

FOR LEASE **Santa Rosa**

Oak Valley Business Center



Recent Property Improvements



FOR LEASE **Santa Rosa** **Oak Valley Business Center**



ThriveatOakValley.com

Class A Offices in Santa Rosa's Airport Business District

Type:

Office

Address:

**451-475 Aviation Blvd.
Santa Rosa, CA**

Total SF

220,100

of Floors

Three Buildings:

2 Stories

DESCRIPTION

Oak Valley Business Center consists of three 2-story Class A office buildings that total 132,000. It is located within the Airport submarket conveniently close to the Santa Rosa Airport. The center offers beautiful water features along with spectacular views of Mount St. Helena. The center further features ample free parking for employees and clients plus an automated card key system for safe after-hour access.

Build-to-Suit Site: Within Oak Valley Business Center is a fully permitted and ready-to-be-built 34,369 square foot single story office building. Site building pad, curb and gutter, as well as the parking lot are all complete.

LOCATION

Oak Valley Business Center consists of three 2-story Class A office buildings that total 132,000. It is located within the Airport submarket conveniently close to the Santa Rosa Airport. The center offers beautiful water features along with spectacular views of Mount St. Helena. The center further features ample free parking for employees and clients plus an automated card key system for safe after-hour access.

AMENITIES

Beautiful updated courtyard & landscaping, water features, picnic areas, volleyball court and showers within the center. Its location within the Airport Business Park and its convenient proximity to the Santa Rosa Airport appeal to both tenants and clients alike.

KEY TENANTS

Mediplane Inc., dba Reach

Summit Engineering

AirvMedical Services



Project
Video



EXCLUSIVELY MARKETING BY:

Shawn Johnson
DRE#: 00835502

Danny Jones
DRE#: 01255048

Brian Keegan
DRE#: 01809537

FOR LEASE **Santa Rosa** **Oak Valley Business Center**



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DISTANCE TO...

DRIVING DISTANCE

AIRPORT **4 MINS**

DOWNTOWN
SANTA ROSA **12 MINS**

PETALUMA **30 MINS**

NAPA **1 HR**

SAN
FRANCISCO **1 ½ HRS**

BY AIR 
LOS ANGELES **1 ½ HRS**

PHOENIX **2 HRS**

PORTLAND **2 HRS**

SAN DIEGO **1 ¾ HRS**

SEATTLE **2 HRS**

DENVER **2 HRS**

AIRPORT

9 FLIGHTS PER DAY

11 DESTINATIONS SERVED

IN THE AREA...

KENDALL JACKSON WINERY

RUSSIAN RIVER BREWING

LAGUNITAS BREWING COMPANY

7 MINS

14 MINS

24 MINS

FOR LEASE **Santa Rosa**
Oak Valley Business Center

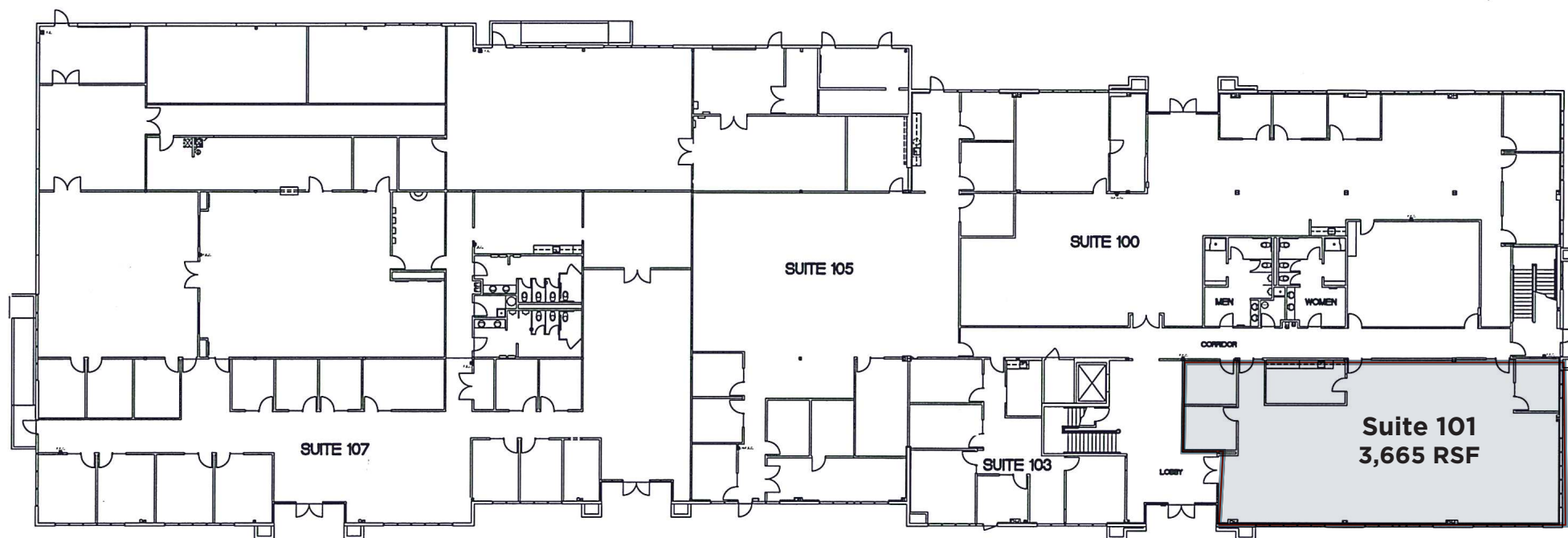
ThriveatOakValley.com

3,665 RSF

451 Aviation Boulevard
First Floor

Suite 101:

- Restrooms with showers
- Private Offices with side lights
- Private kitchen
- 10' ceilings with 9' doors



FOR LEASE **Santa Rosa**
Oak Valley Business Center



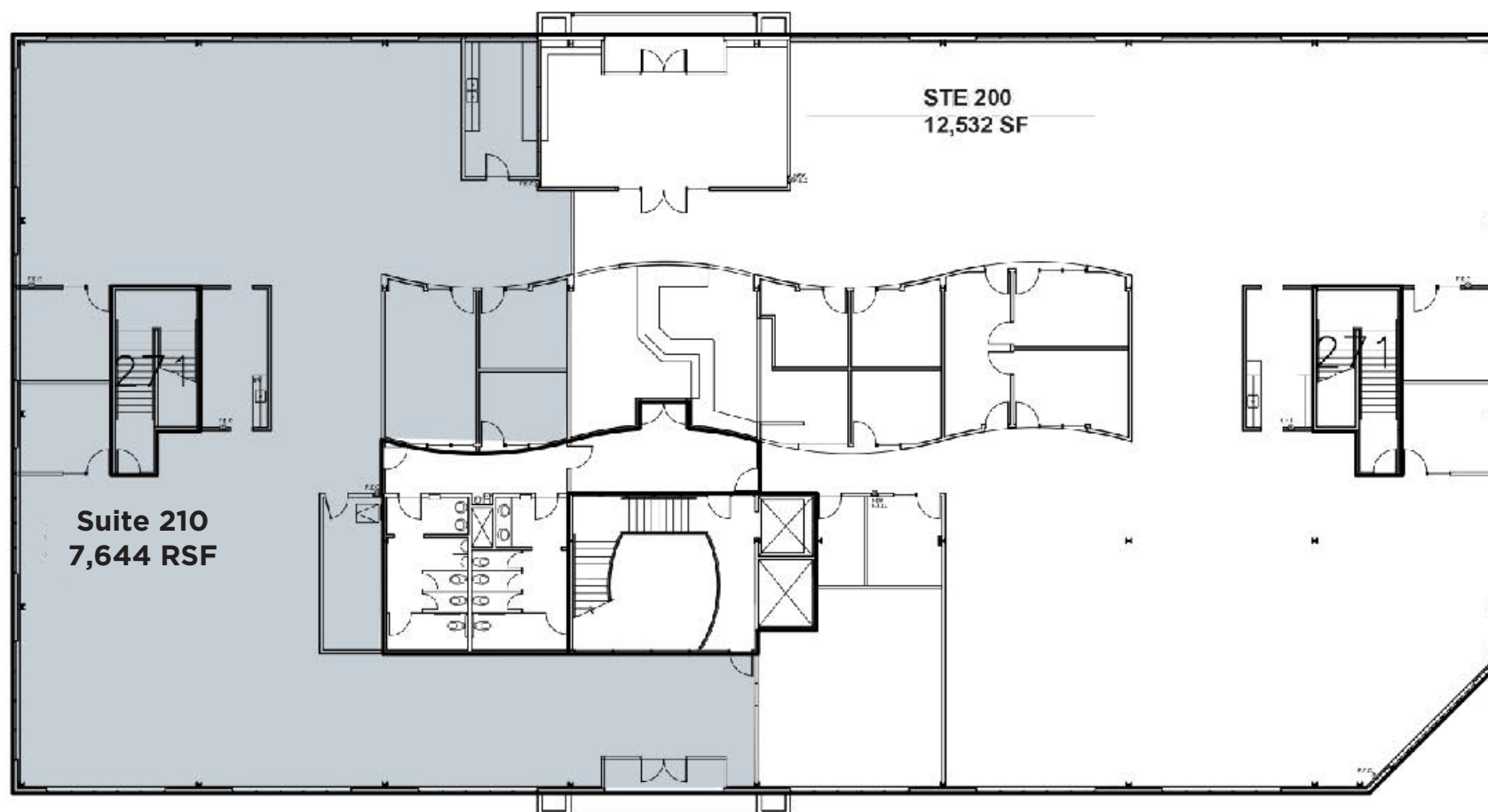
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7,644 RSF

463 Aviation Boulevard
Second Floor

Suite 210:

- Open Floor Plan
- Restrooms with showers
- Private Offices with side lights
- Private kitchen



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FOR LEASE **Santa Rosa**
Oak Valley Business Center

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4,068 RSF

475 Aviation Boulevard
First Floor

Suite 100:

- Move in ready for immediate occupancy
- Private kitchen
- Private offices with side lights
- 10' ceilings with 9' doors



FOR LEASE **Santa Rosa**
Oak Valley Business Center

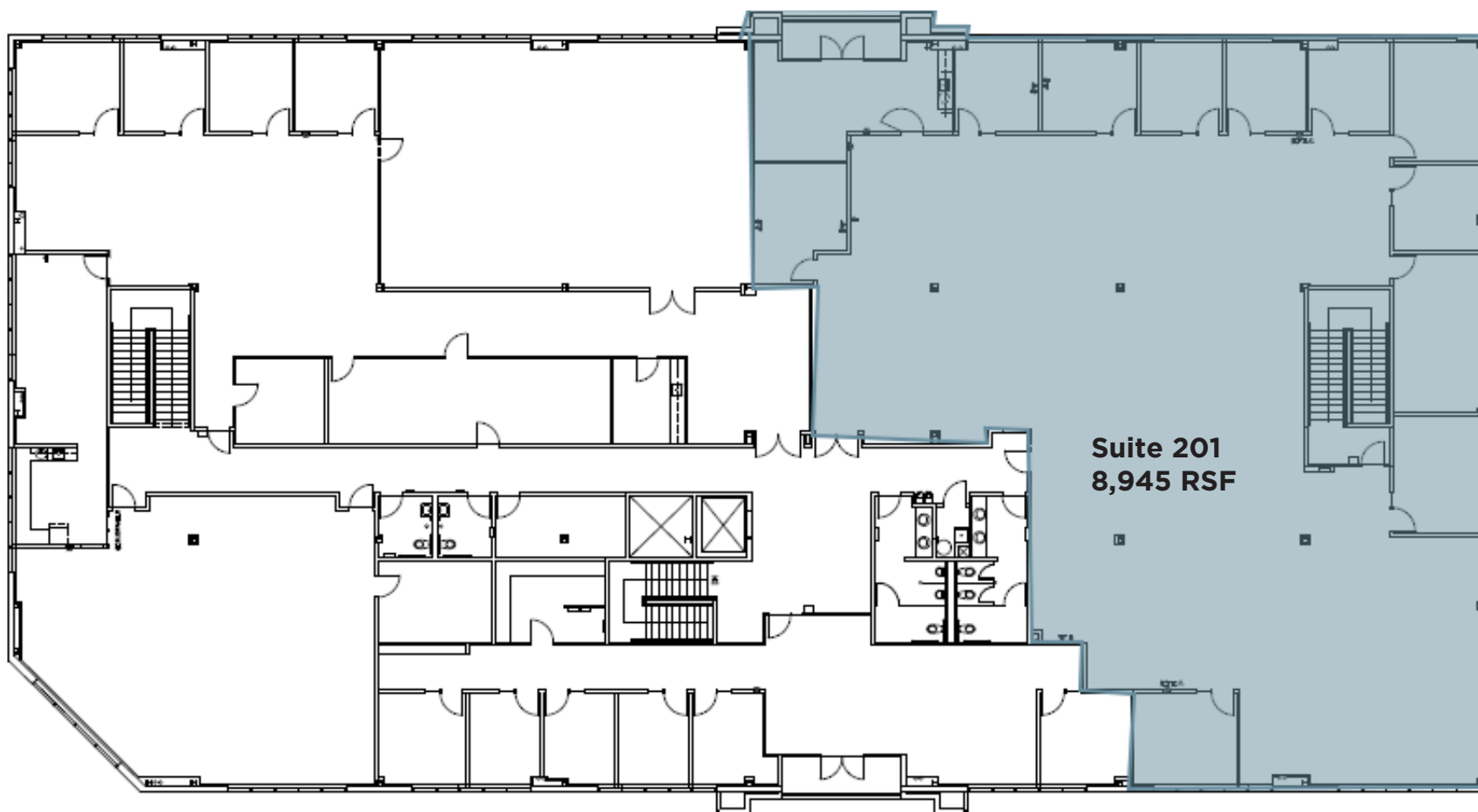
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8,945 RSF

475 Aviation Boulevard
Second Floor

Suite 201:

- Private kitchen
- Restrooms with showers
- 10' ceilings with 9' doors



FOR LEASE **Santa Rosa** **Oak Valley Business Center**



ThriveatOakValley.com

475 Aviation Boulevard, Second Floor



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C.A.R.E.S.

Basin Street looks forward to welcoming you back to the office.

We would like to share with you our plan for providing a safer and cleaner environment as we emerge from the shelter-in-place and stay-at-home directives and ordinances.

During this unprecedented time, we continue to follow best practices and protocols as set forth by the leading health organizations. Many resources required to adhere to these best practices are limited due to the prioritization of hospitals, healthcare workers and first responders. We are working closely with our network of vendors to obtain and replenish these supplies on an ongoing basis.

In conjunction with these efforts, we are introducing our C.A.R.E.S. Initiative to support our tenants as employees re-enter the workplace and guests visit our buildings. The following five areas of focus will allow us to work together to provide a safer environment and help preserve employee well-being.



Clean Hands

- ◆ Use signage to remind employees and guests of hand washing protocols.
- ◆ Place hand sanitizer or wipes in common areas.
- ◆ Enhanced cleaning protocols for evening janitors and day porters with focus on high touch areas.



Air Systems

- ◆ Manage HVAC systems to ensure industry standard fresh air ventilation.
- ◆ Routinely perform maintenance using quality products and review the systems in a holistic fashion for efficiency and performance.
- ◆ Basin Street has sourced disposable masks that will be allocated, as needed and upon request, to our tenants through our property management offices while supplies last.



Restroom Etiquette

- ◆ Signage at restroom entries to encourage limited occupancy and remind employees and guests of social distancing protocols.
- ◆ Signage in restrooms for handwashing protocols.



Elevator Protocol

- ◆ Use signage to remind employees and guests of social distancing protocols as it pertains to elevator cabs as an enclosed space.
- ◆ Encourage stair access where appropriate.



Safe Distance

- ◆ Reduce or rearrange seating in common areas where possible to encourage social distancing.
- ◆ Keep shared amenities such as fitness centers, café dining areas, shared bikes and conference rooms closed until further notice.
- ◆ Use signage to remind employees and guests of safe distancing protocols.

***Our strategies and communication will evolve** as we evaluate changing conditions and the effectiveness of protocols and procedures. As you begin to plan the protocols for your business and employees, we encourage you to share your thoughts and ideas with us.*

We believe in American resilience and ingenuity, and we are grateful to have an exceptional group of tenants that we can serve and help thrive again.

TOGETHER
we hope to emerge
from this stronger
than we were before.