

BUILD TO SUIT FOR SALE OR LEASE

Oak Valley Business Center



499 Aviation Boulevard • Santa Rosa

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499 Aviation Blvd • Santa Rosa California

Single Story Flex Office • R&D from 5,000 – 34,369 SQ FT • Site Pad - Ready to Build

Features

- Highly customizable interior spaces to match your company's vision
- SBA financing available
- Deliverable in 15 months.
- In the heart of Sonoma County Wine Country
- Ample free parking (3/1,000 SQ FT) for your employees and clients, 18' – 20' clear height
- Recessed loading docks and rollup doors
- Direct access to public transit, and close to the Smart Train airport stop
- Close proximity to restaurants, services, health club, cinemas & golf



LOCATION - EASY ACCESS ACROSS THE WEST COAST

Driving Time From:

Airport	6 mins
Downtown Santa Rosa	12 mins
Petaluma	30 mins
Napa	1 hr
San Francisco	1 1/2 hrs

By Air From:

Los Angeles	1 1/2 hrs
Phoenix	2 hrs
Portland	2 hrs
San Diego	1 3/4 hrs
Seattle	2 hrs

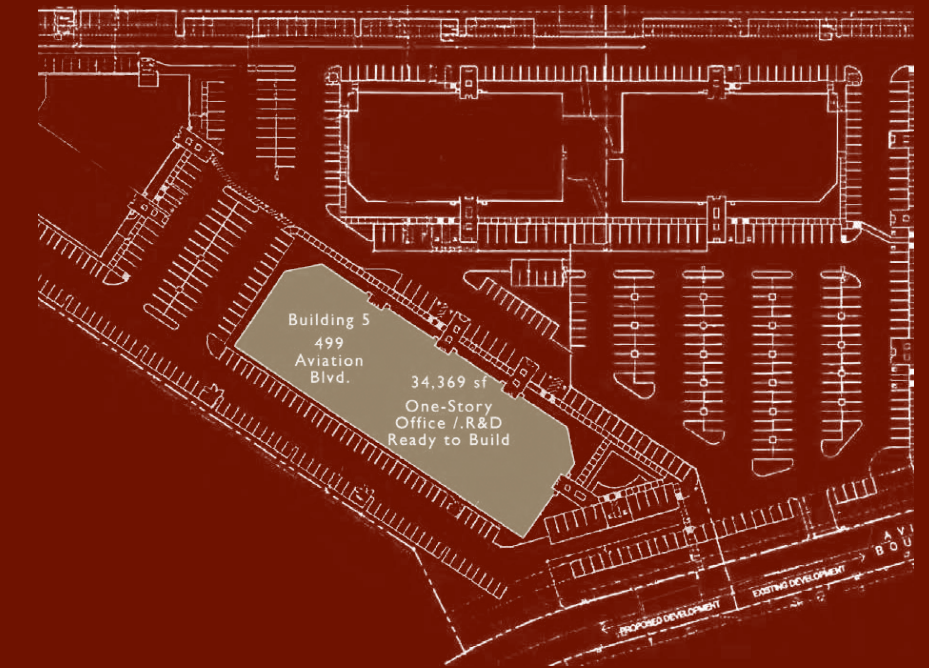
Sonoma County Airport

8 Flights per Day
7 Destinations Served

IN THE AREA

Kendall Jackson Winery 7 mins
Russian River Brewing 14 mins
Lagunitas Brewing Co. 24 mins

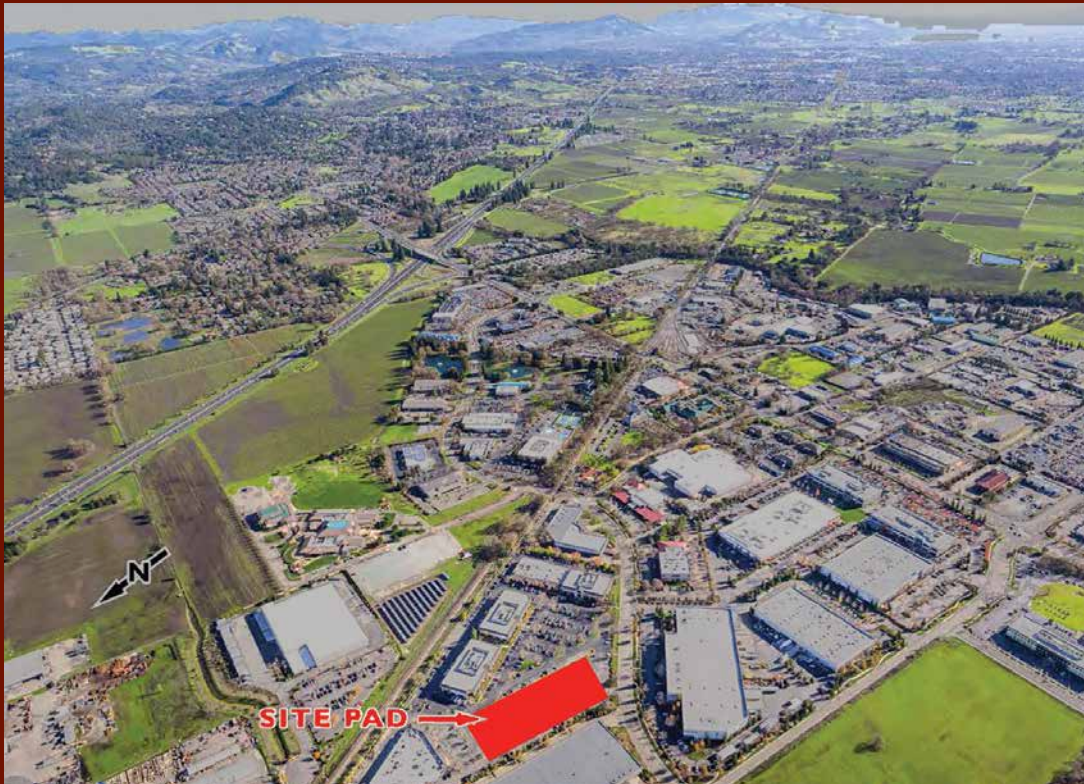
Site Plan



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34,369 SQ. FT. available

Minutes from Sonoma County Airport

In the heart of Sonoma wine country



BASIN STREET
PROPERTIES

Headquarters

50 W Liberty Street, Suite 250
Reno NV 89501
775.954.2900

North Bay Office

1383 N. McDowell Blvd., Suite 200
Petaluma, CA 94954
707.795.4477

Sacramento Office

8950 Cal Center Drive
Sacramento, CA 95826
916.364.1337