

FOR LEASE 2455 Bennett Valley Road, Santa Rosa CA

Waterfall Towers



Suites ranging from 633+/- to 1,363+/- sf



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Waterfall Towers



Class A Offices in
Southeast Santa Rosa
Business Park

Type:
Office

Address:
**2455 Bennett Valley Road
Santa Rosa, CA**

Total SF
95,056

of Floors
**Three Buildings:
Two 2 Stories
One 3-Story**

DESCRIPTION

Waterfall Towers is a 3-building complex totaling 95,056 square feet of Class A office space. The campus, located in the Eastside submarket, is situated on over five acres overlooking the hills of Santa Rosa. Situated in a park-like setting, it features a lake and dramatic fountain that creates a picturesque work environment.

LOCATION

Waterfall Towers is located at the crossroads of Hwy 12 and Farmers Lane, with easy access to both Highways 12 and 101. In the immediate surrounding area are Farmers Lane Plaza, Montgomery Village Shopping Center and downtown Santa Rosa which feature lots of shopping, dining and assorted services.

AMENITIES

The property offers a common conference room, walking distance to food and retailers and a bucolic park-like setting overlooking the Santa Rosa hills as well as a beautiful lake with a dramatic fountain. This property is locally owned and managed.

KEY TENANTS

Soka Gakki International USA Structural Design Group Inc.
In Home Health LLC



EXCLUSIVELY MARKETED BY:
Peter Briceño
DRE#: 01885655

Stephen Skinner
DRE#: 02020207

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EXCLUSIVELY MARKETING BY:
Peter Briceño
707.528.1400 ext. 255

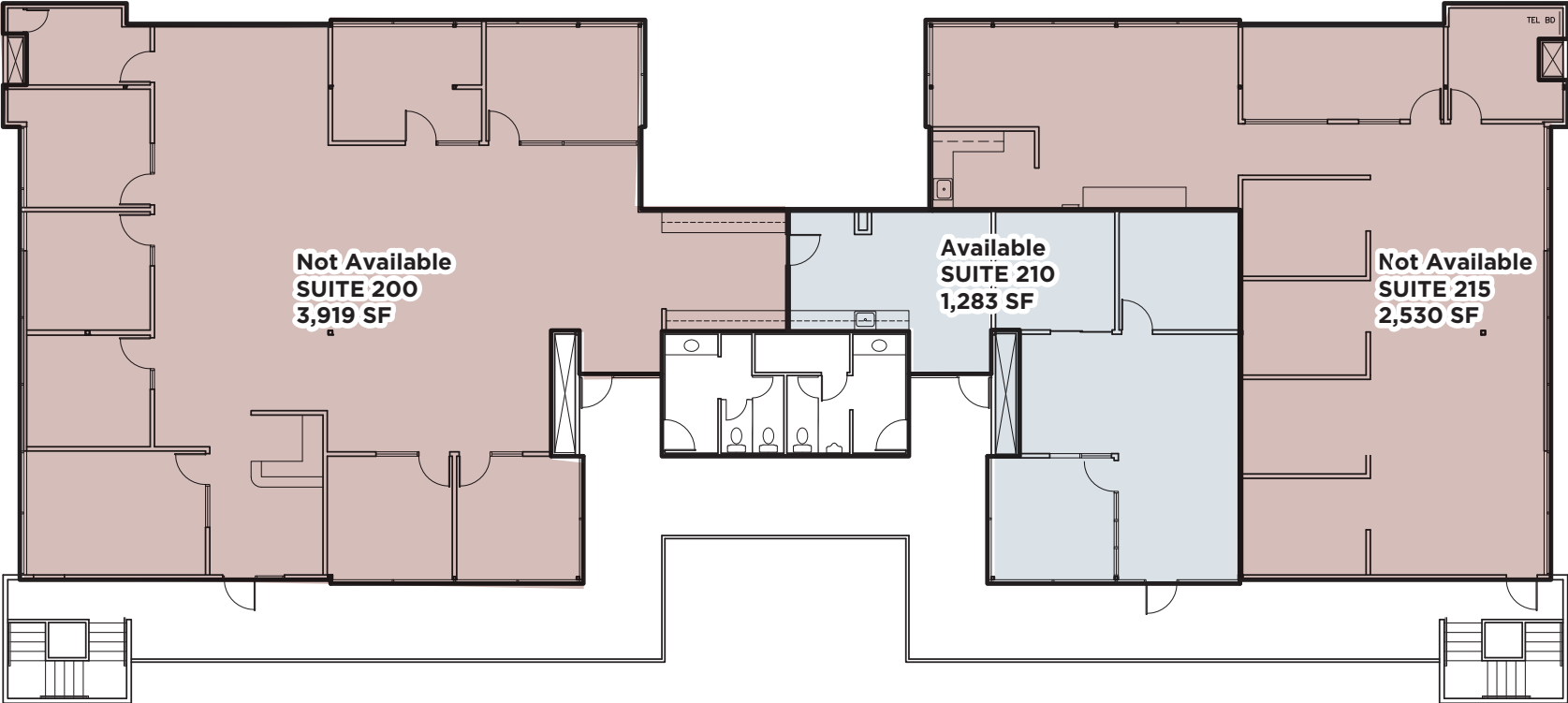
Stephen Skinner
707.528.1400 ext. 256

Building A, 1st Floor



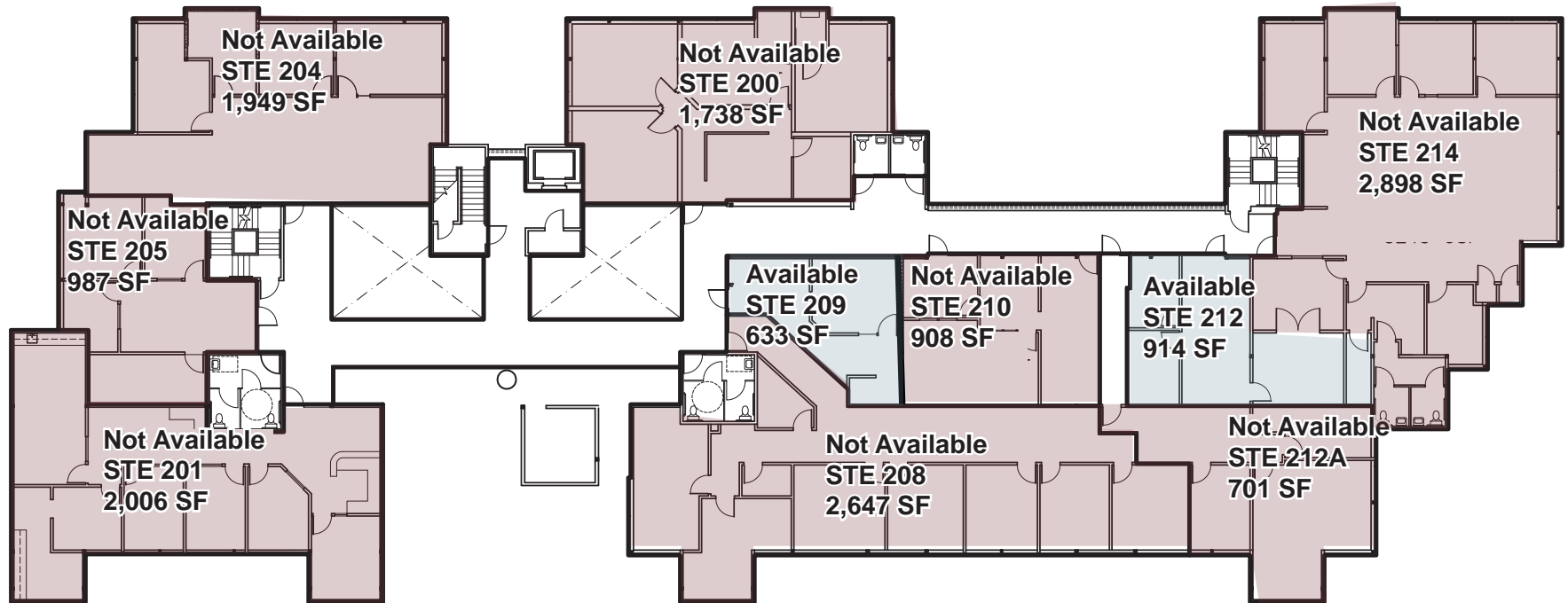
• Suite 110: 1,363+/- sf

Building A, 2nd Floor



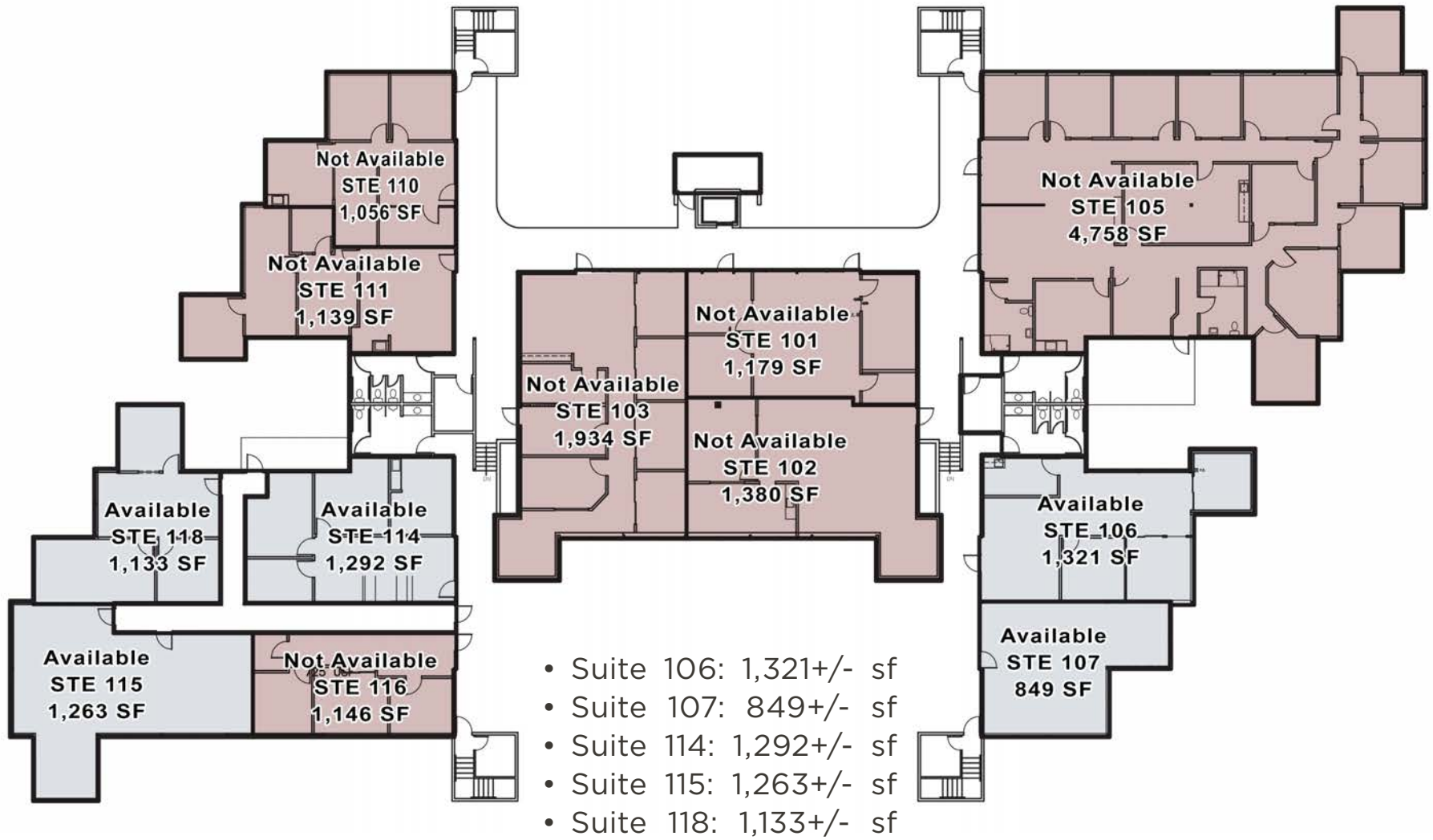
- Suite 210: 1,283+/- sf

Building B, 2nd Floor



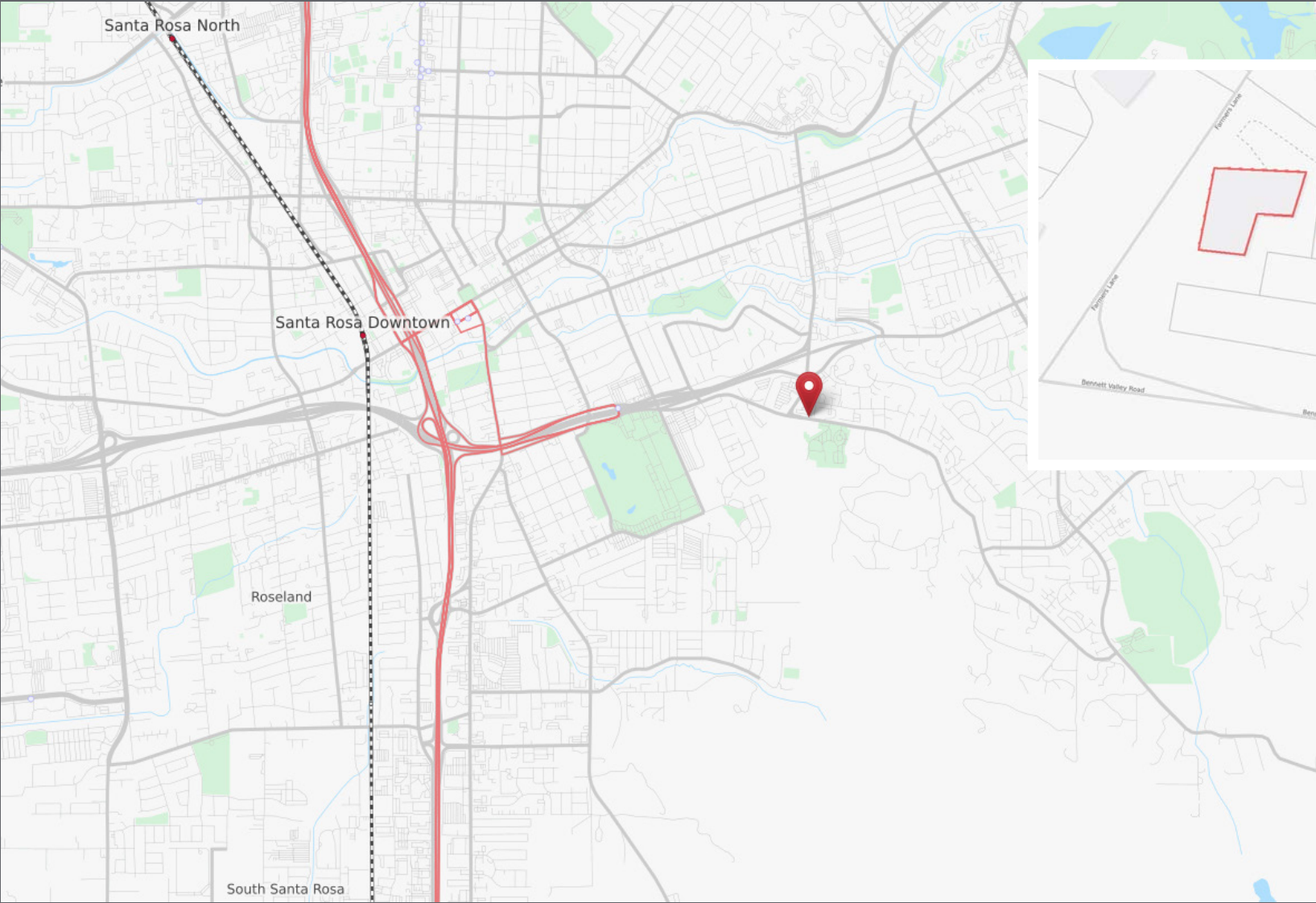
- Suite 209: 633+/- sf
- Suite 212: 914+/- sf

Building C, 1st Floor



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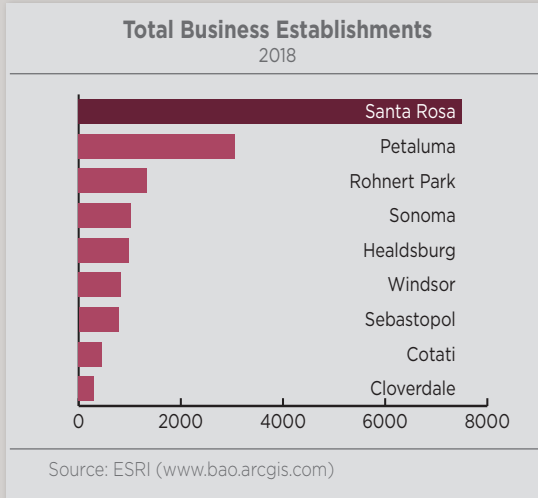
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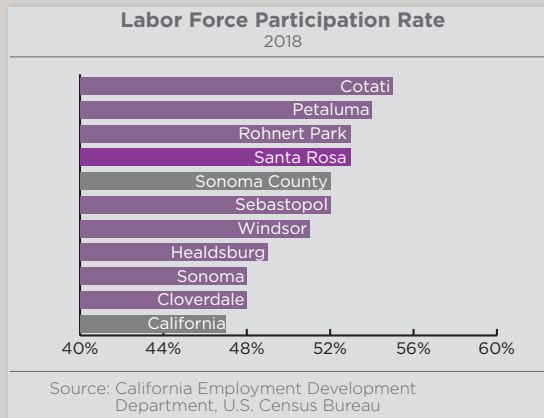


MARKET OVERVIEW

Santa Rosa is the sixth largest city in the San Francisco Bay Area. The City serves as a business and service hub for California's North Bay Region and serves as the Sonoma County Seat. Sonoma County is located north of the San Francisco Bay. The county's real estate development and business infrastructure is primarily located along Highway 101, which serves as the main arterial connection to Napa, Sacramento, San Francisco. Sonoma County is 35 miles north of San Francisco, which serves as a main attraction to the area. The North Bay is expected to have 17,000 jobs in the area by 2040.

LABOR FORCE

Santa Rosa's 53% labor force participation rate remained higher than the county and California.



COMMUTERS

In 2018, Santa Rosa accommodated 105,159 jobs and 109,520 resident workers, suggesting that 4,359 workers commuted out of Santa Rosa for their work. working-age population.

BUSINESS

Santa Rosa's total number of businesses ranked highest among Sonoma County cities at 7,502, and the amount of businesses per resident stood at 46 businesses per 1,000 residents.

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.