

FOR LEASE **Santa Rosa**

Oak Valley Business Center



Class A Offices - Minutes From Airport



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



ThriveatOakValley.com

Class A Offices in Santa Rosa's Airport Business District

Type:
Office and Light Manufacturing

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. 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 Magnolia Bank Anova Education

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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

Brian Keegan
707.528.1400 ext. 249

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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

RUSSIAN RIVER BREWING

LAGUNITAS BREWING COMPANY

7 MINS

14 MINS

24 MINS

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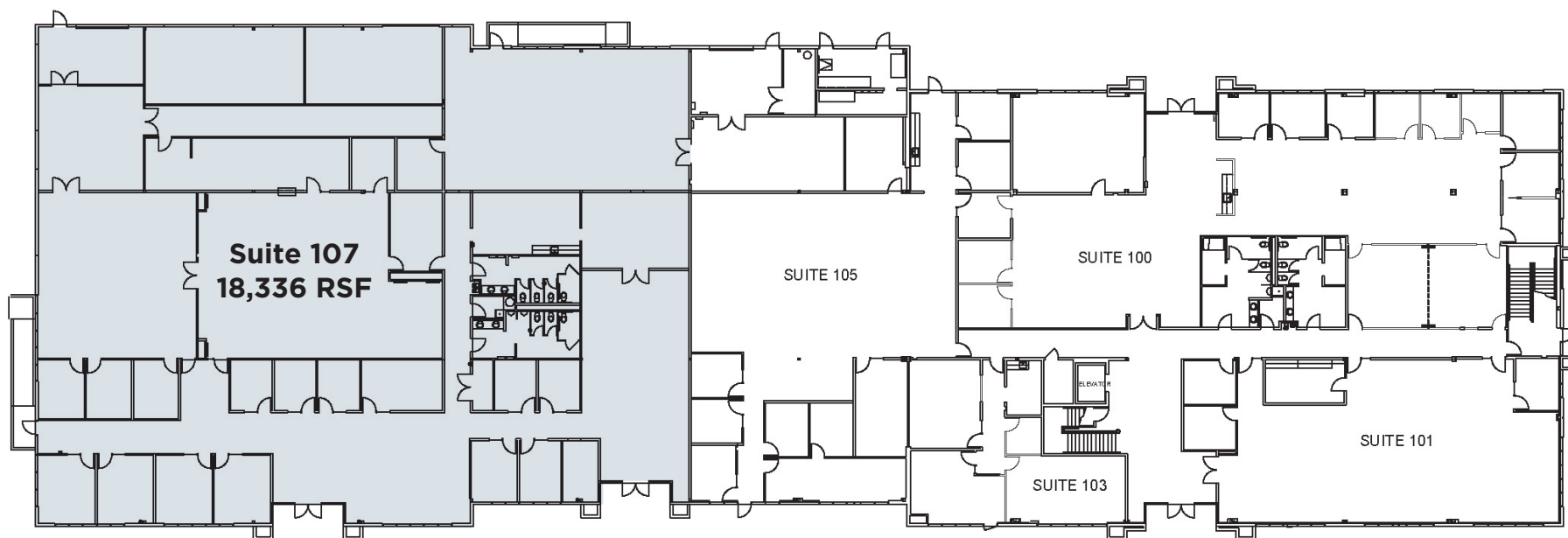
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18,336 RSF

451 Aviation Boulevard
First Floor

Suite 107 18,336 SF

- Highly improved for medical type manufacturing with 2 clean rooms and other highly improved spaces. The space can be demised smaller.



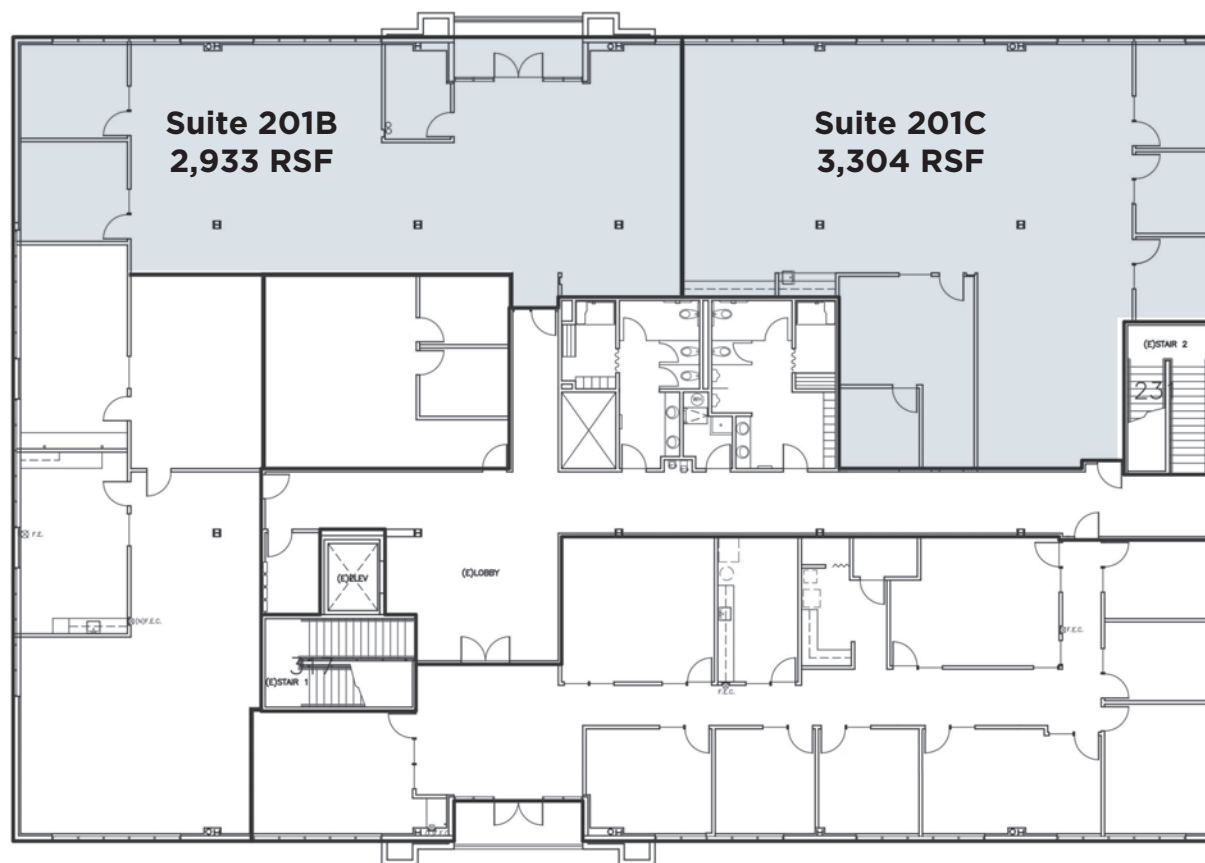
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2,933 - 3,304 RSF

451 Aviation Boulevard
Second Floor

- Suite 201-B 2,933 SF
- Suite 201-C 3,304 SF



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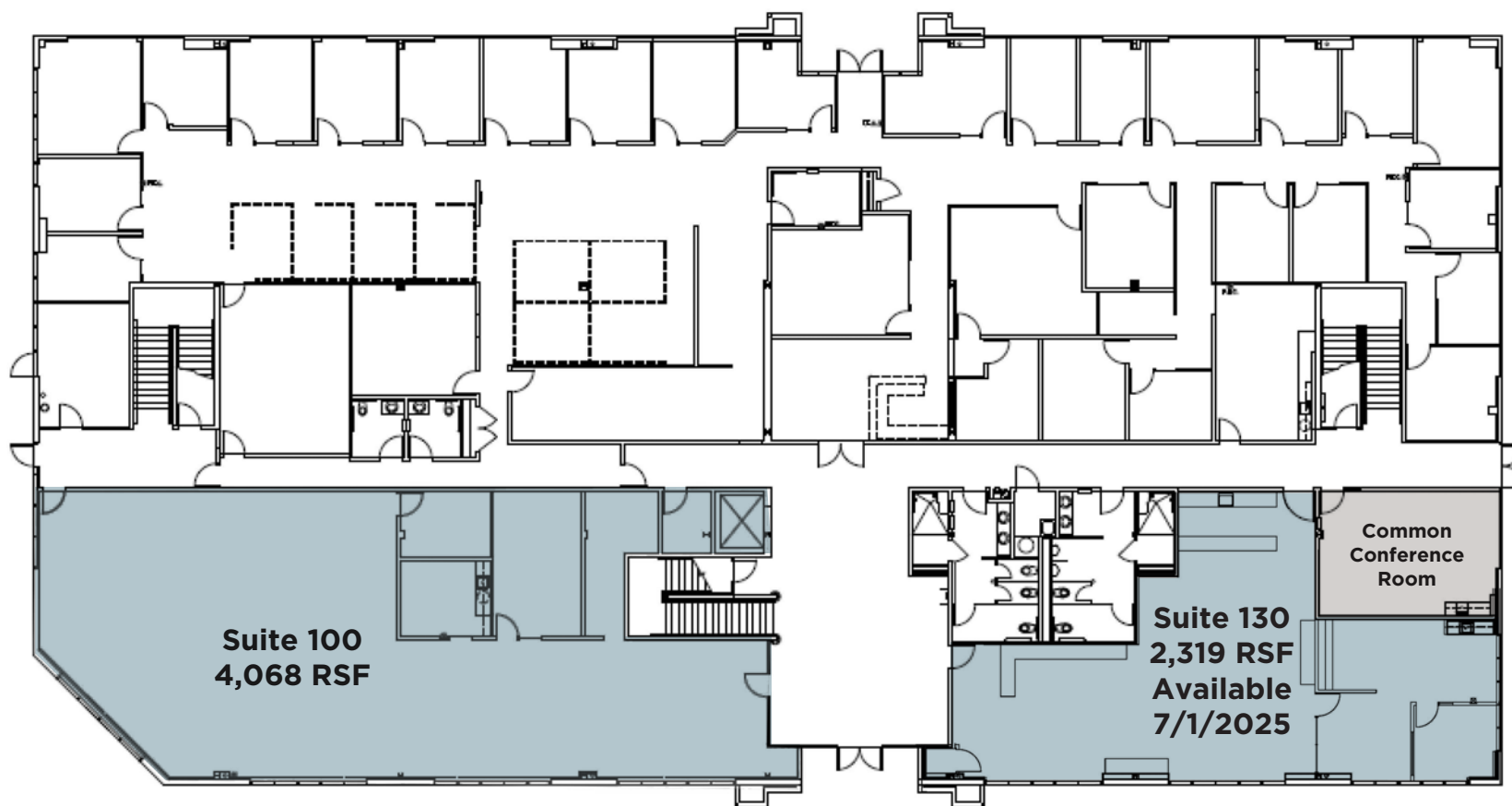
2,319 - 4,068 RSF

475 Aviation Boulevard
First Floor

Suite 100:

- Move in ready for immediate occupancy
- Private offices with side lights

- Private kitchen
- 10' ceilings with 9' doors



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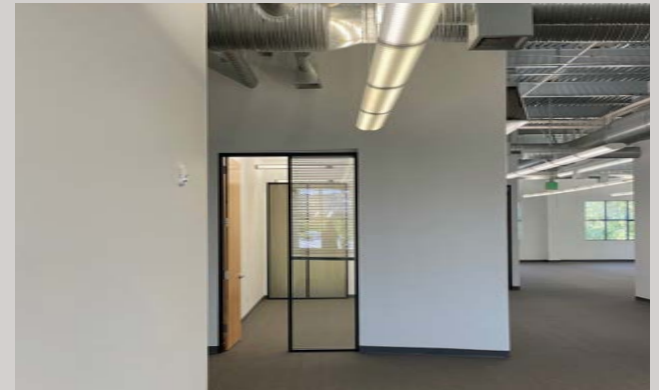
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Oak Valley Campus – **Move In Ready Suites**



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