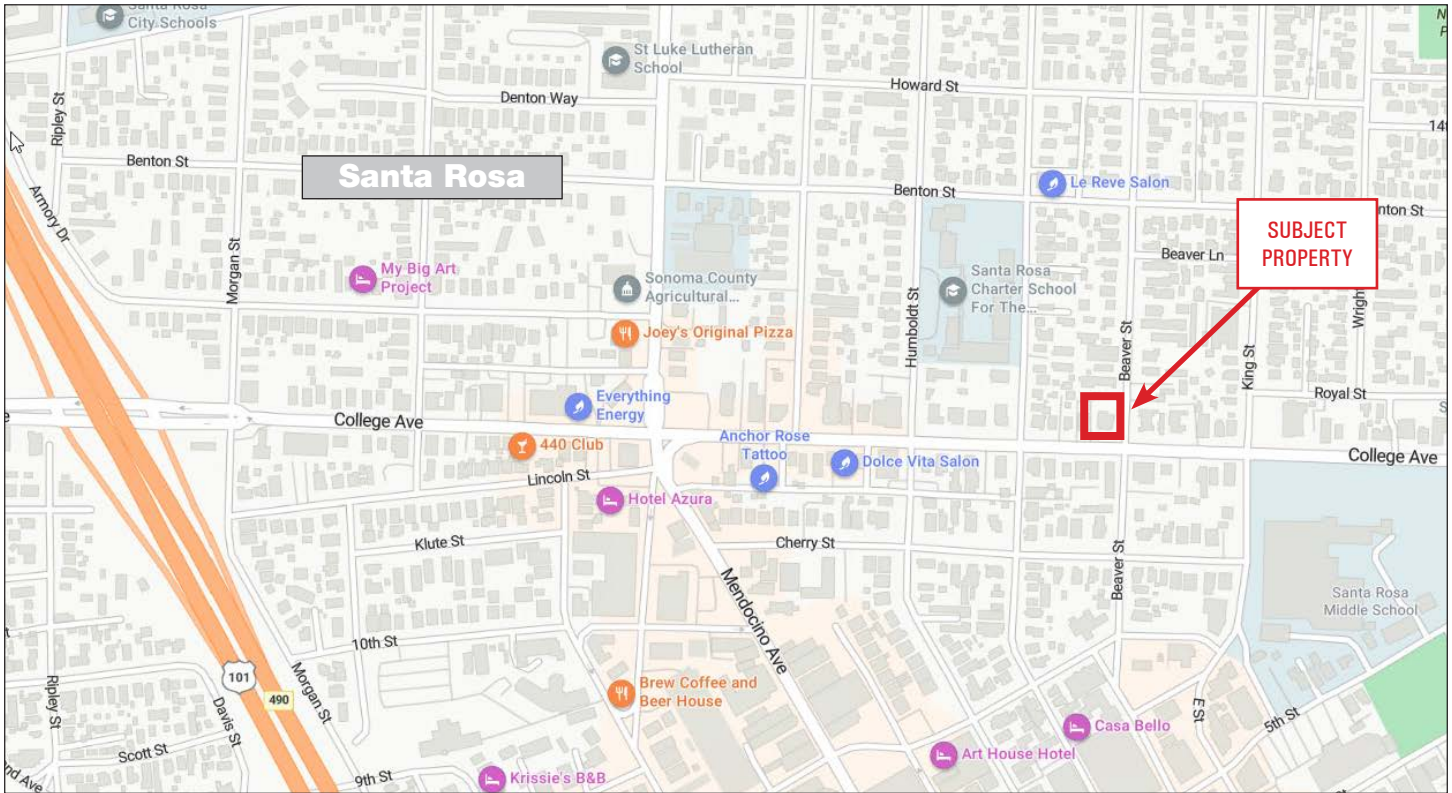
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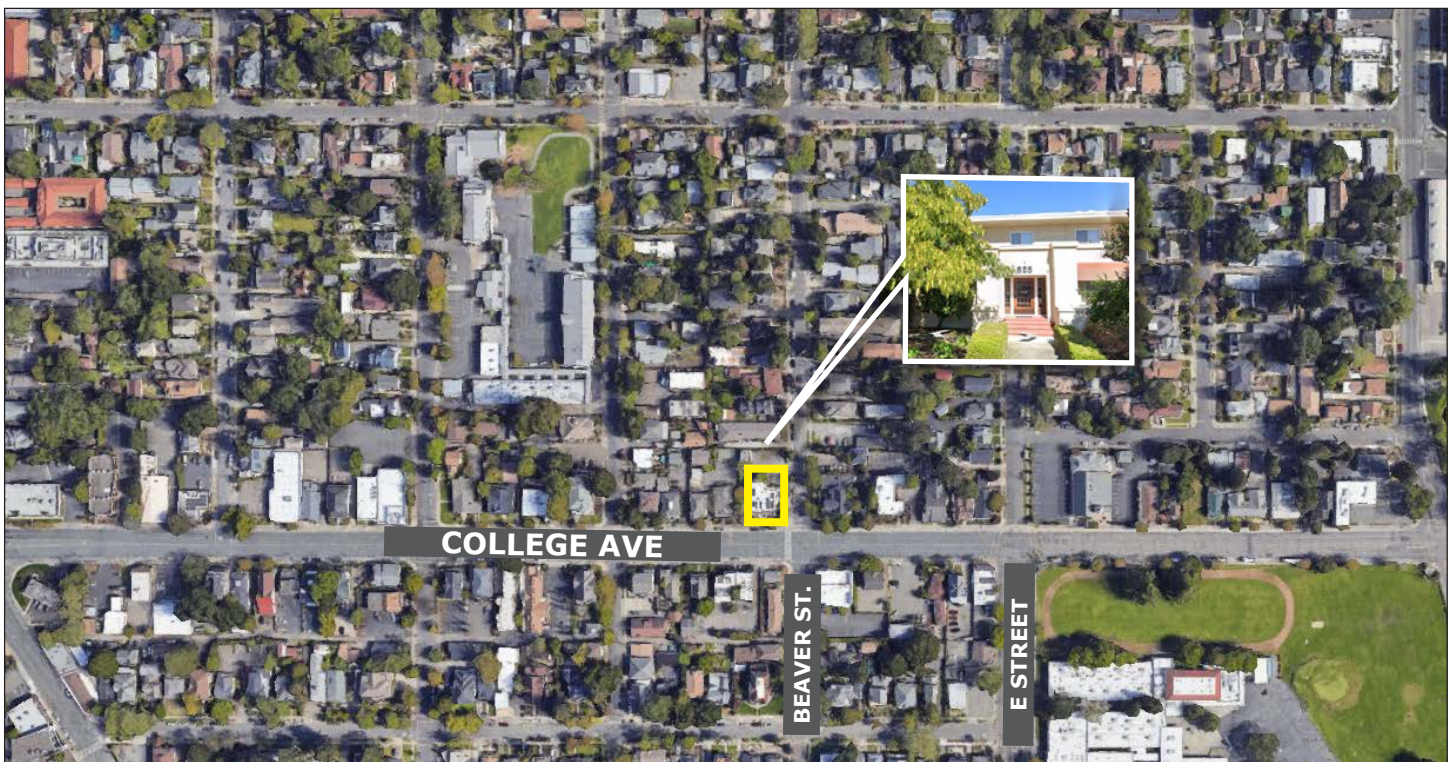


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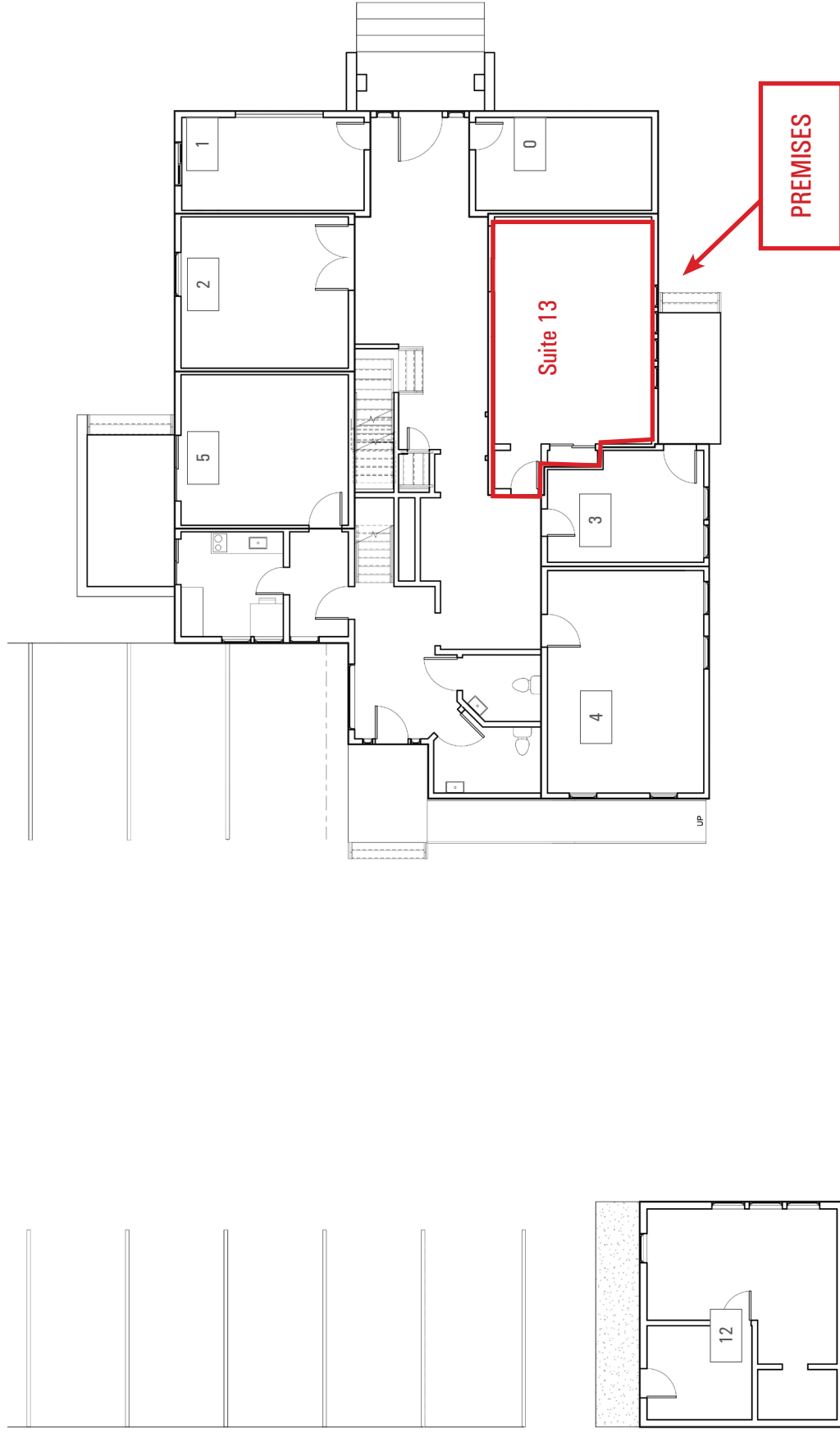
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825 College Avenue, Santa Rosa, CA 95404



COLLEGE AVE.

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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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