



# KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL

Commercial Real Estate Services

## OFFICE SPACE AVAILABLE FOR LEASE



**437 Aviation Blvd (Lot 10)  
Santa Rosa, California**

- 15,713± sf of office space available
- Divisible to 753± sf
- Building conference room & kitchen available
- Total building size 21,120± sf
- Parking 4.26:1,000
- Located in the Airport Business Center
- Immediate access to US Highway 101
- Minutes north of Downtown Santa Rosa



Vicinity Map

**Lease Rate:  
\$2.05 psf Modified Full Service**

Contact:

**Shawn Johnson, Managing Partner  
KEEGAN & COPPIN COMPANY, INC.  
ONCOR INTERNATIONAL**

1355 North Dutton Avenue ♦ Santa Rosa, CA 95401

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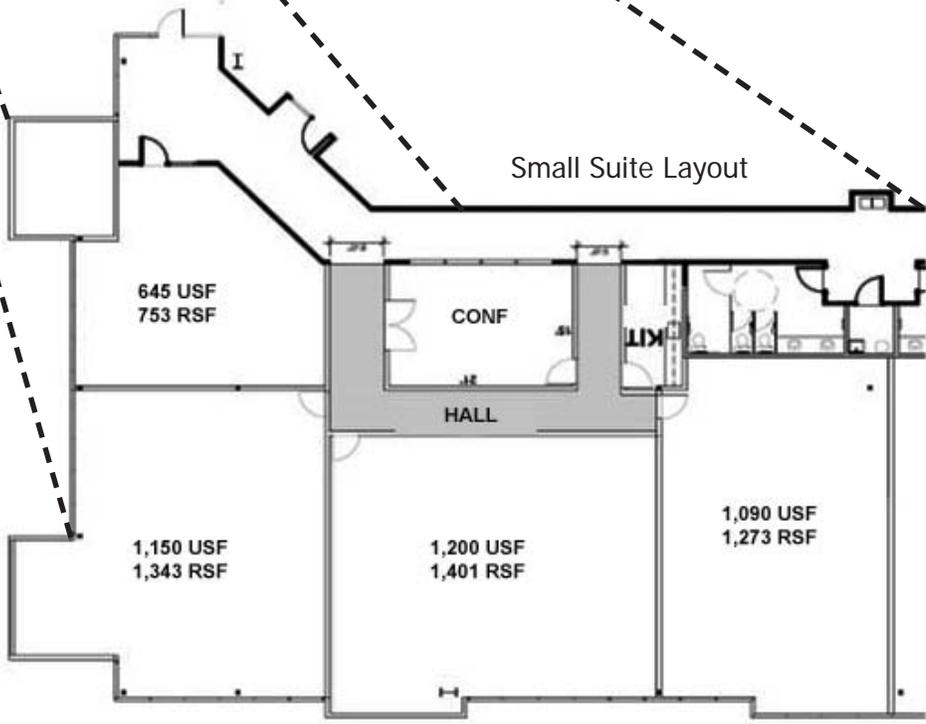
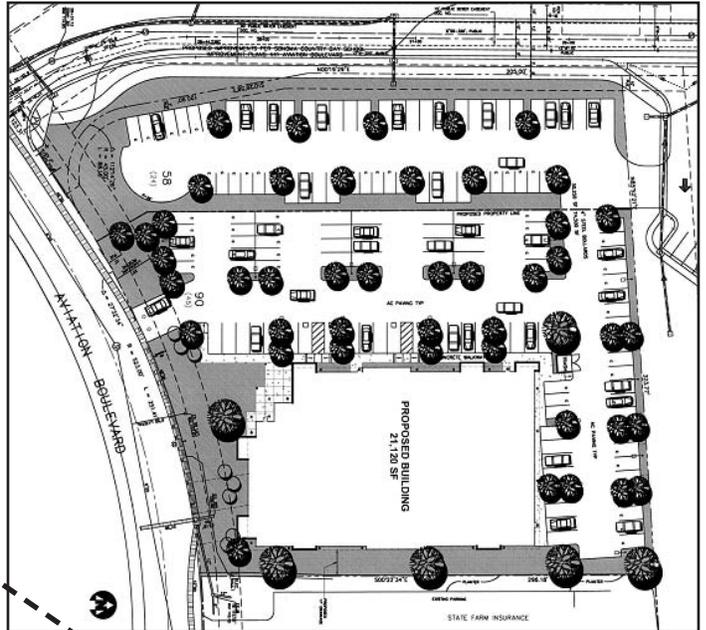
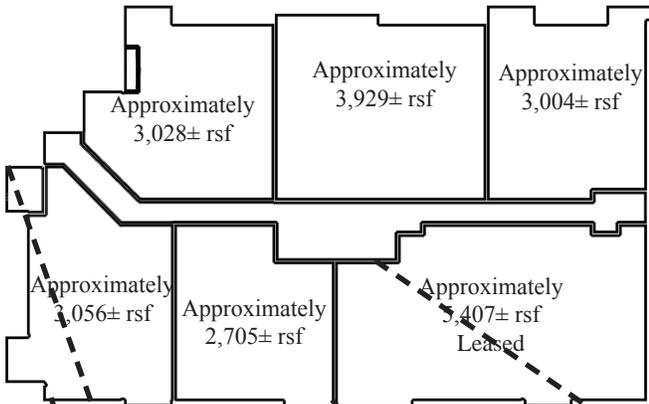
Offices in 220 Cities: UNITED STATES, CANADA, DENMARK, FRANCE, GERMANY, INDIA, AUSTRIA, RUSSIA, CHINA, AUSTRALIA, UNITED KINGDOM, THE NETHERLANDS, MEXICO, JAPAN, ITALY, SPAIN, SWITZERLAND, CZECH REPUBLIC, BELGIUM, POLAND, NORWAY, UKRAINE, SWEDEN, FINLAND, HUNGARY, BRAZIL, CHILE, ARGENTINA, IRELAND

The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.

# 437 Aviation Boulevard, Lot 10

## Santa Rosa, California

### Site and Floor Plan



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## COMMERCIAL REAL ESTATE

<b>User Space:</b>	Office/Warehouse	<b>Rentable Space:</b>	Office-15,713 s.f. Divisible to 753 s.f.
<b>Address:</b>	<b>437 Aviation Boulevard (Lot 10)</b>	<b>Rent:</b>	\$2.05 psf Modified Full Service
<b>City, State, Zip: County:</b>	Santa Rosa, CA 95403 County of Sonoma	<b>Total Building s.f.:</b>	21,120 s.f.
<b>Business Park:</b>	Airport Business Center	<b>Parking:</b>	4.26:1,000 sq. ft.

### Description of Premises - Features:

The office building is located just south of the Airport Health Club and adjacent to the new Sonoma Country Day School. This building is designed as a single-story wood frame office building with an EIFS finish, abundant glass and landscaping amenities.

The Business Center is already headquarters for several leading companies, which were attracted to its excellent facilities for corporate offices, research and development, manufacturing and distribution. Airport Business Center is a master-planned complex in the heart of the California Wine Country. Its buildings are handsomely designed, and nestled in graciously landscaped open space, with convenient freeway and airport access.

Among the more appealing amenities offered by the Airport Business Center park is the setting, with lush landscaping that includes mature oaks, meandering streams, and pathways through great lawns. A championship 18-hole golf course, a picturesque vineyard, jogging trails and a par course, and two lakes with waterside walkways, picnic areas and comfortable benches enhance the park's generous ratio of open space.

### Lease Terms:

Rent is to be determined, with minimum 5-year lease terms required. Tenant improvement allowance to be determined. Tenant is responsible for janitorial of their premises.

### Description of Location - Area:

Airport Business Center is ideally located in the heart of Sonoma County, one of California's 10 fastest growing counties. The county combines a dynamic opportunity for business expansion with the amenities of living and working in an area unsurpassed for natural beauty and year-round pleasant climate.

The Airport Business Center is located approximately three miles northwest of the City of Santa Rosa, west of U.S. Highway 101, the major north/ south freeway through Sonoma County. The Center is within the Sonoma County Airport Industrial Area Specific Plan, which will ultimately accommodate 603 acres of industrial development (412 acres of industrial park and 191 acres of heavy industrial) five acres of retail commercial and 140 acres of agricultural and open space. Approximately 220 acres are presently divided into industrial parks.

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