

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

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

FOR LEASE Santa Rosa Oak Valley Business Center



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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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DISTANCE TO...

DRIVING DISTANCE 

AIRPORT **4 MINS**

**DOWNTOWN
SANTA ROSA** **12 MINS**

PETALUMA **30 MINS**

NAPA **1 HR**

**SAN
FRANCISCO** **1 ½ HRS**

BY AIR 
LOS ANGELES **1 ½ HRS**

PHOENIX **2 HRS**

PORTLAND **2 HRS**

SAN DIEGO **1 ¾ 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

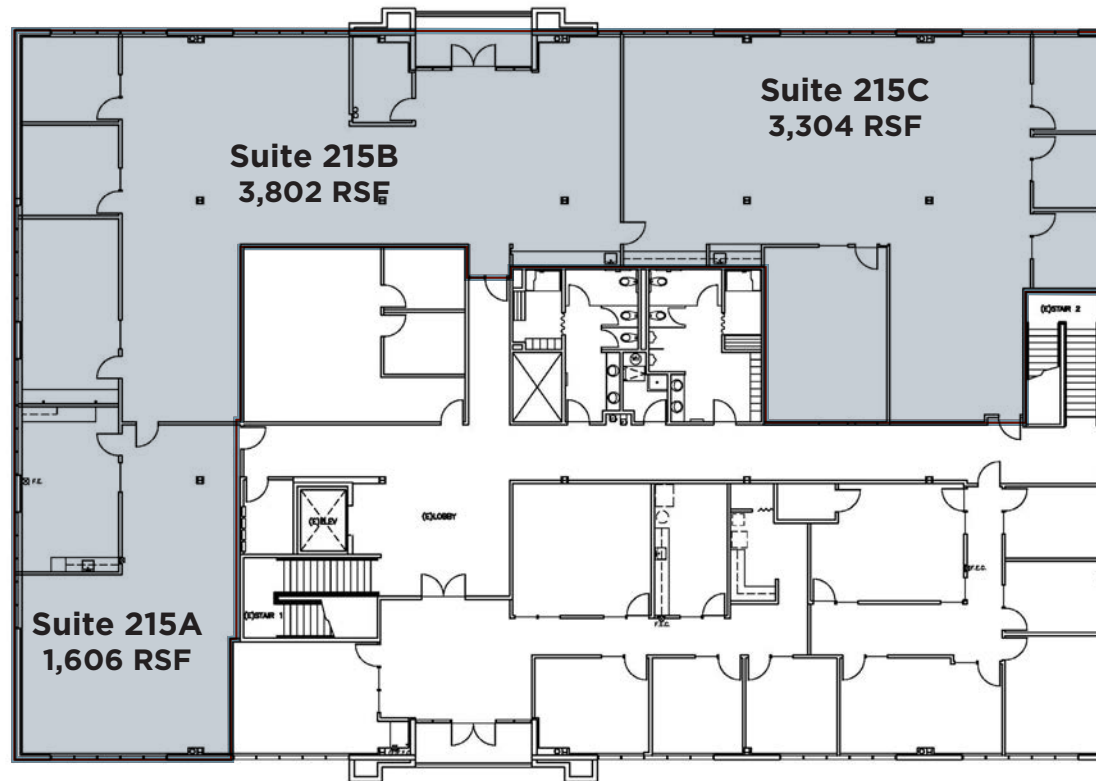
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13,827 RSF

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 7,104 sf
- Can be leased individually



FOR LEASE Santa Rosa Oak Valley Business Center

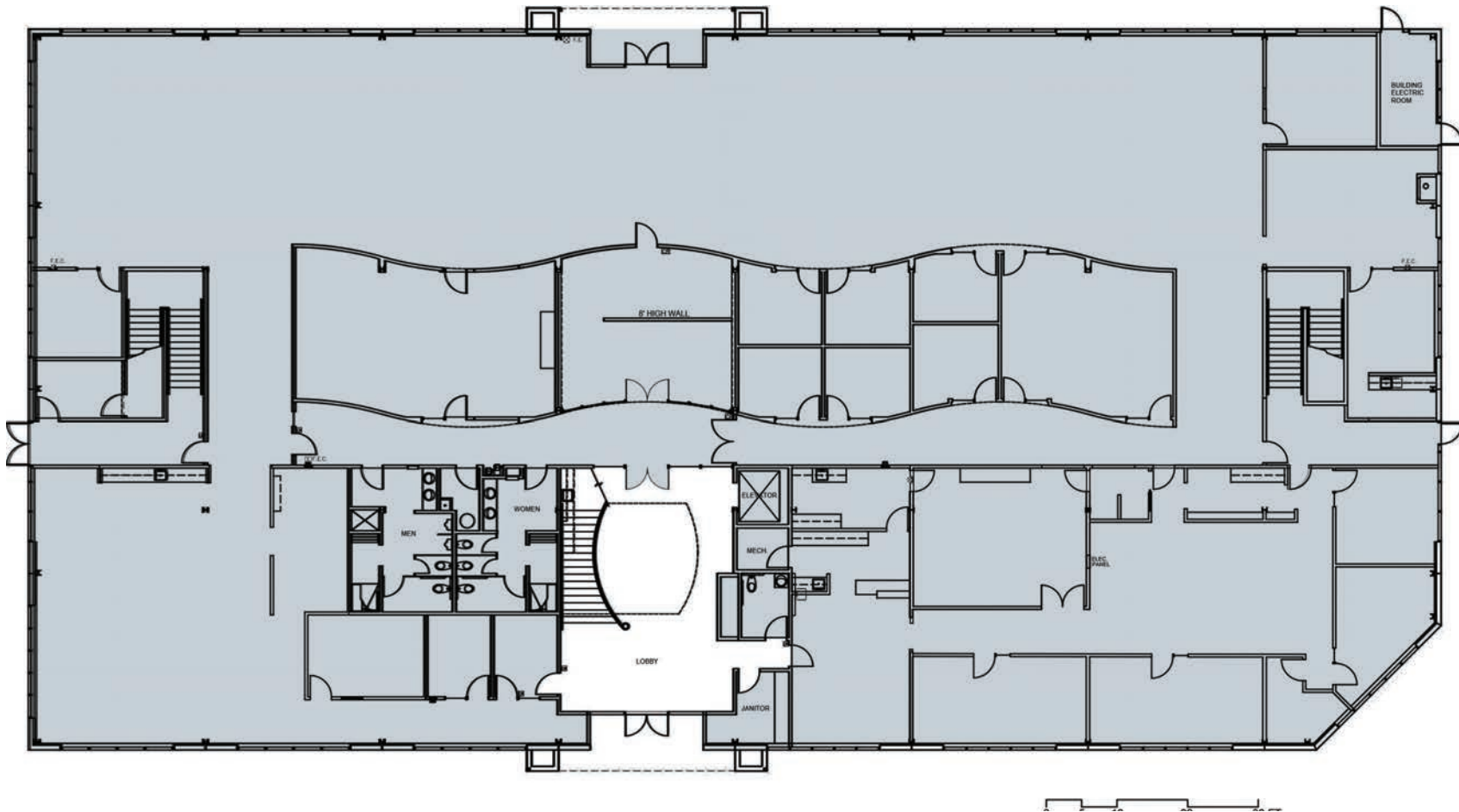
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Entire 40,746 Square Foot Building is Available for Lease

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

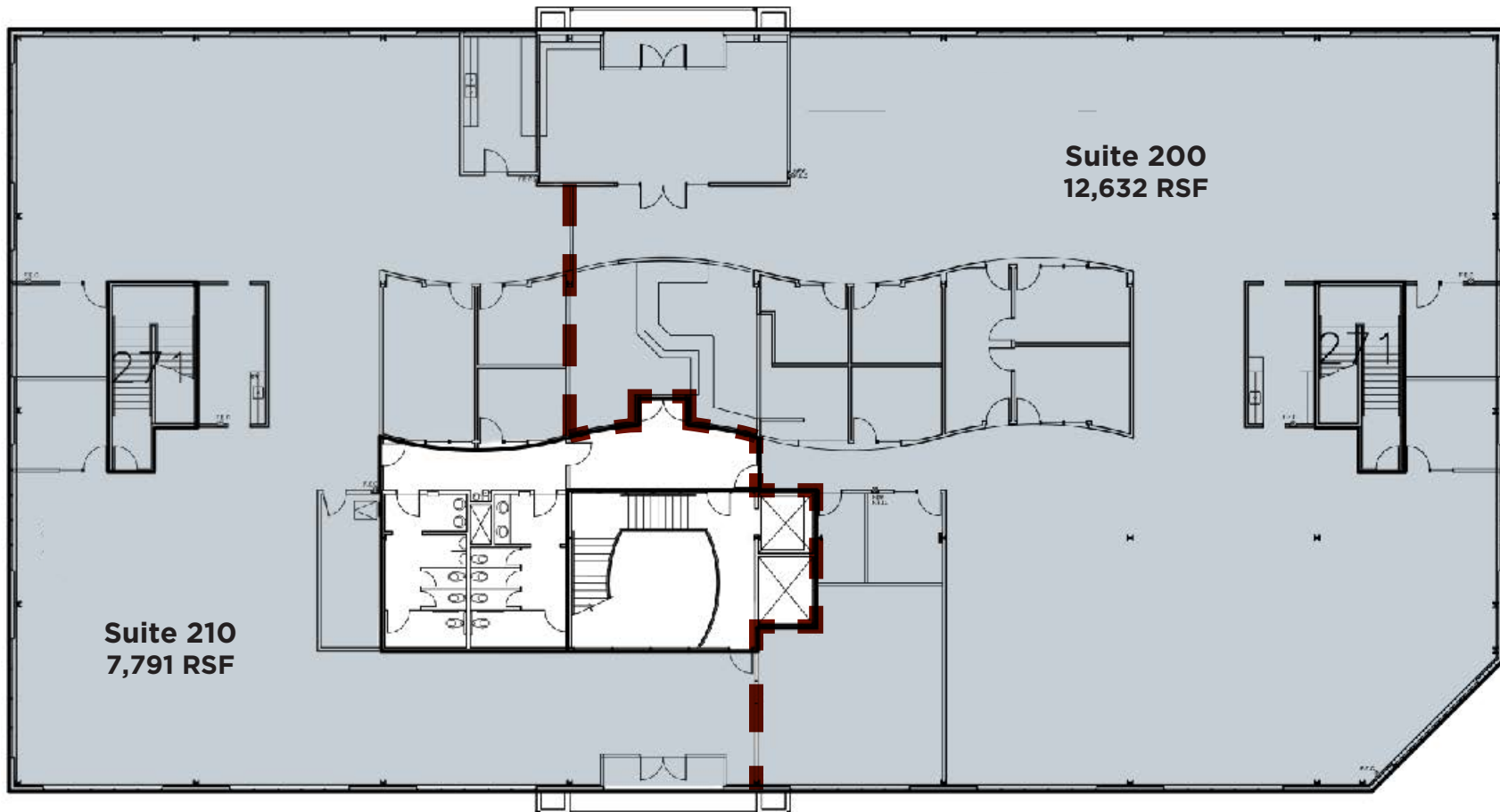
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Entire 40,746 Square Foot Building is Available for Lease

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



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



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