

FOR LEASE **Santa Rosa**

Oak Valley Business Center



Ask about details on the Flexible Monthly Payment Program

40,746 Square Foot Free-Standing Building Available



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



ThriveatOakValley.com

Tenant Promotion: Team Building Activites Fund - See promotional flyer included

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 MARKETING BY:

Shawn Johnson
DRE#: 00835502

Danny Jones
DRE#: 01255048

Brian Keegan
DRE#: 01809537

Culture, Collaboration, and Carbonation

Team Building Activities Fund

Join us at **Oak Valley Business Center** and we will provide you a team building activities fund to welcome your team back to the office!*

The prolonged pandemic, social distancing and working from home have made it challenging to foster the culture, interaction and collaboration that support strong and productive teams. In the spirit of bringing your team back together in the office and in activities outside of the office we are promoting the Team Building Activities Fund. We hope this is useful tool to boost morale and energize your office.

Go Team!!!



BASIN STREET
PROPERTIES



Potential Activities Include:

- ▶ Russian River Brewing
- ▶ Wine Tasting
- ▶ Epicenter
- ▶ Safari West
- ▶ Alliance of The Redwoods

You are responsible for organizing and scheduling your events. Provide receipt of activity and Basin Street will reimburse you not to exceed the total budget of \$1 PSF.

*\$1 PSF budget allowance becomes available once lease commences. Minimum 3-year lease. You may choose alternate team activities subject to Basin Street approval. Budget must be used within a year of occupancy. Offer valid thru 6/30/22.

FOR LEASE Santa Rosa Oak Valley Business Center



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34,369 SF
Build-to-Suit Site

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



EXCLUSIVELY MARKETING BY:
Shawn Johnson
707.528.1400 ext. 238

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707.528.1400 ext. 254

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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

RUSSIAN RIVER BREWING

LAGUNITAS BREWING COMPANY

7 MINS

14 MINS

24 MINS

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

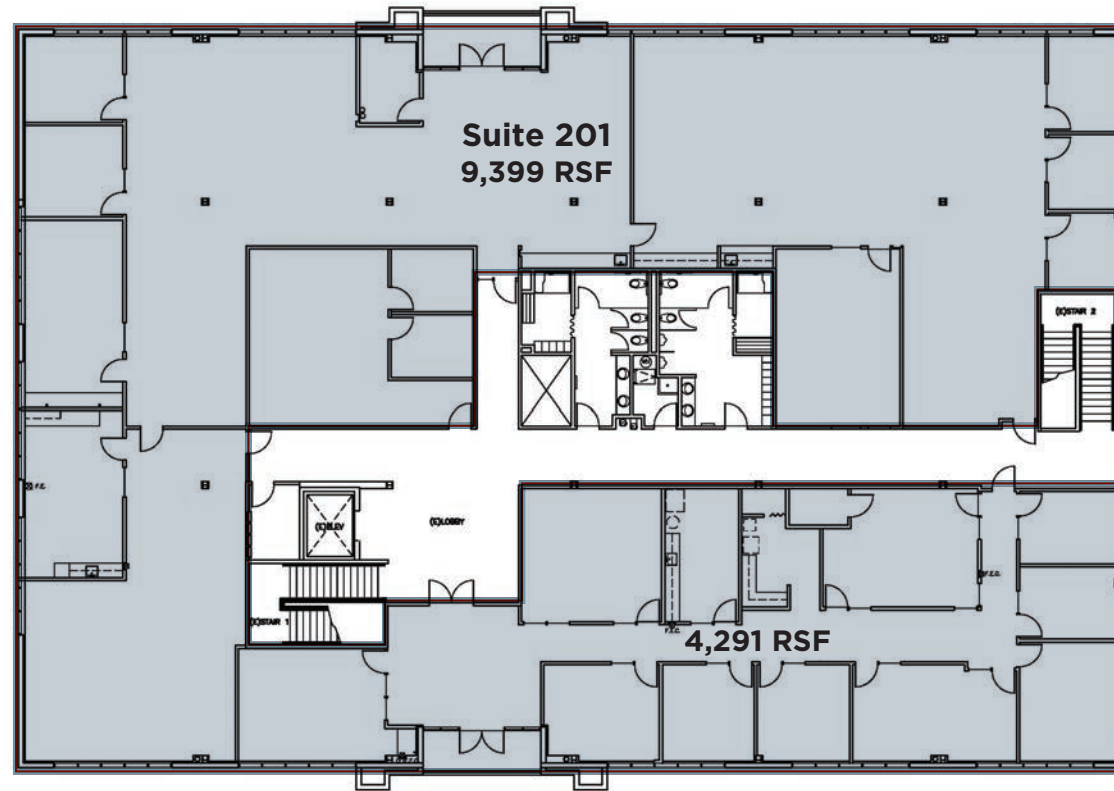
ThriveatOakValley.com

13,641 RSF

451 Aviation Boulevard
Second Floor

Suite 201 (Available 10/1/22):

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



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

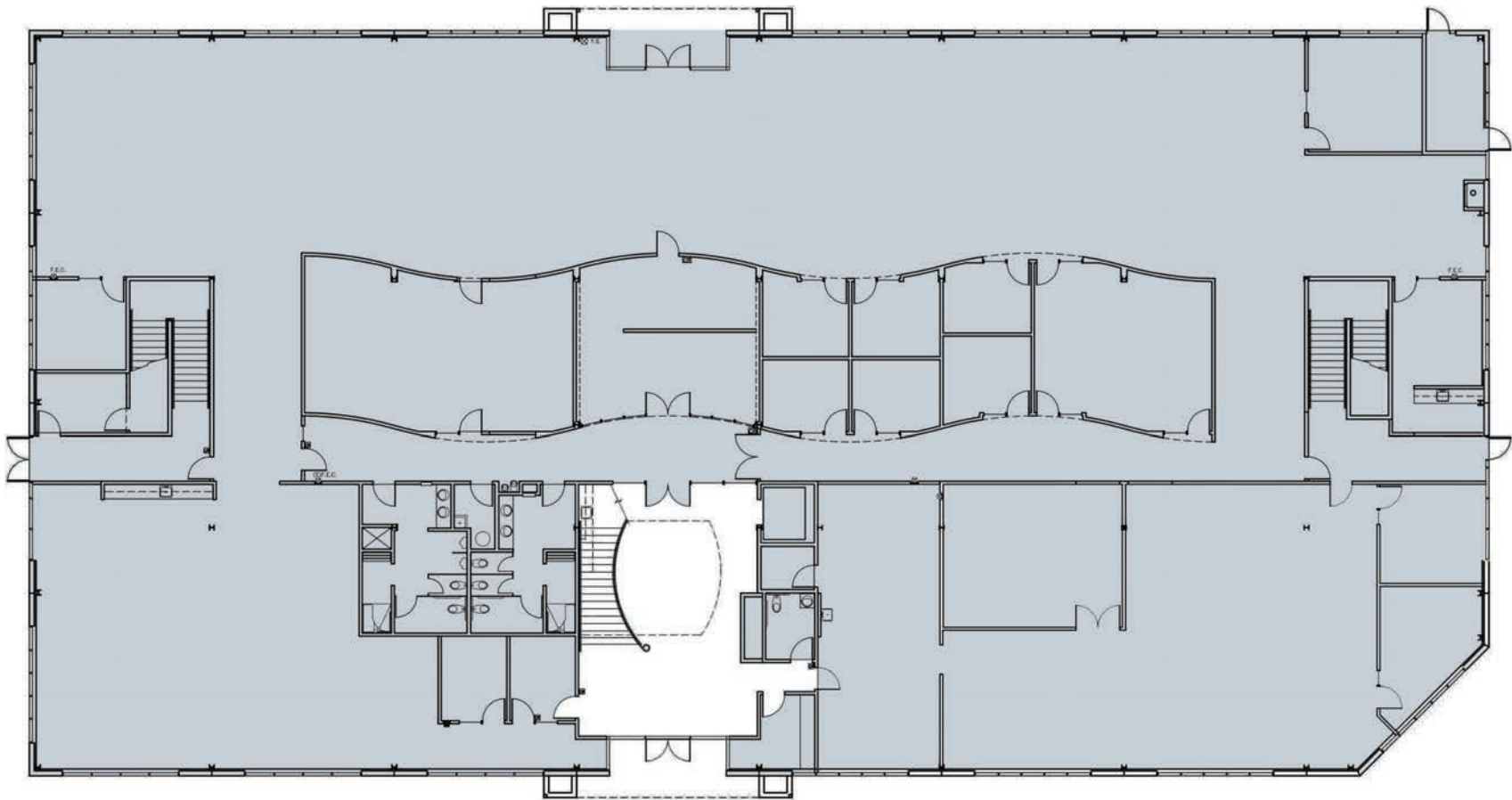
ThriveatOakValley.com

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

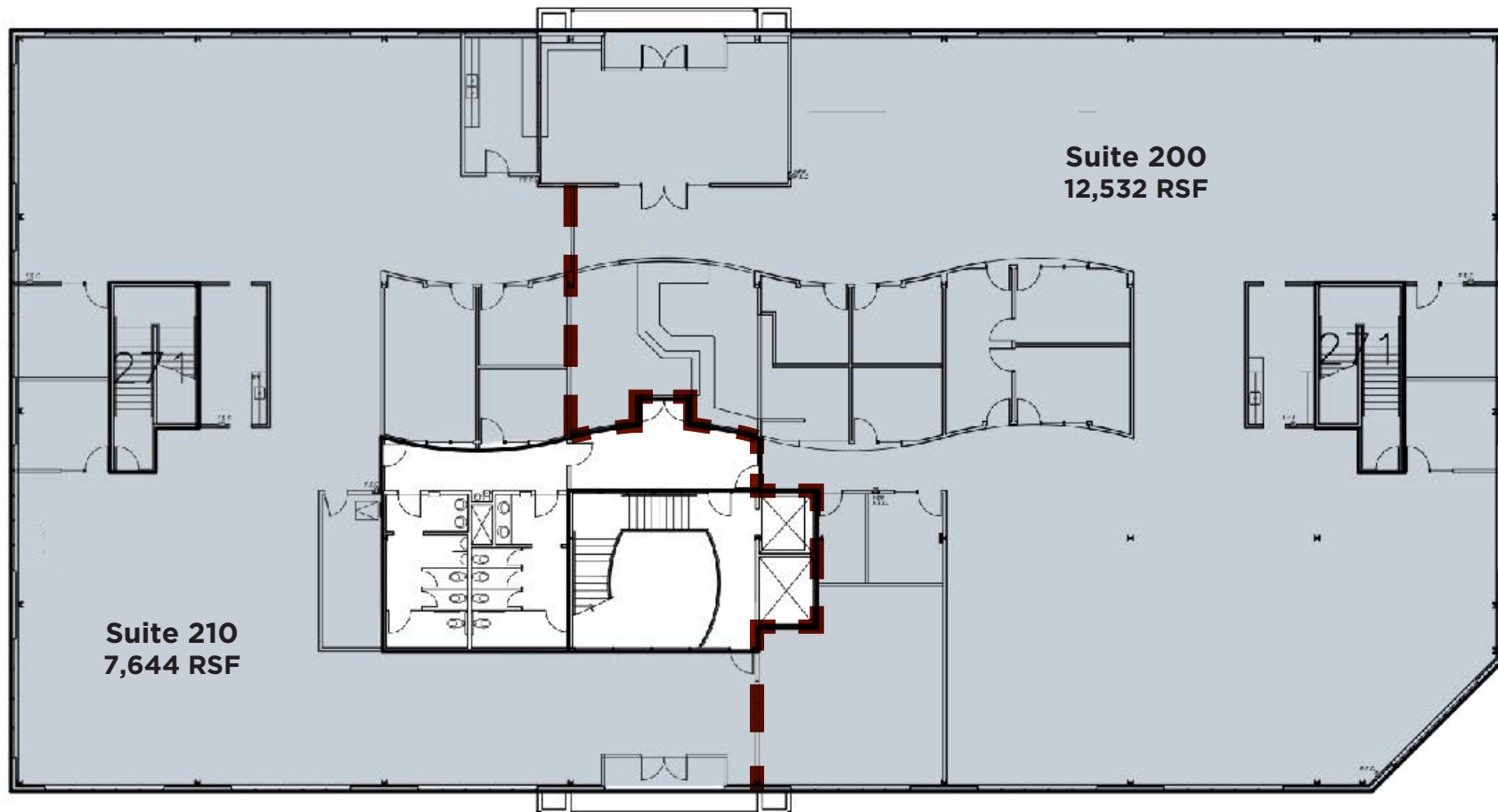
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Entire 40,746 Square Foot Building is Available for Lease

7,644 - 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

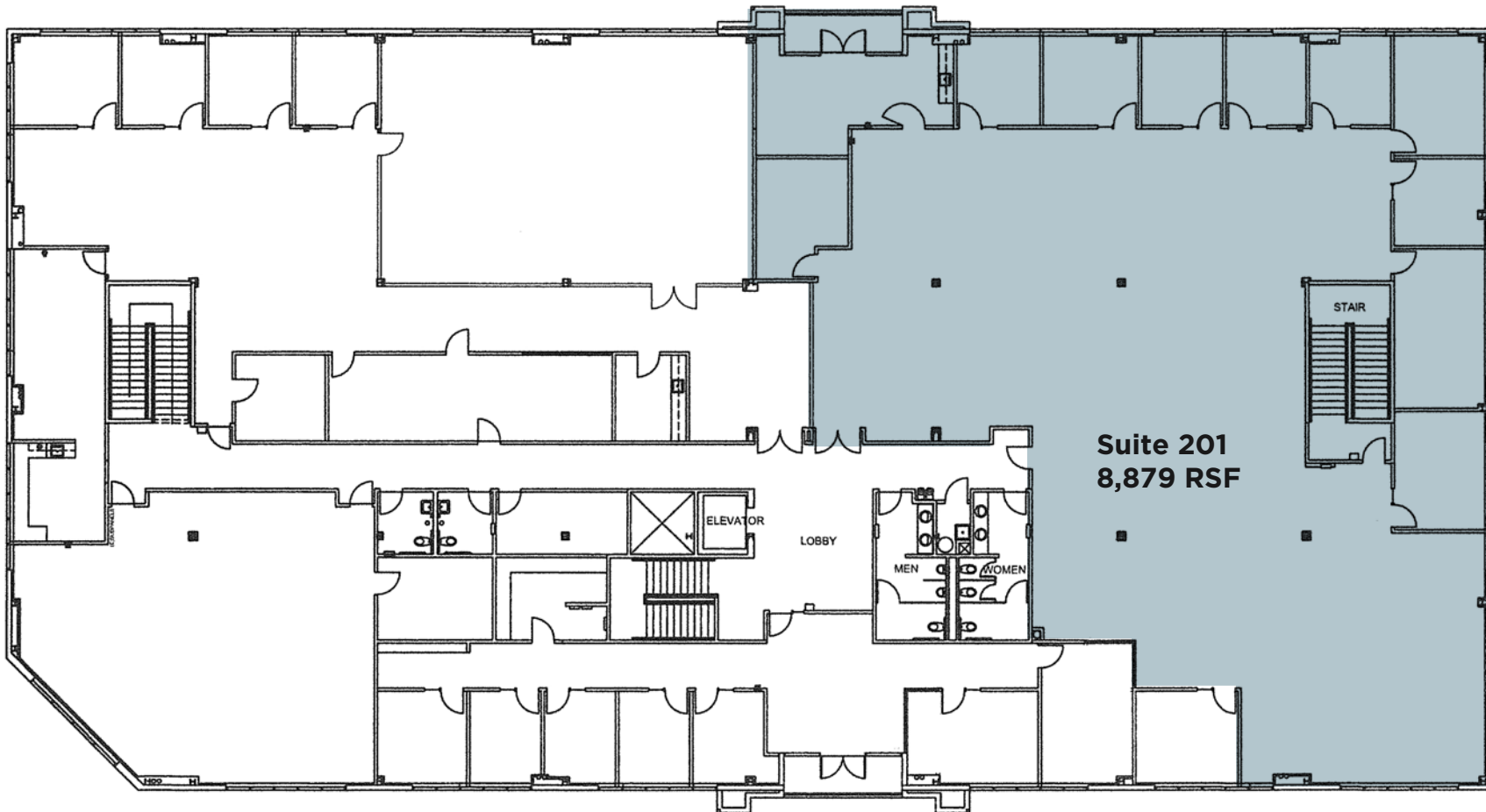
ThriveatOakValley.com

8,879 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

Oak Valley Campus & 463 Aviation Boulevard



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