

FOR LEASE **Santa Rosa**

The Lakes



Strategic Location in the Southwest Region of Santa Rosa



Five Building Class A Complex near Santa Rosa Airport

Type:
Office

Address:
2225 - 2255 Challenger Way
2227 Capricorn Way
Santa Rosa, CA

Total SF
140,664

of Floors
Five Building:
1 & 2 Stories

DESCRIPTION

The Lakes is a five building Class A office complex totaling 140,645 square feet. The buildings are primarily one-story and are situated in a beautiful park-like setting that features meandering walkways amongst large trees, streams, four small lakes and fountains. The cluster of small, intimate buildings create a campus-like atmosphere that includes barbecues and patios for gatherings, an outdoor amphitheater, decks and other seating areas from which to admire the surroundings. The center offers ample free parking for tenants and clients.

LOCATION

The Lakes is in close proximity to Highway 12 and Highway 101 in the fast growing Southwest sub-market of Santa Rosa, just minutes from downtown Santa Rosa. The property is within walking distance to Fusion Fitness Health Club and Stony Point Plaza as well as a host of restaurants and retail amenities.

AMENITIES

Floor to ceiling windows, a park-like setting with four lakes, outdoor BBQ and picnic areas and an outdoor amphitheater/ conference area. Additionally, some suites have outdoor patios or decks. This property is locally owned and managed.

Common area conference room with Health Nut 2 Go self-serve micromarket.

KEY TENANT

County of Sonoma

FOR LEASE **Santa Rosa**
The Lakes



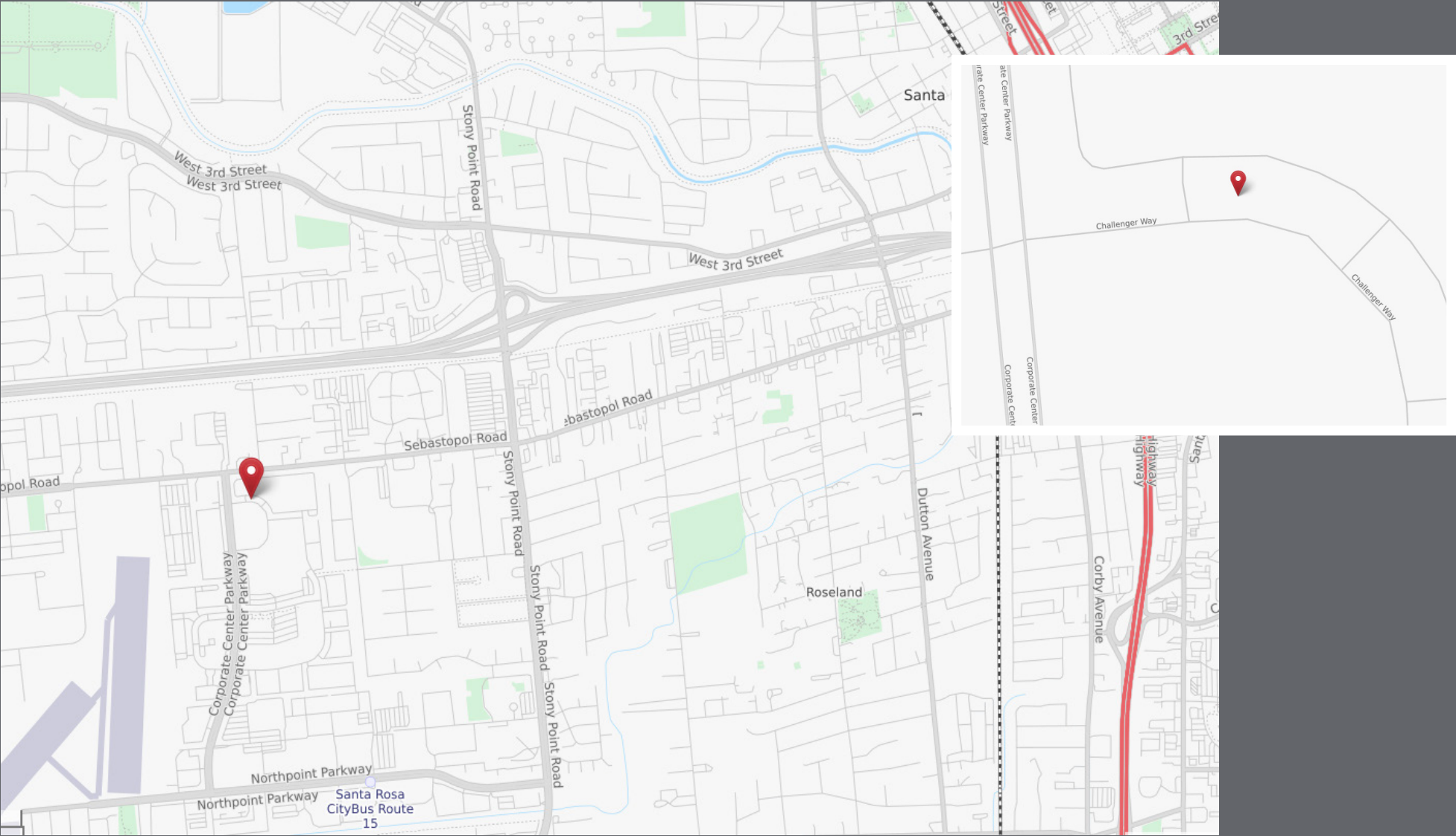
EXCLUSIVELY MARKETED BY:
Shawn Johnson
707.528.1400 ext. 238

Dave Peterson
707.528.1400 ext. 210

Peter Briceño
707.528.1400 ext. 255

FOR LEASE **Santa Rosa**

The Lakes



EXCLUSIVELY MARKETING BY:

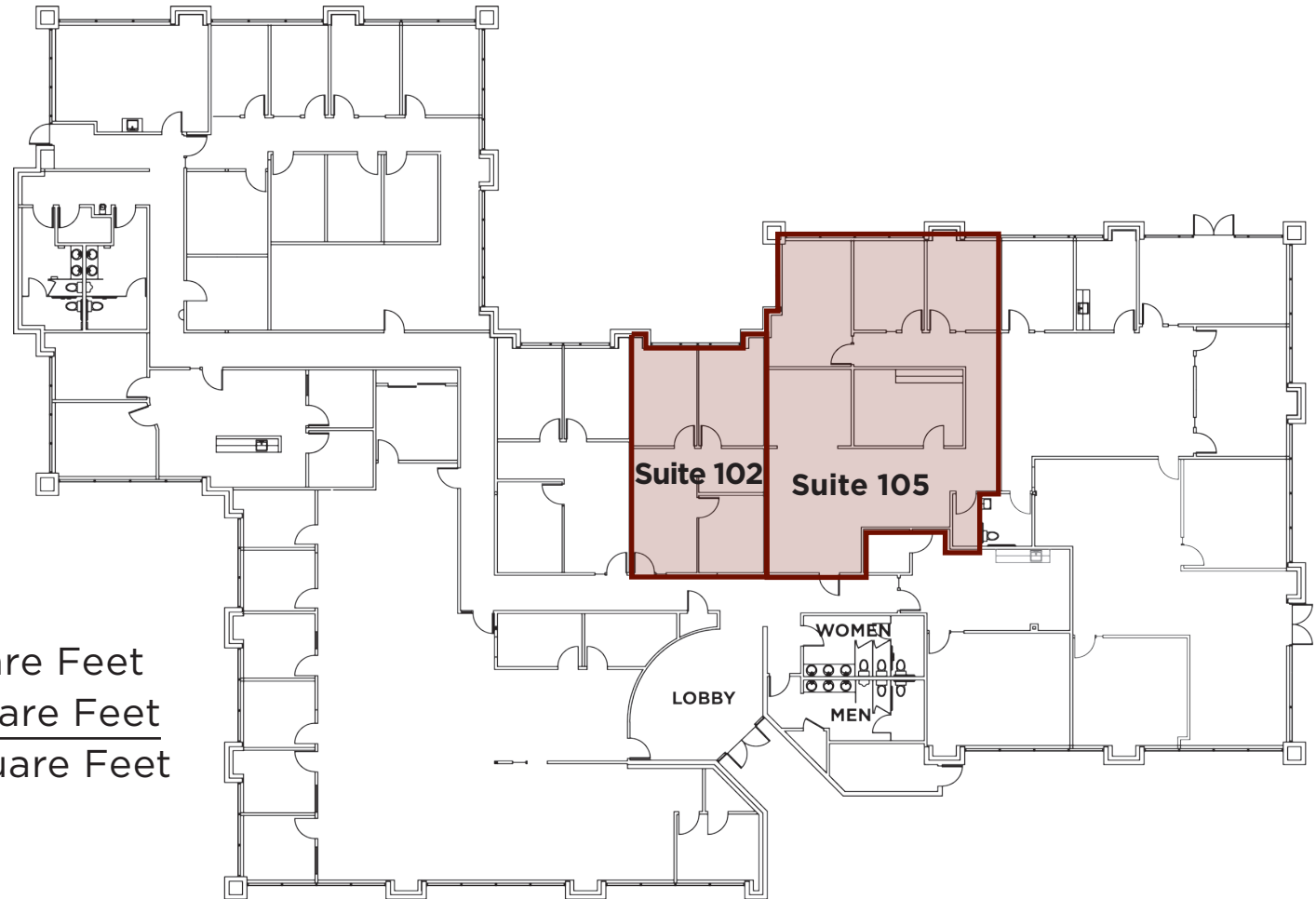
Shawn Johnson
707.528.1400 ext. 238

Dave Peterson
707.528.1400 ext. 210

Peter Briceño
707.528.1400 ext. 255

856 - 2,687 RSF

2235 Challenger Way
First Floor



- Suite 102: 856 Square Feet
 - Suite 105: 1,831 Square Feet
- Combined: 2,687 Square Feet

3,095 RSF

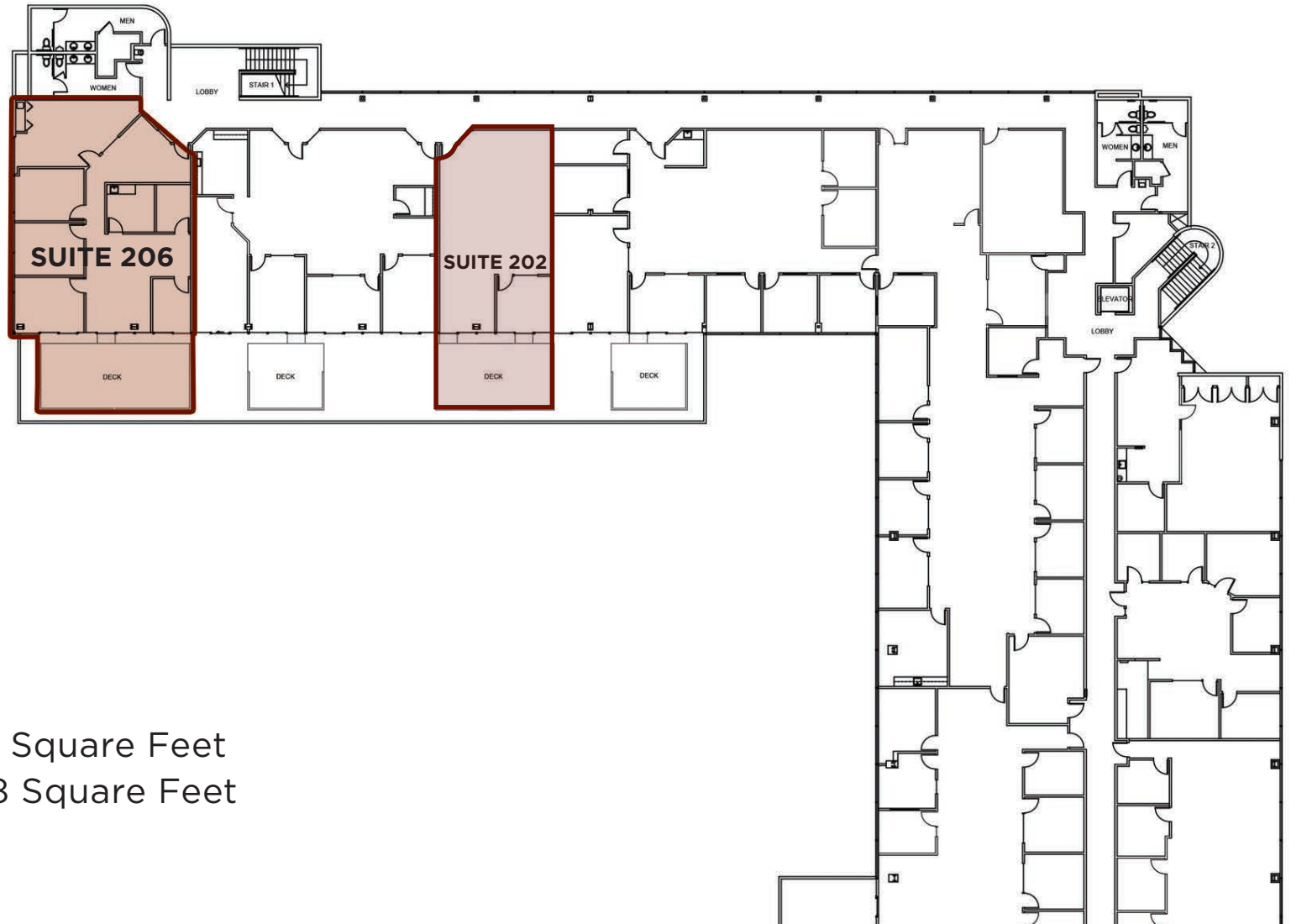
2255 Challenger Way
First Floor



- Suite 106: 3,095 Square Feet
- Common area conference room with self-serve micromarket

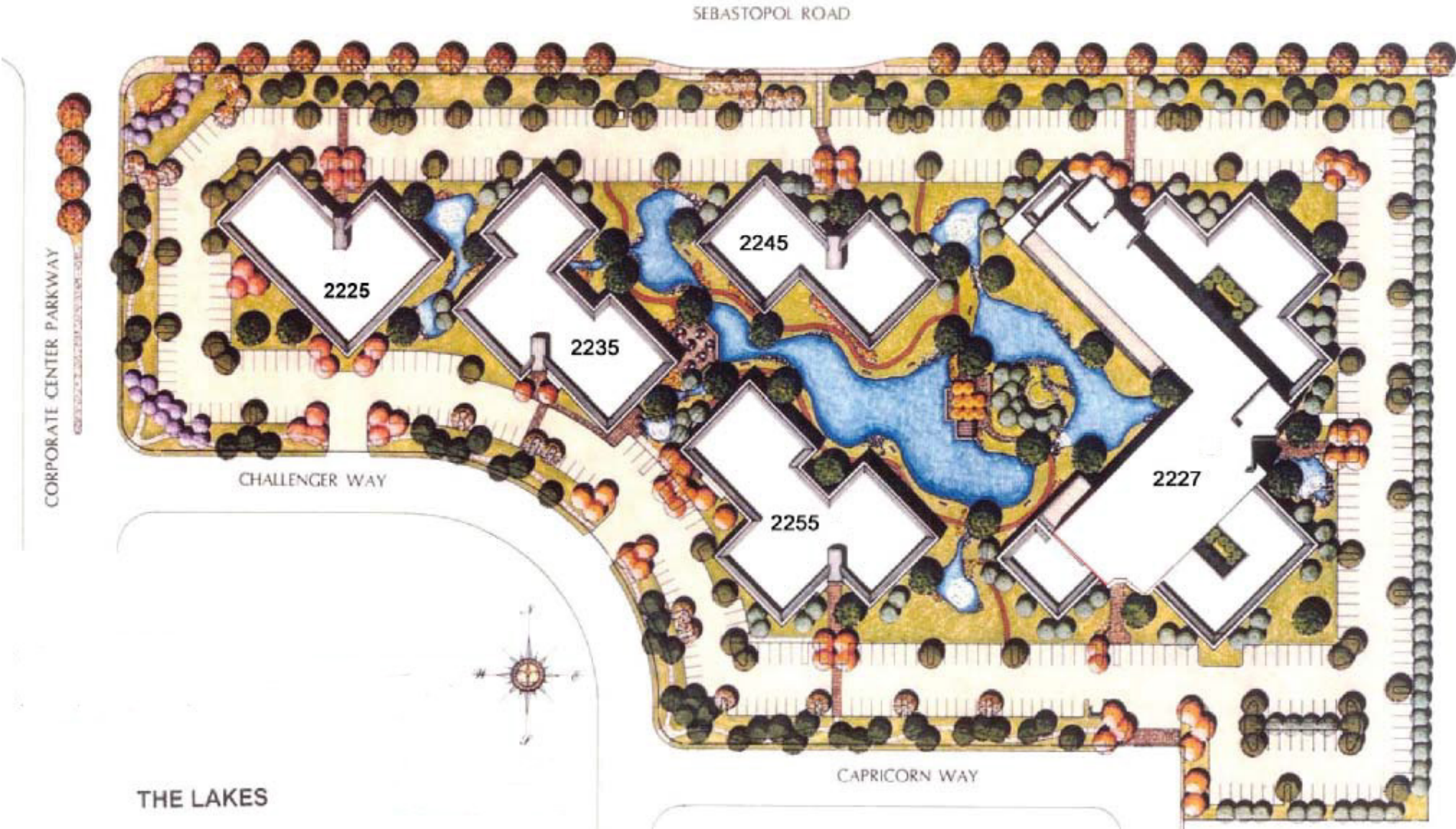
1,168 - 2,418 RSF

2227 Capricorn Way
Second Floor



- Suite 202: 1,168 Square Feet
- Suite 206: 2,418 Square Feet

FOR LEASE **Santa Rosa**
The Lakes



EXCLUSIVELY MARKETING BY:
Shawn Johnson
707.528.1400 ext. 238

Dave Peterson
707.528.1400 ext. 210

Peter Briceño
707.528.1400 ext. 255