

FOR LEASE 2455 Bennett Valley Road, Santa Rosa CA

# Waterfall Towers



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



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## Class A Offices in Southeast Santa Rosa Business Park

Type:  
**Office**

Address:  
**100, 110, 120 Stony Point Rd  
Santa Rosa, CA**

Total SF  
**95,056**

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

### DESCRIPTION

The Stony Point Campus is a collection of four Class A office buildings located on a beautiful three-acre man-made lake with glass block fountains, walking paths and dramatic water displays. The buildings offer extensive glass lines and oak trim finishes. These four buildings were built between 1990-2001 and considered the “premier” office park within Santa Rosa. The project is known for its unique campus-like environment, institutional-quality construction, and central location near both employee and executive residences. The property also benefits from its immediate proximity to Highways 101 and 12, public transportation and onsite amenities.

### 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  
In Home Health LLC  
Conrish & Carey Commercial

Structural Design Group Inc.  
Vietnam Veterans of California Inc.  
Wedbush Securities Inc.



EXCLUSIVELY MARKETING BY:

**Peter Briceño**  
DRE#: 01885655

**Stephen Skinner**  
DRE#: 02020207



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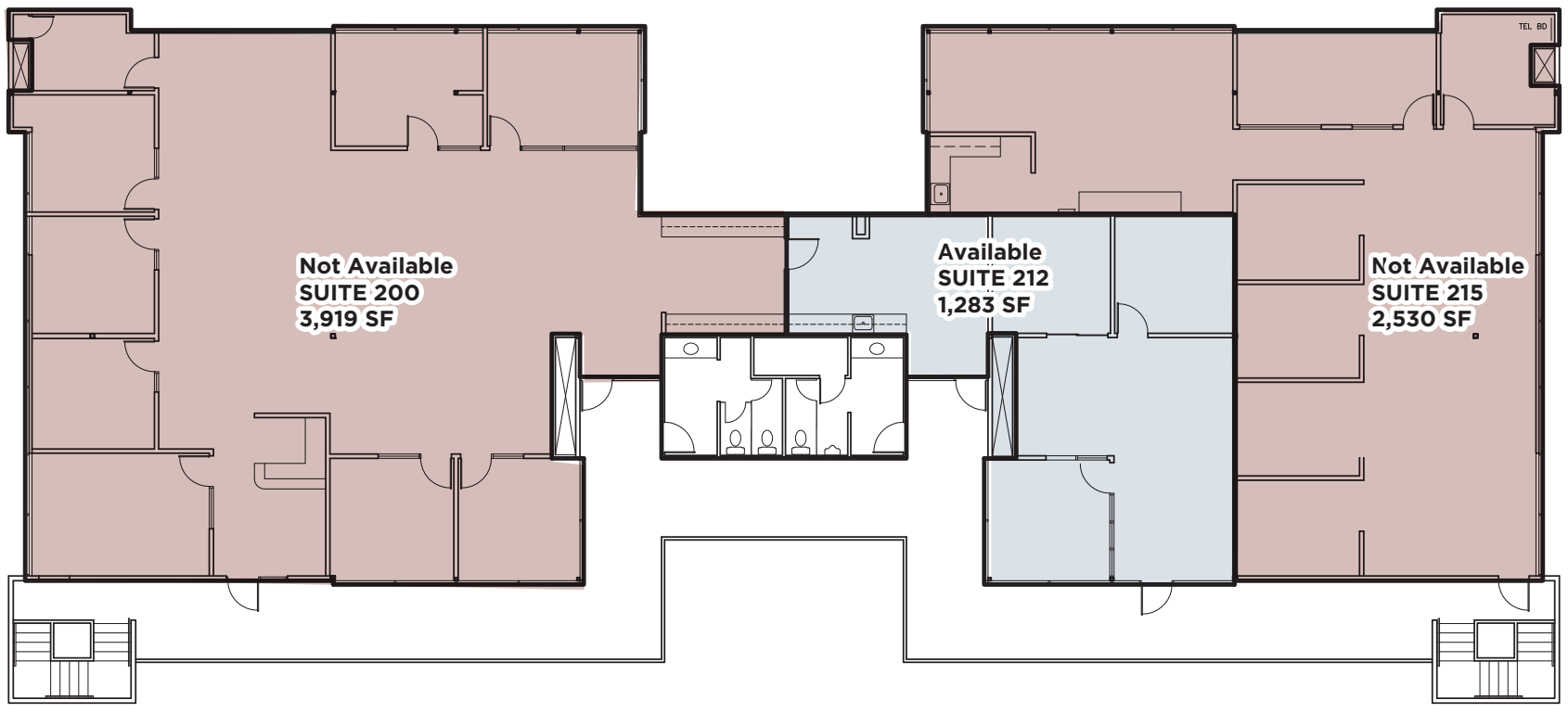
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# Building A, 1st Floor



• Suite 110: 1,363+/- sf

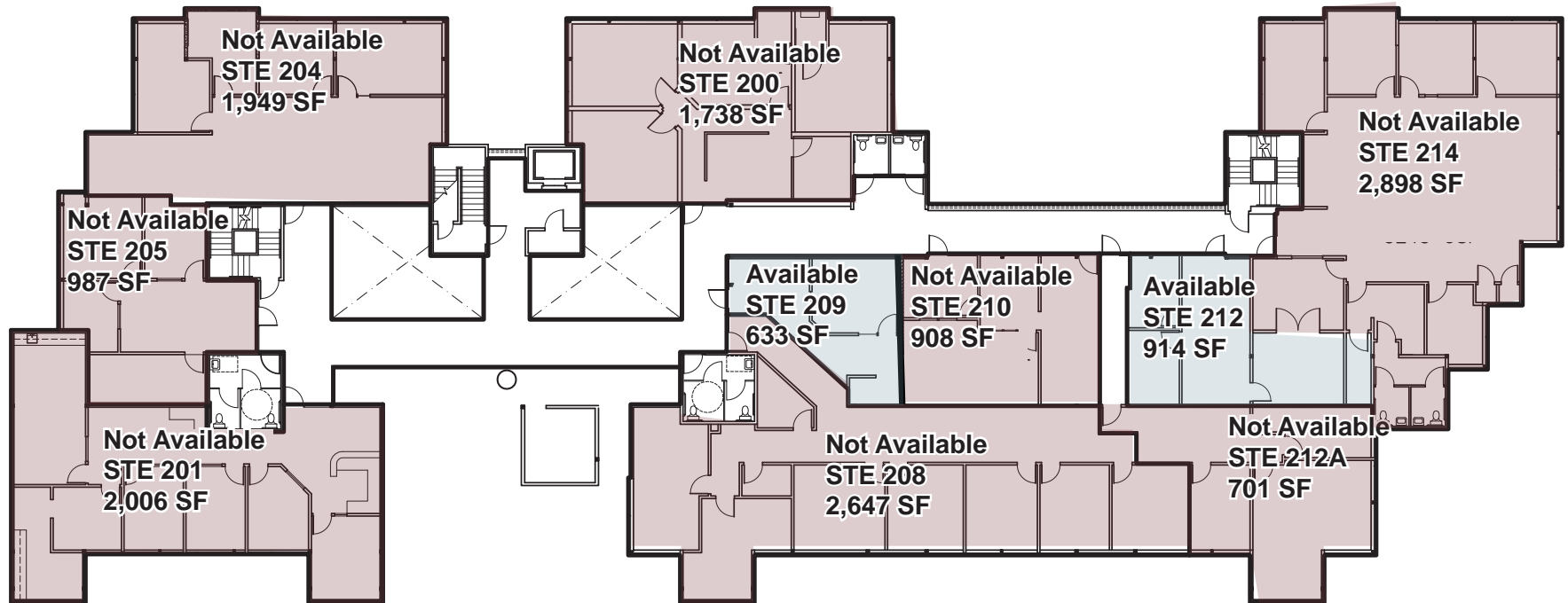
## Building A, 2nd Floor



- Suite 212: 1,283+/- sf

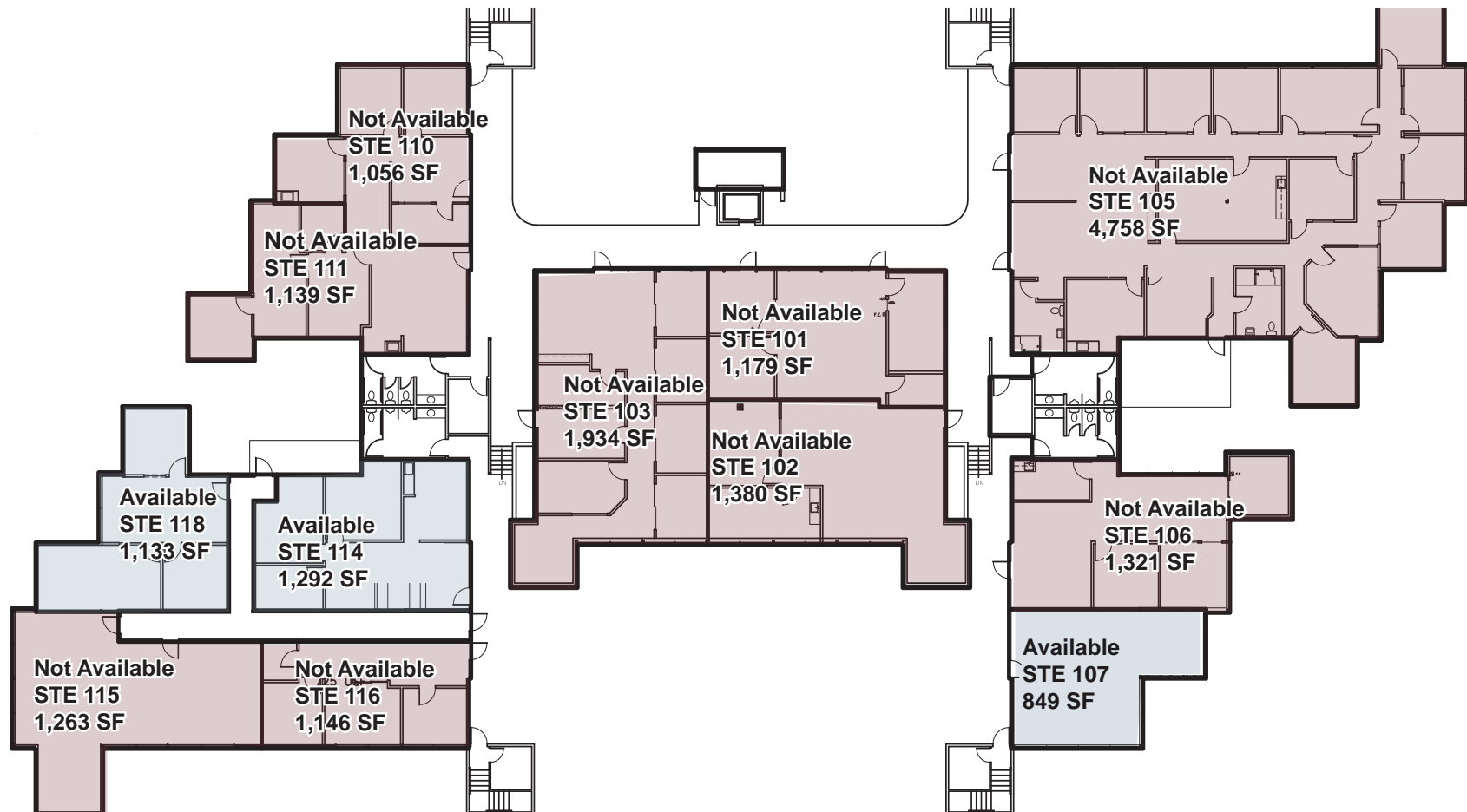


## Building B, 2nd Floor



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

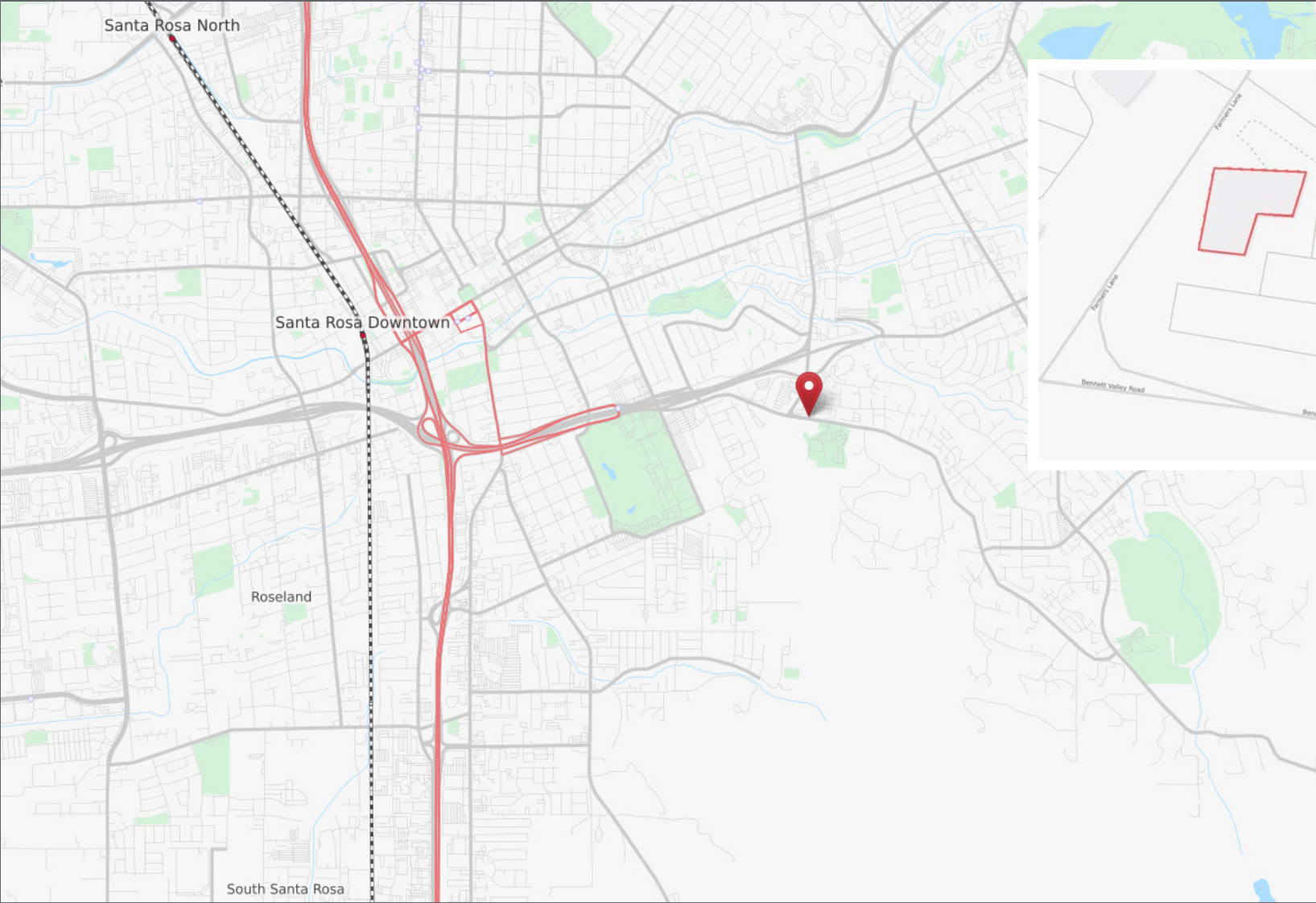
## Building C, 1st Floor



- Suite 107: 849+/- sf
- Suite 114: 1,292+/- sf
- Suite 118: 1,133+/- sf

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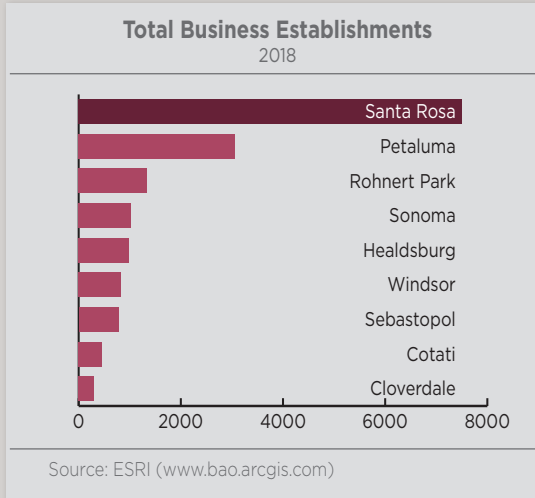
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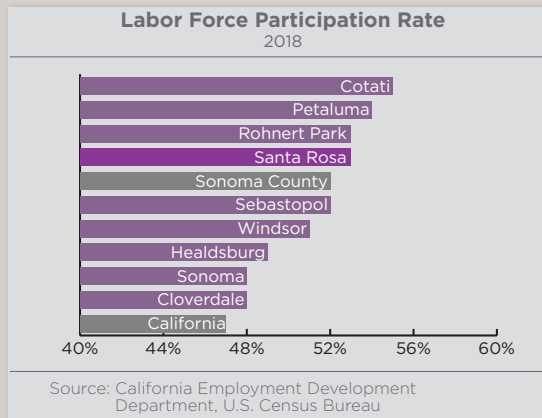


### MARKET OVERVIEW

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.