

FOR LEASE **Santa Rosa**

# Oak Valley Business Center



**40,746 Square Foot Free-Standing Building Available**



# 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**



Project  
Video

### **DESCRIPTION**

Oak Valley Business Center consists of three 2-story Class A office buildings that total 132,000 SF. It is located within the Airport submarket conveniently close to the Santa Rosa Airport. Rare opportunity to lease an entire 40,746 sq. ft. 2-story building at 463 Aviation Blvd. additional space available in the remaining two buildings. 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**

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, common conference room on 1st floor of 475 Aviation, 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**

North Bay Association of Realtors      Jackson Family Wines



EXCLUSIVELY MARKETED BY:  
**Shawn Johnson**  
DRE#: 00835502

**Brian Keegan**  
DRE#: 01809537

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**CRAIG SHAFER, REGIONAL MANAGER PM DESIGN GROUP :** “Basin Street is top notch. Organized, quick, efficient and accommodating.”



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**Shawn Johnson**  
707.528.1400 ext. 238

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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 1/2 HRS

**BY AIR**   
**LOS ANGELES** 1 1/2 HRS

**PHOENIX** 2 HRS

**PORTLAND** 2 HRS

**SAN DIEGO** 1 3/4 HRS

**SEATTLE** 2 HRS

**DENVER** 2 HRS

### AIRPORT

**9** FLIGHTS PER DAY

**12** DESTINATIONS SERVED

### IN THE AREA...

KENDALL JACKSON WINERY

**7 MINS**

RUSSIAN RIVER BREWING

**14 MINS**

LAGUNITAS BREWING COMPANY

**24 MINS**

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

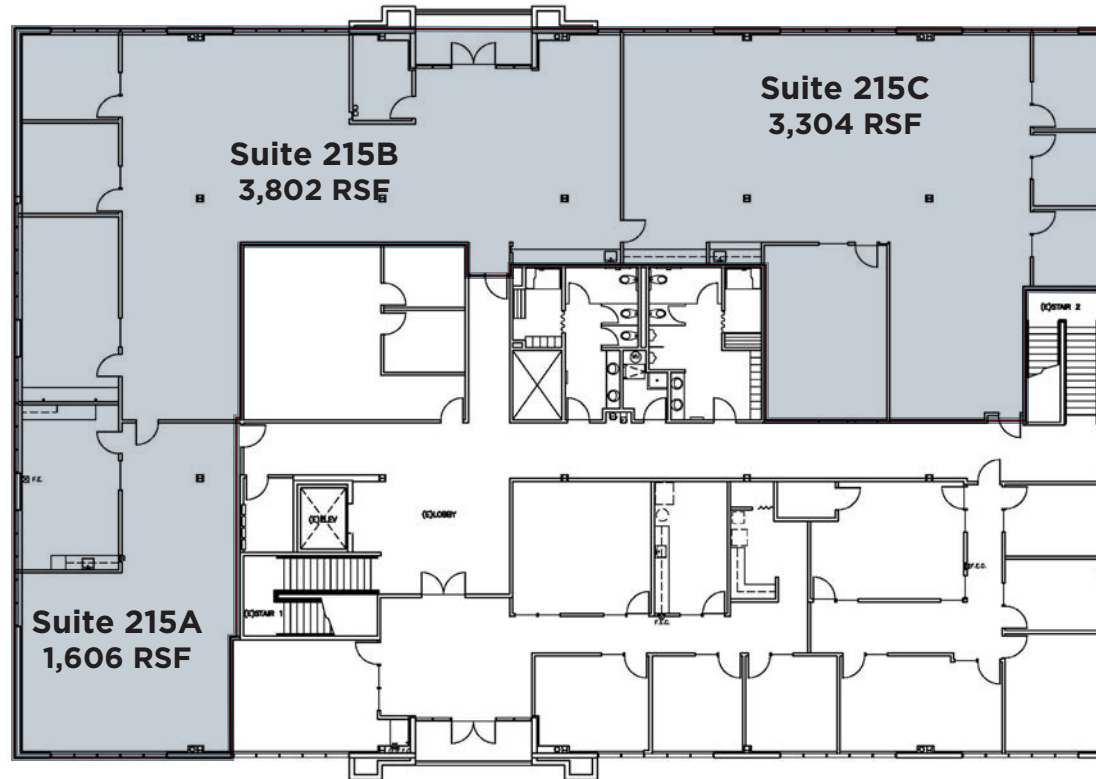
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**8,712 RSF**

451 Aviation Boulevard  
Second Floor

Suite 215

- Can be combined for a total of 8,712 sf
- A&B can be combined for a total of 5,408 sf
- B&C can be combined for a total of 7,106 sf
- Can be leased individually



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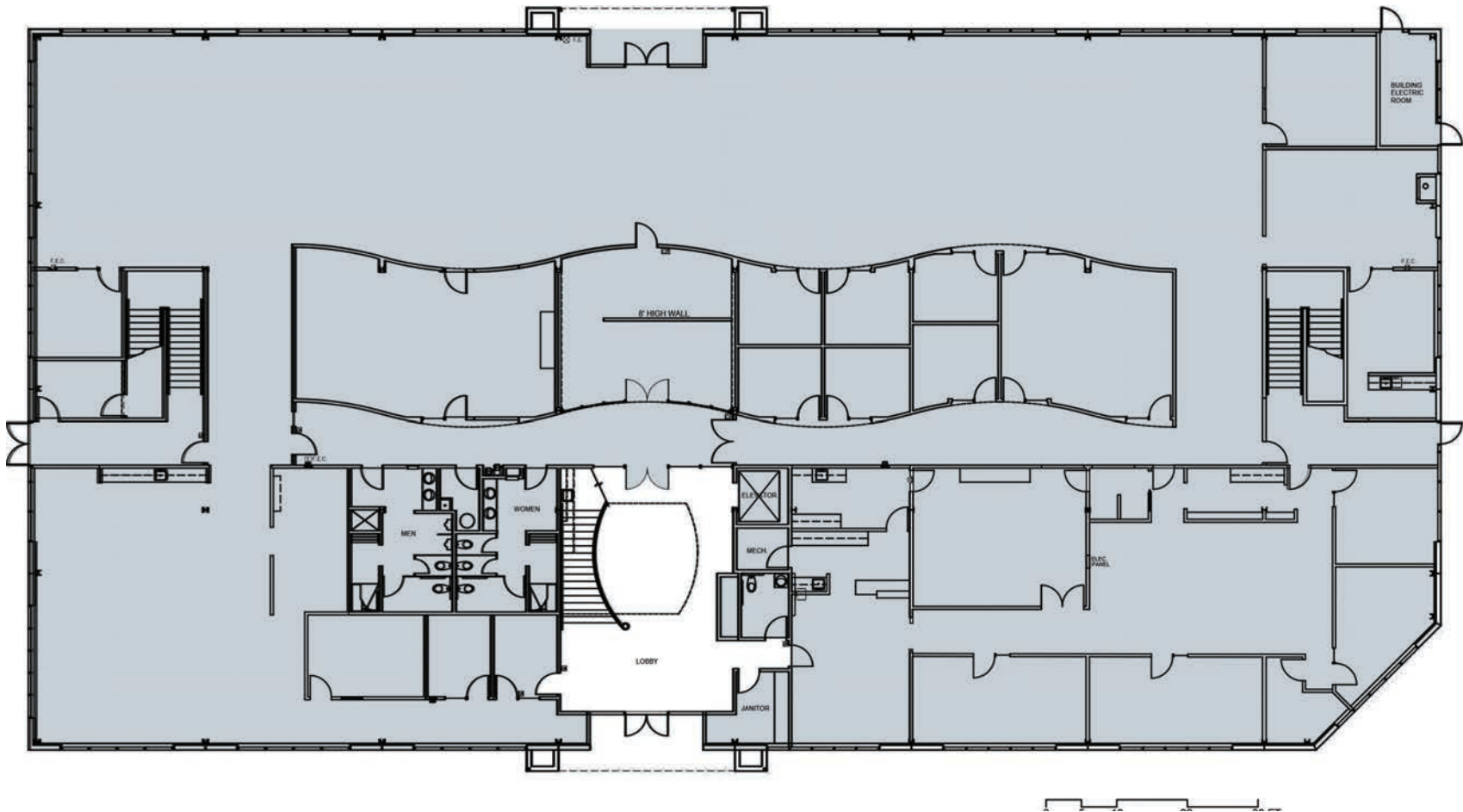
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**Entire 40,746 Square Foot Building is Available for Lease**

**18,624 RSF**

463 Aviation Boulevard  
First Floor

- Open floor plan
- Modern, exposed ceilings
- Private offices with side lights
- Private kitchen



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

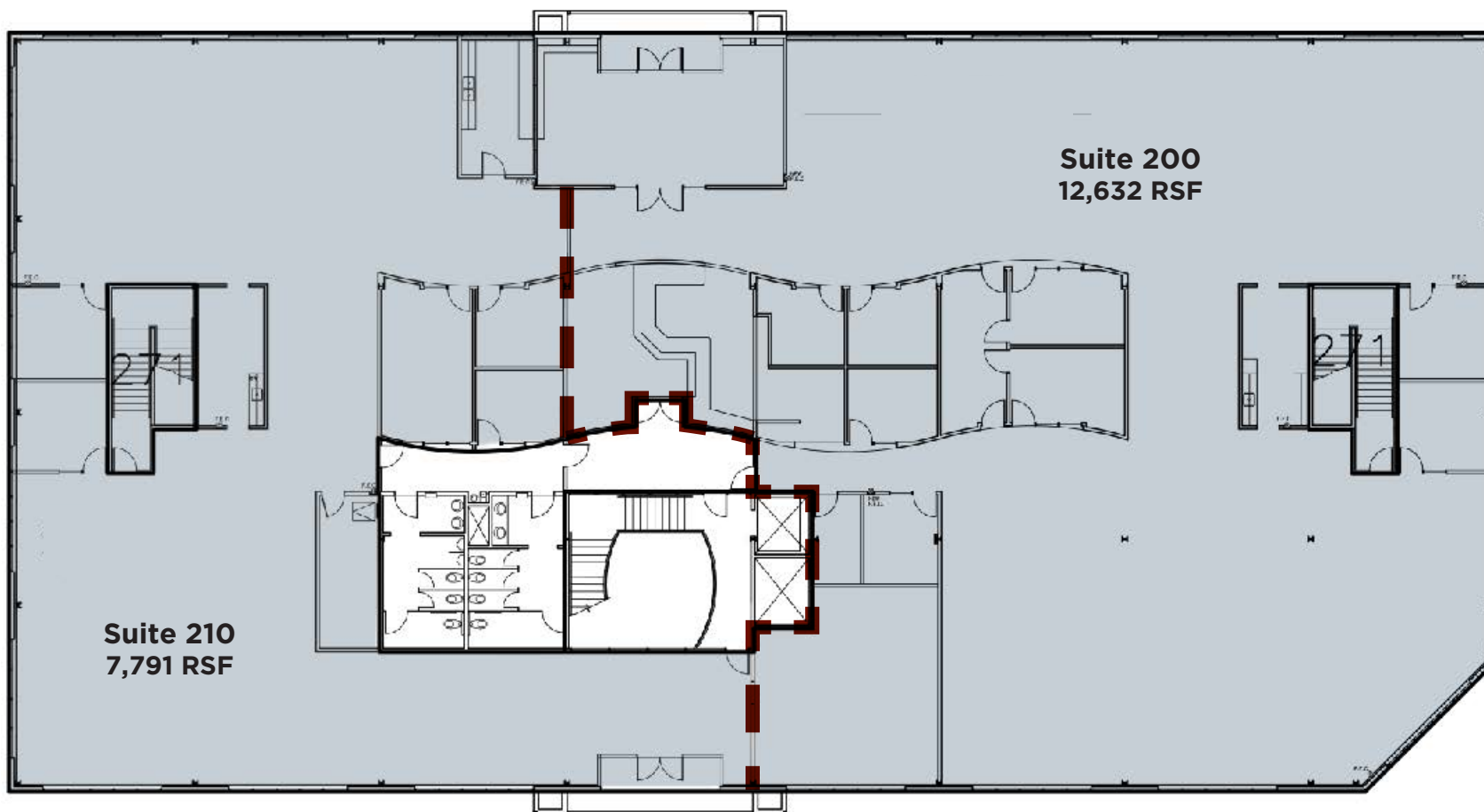
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**Entire 40,746 Square Foot Building is Available for Lease**

**7,791 - 20,176 RSF**

463 Aviation Boulevard  
Second Floor

- Suites can be combined to utilize entire floor
- Open Floor Plan
- Restrooms with showers
- Private offices with side lights
- Private kitchens



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**



[ThriveatOakValley.com](http://ThriveatOakValley.com)

Oak Valley Campus - **Move In Ready Suites** - New 463 Aviation Lobby



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