

FOR SALE

OFFICE

8733 LAKEWOOD DR, WINDSOR, CA 95492

Northern California's Premier Commercial Real Estate Firm



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. Any interested party should verify the status of the property and the information herein.



PROPERTY SUMMARY

PRICING

Asking Price:	\$2,200,000
Price per Sq. Ft.:	\$170 per Sq. Ft.

BUILDING

Building Sq. Ft.:	12,890+/- Sq. Ft.
(Provided by Building Plans)	
Year Built:	1989
HVAC:	Yes
Fire Suppression:	Yes

SITE

APN:	161-100-054
Lot Size:	43,124+/- Square Feet
Zoning & General Plan:	BC—Boulevard Commercial
Parking:	48
Water & Sewer:	Town of Windsor
Utilities:	PG&E

8733 Lakewood Dr

Introducing a remarkable Class A Office Building located on the vibrant east side of Windsor, offering visibility from both Lakewood Drive and Old Redwood Highway. Situated at a major signalized intersection, this property attracts both pedestrians and motorists, making it an ideal location for businesses looking to establish a strong presence.

This impressive two-story office building features approximately 12,890+/- square feet of prime Class A office space, with each floor offering around 6,000 square feet of versatile workspace. The exterior showcases a striking combination of durable concrete block and sleek mirrored glass, creating a modern aesthetic. With about 48 dedicated parking stalls and a prominent monument sign near the Lakewood entrance, accessibility and visibility are exceptional. The property can also be accessed from Edgewood Place via Brooks Road.

As you approach, you'll notice the stunning entrance with elegant slate stonework leading from the lobby to the outdoor walkway. Enter through grand glass double doors into a soaring lobby with full-height ceilings extending to the second floor. The interior is configured in a multi-tenant layout, featuring five suites on the ground floor and seven suites on the second level, providing flexible options for tenants or potential buyers.

Convenient elevator and stair access from the lobby. Many offices feature tasteful glass sidelights and light wood finishes that elegantly contrast with the stone walls and slate entry floors, creating an inviting atmosphere.

With several tenants on month-to-month leases, a new buyer can either occupy a significant portion or a smaller space, benefiting from existing rental income.



RENT ROLL

Lease Summary / Rent Roll

8733 Lakewood Drive
Windsor

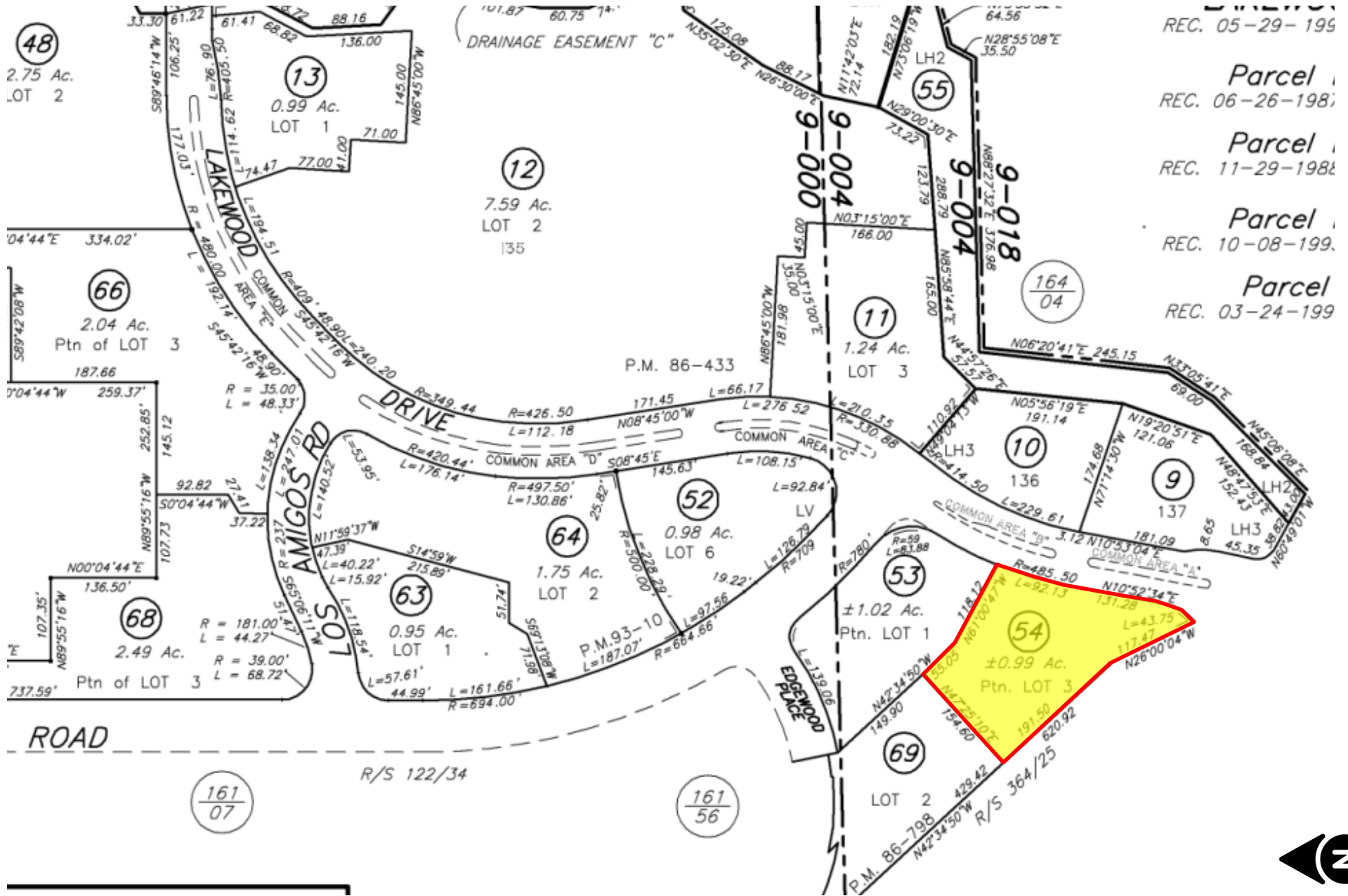
Business Name	Suite/Address	Lease Start Date	Lease End Date	Rentable Sq. Ft.	% of SF	Actual Rent/Month	Rent/SF
	100/A	2/1/2016	M-T-M	1,905	17.93%	\$ 2,665.00	\$1.40
	B	1/1/2024	12/31/2026	1,428	13.44%	\$ 2,275.00	\$1.59
	C	8/1/2014	7/31/2028	1,065	10.02%	\$ 1,779.05	\$1.67
	D	5/1/2006	MTM	329	3.10%	\$ 671.25	\$2.04
	E	11/1/2018	MTM	162	1.52%	\$ 300.00	\$1.85
	203	8/1/2024	7/31/2025	346	3.26%	\$ 640.00	\$1.85
	204	5/1/2013	MTM	581	5.47%	\$ 740.00	\$1.27
	205	12/1/2019	12/31/2027	1,117	10.51%	\$ 1,845.00	\$1.65
	206, 207	3/1/2016	6/30/2025	608	5.72%	\$ 883.00	\$1.45
	208	VACANT		630	5.93%	\$ 1,260.00	\$2.00
	209	8/1/2019	9/30/2026	1,022	9.62%	\$ 1,600.00	\$1.57
	210	6/1/2015	MTM	1,432	13.48%	\$ 2,065.00	\$1.44
MONTHLY ANNUAL TOTALS:				10,625	100%	\$ 16,723.30	\$1.65
						\$ 200,679.60	

Regarding the numbers illustrated above, the only guarantee that the author can make, is that the actual numbers will either be higher or lower than the above.

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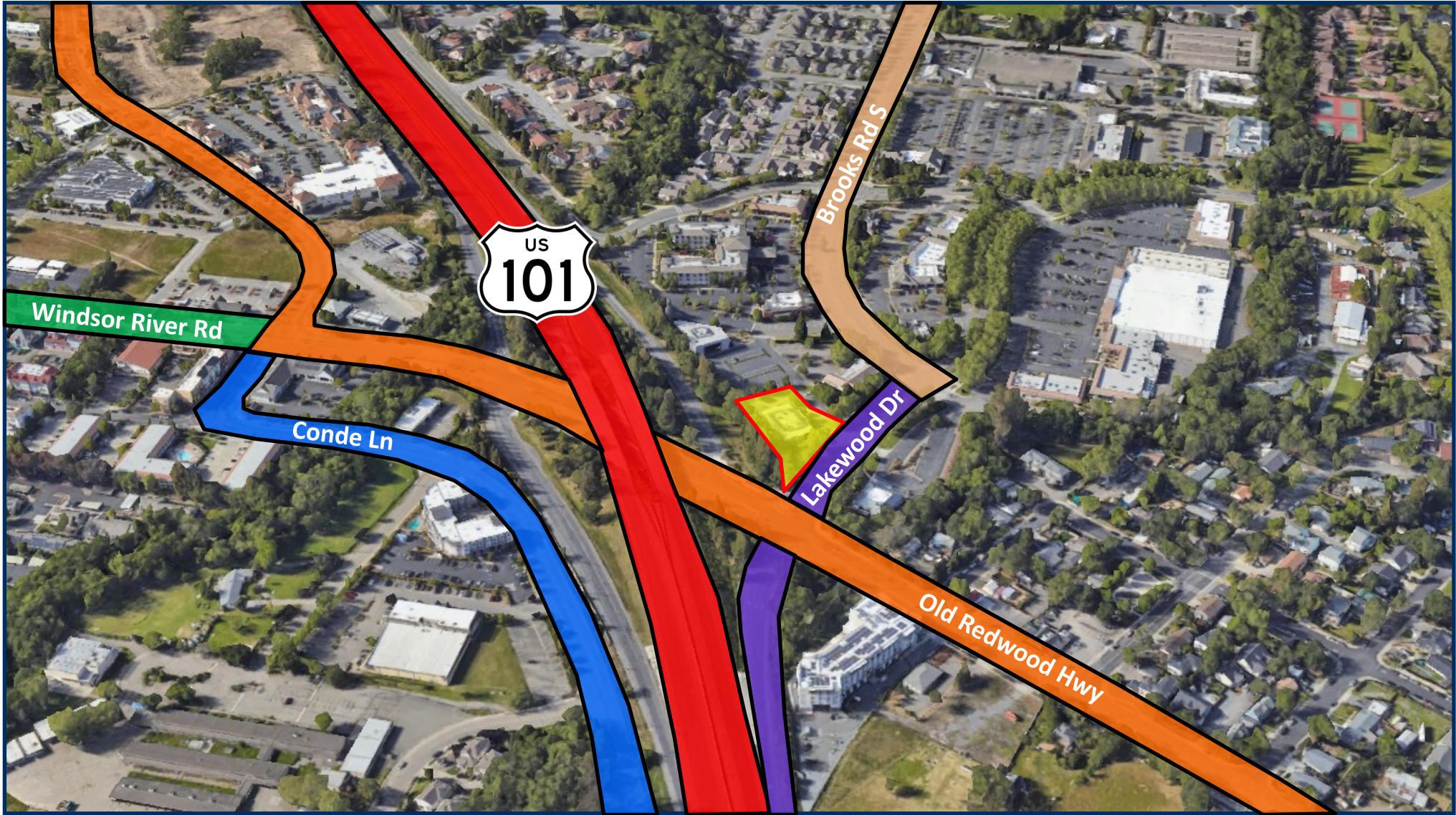
PARCEL MAP



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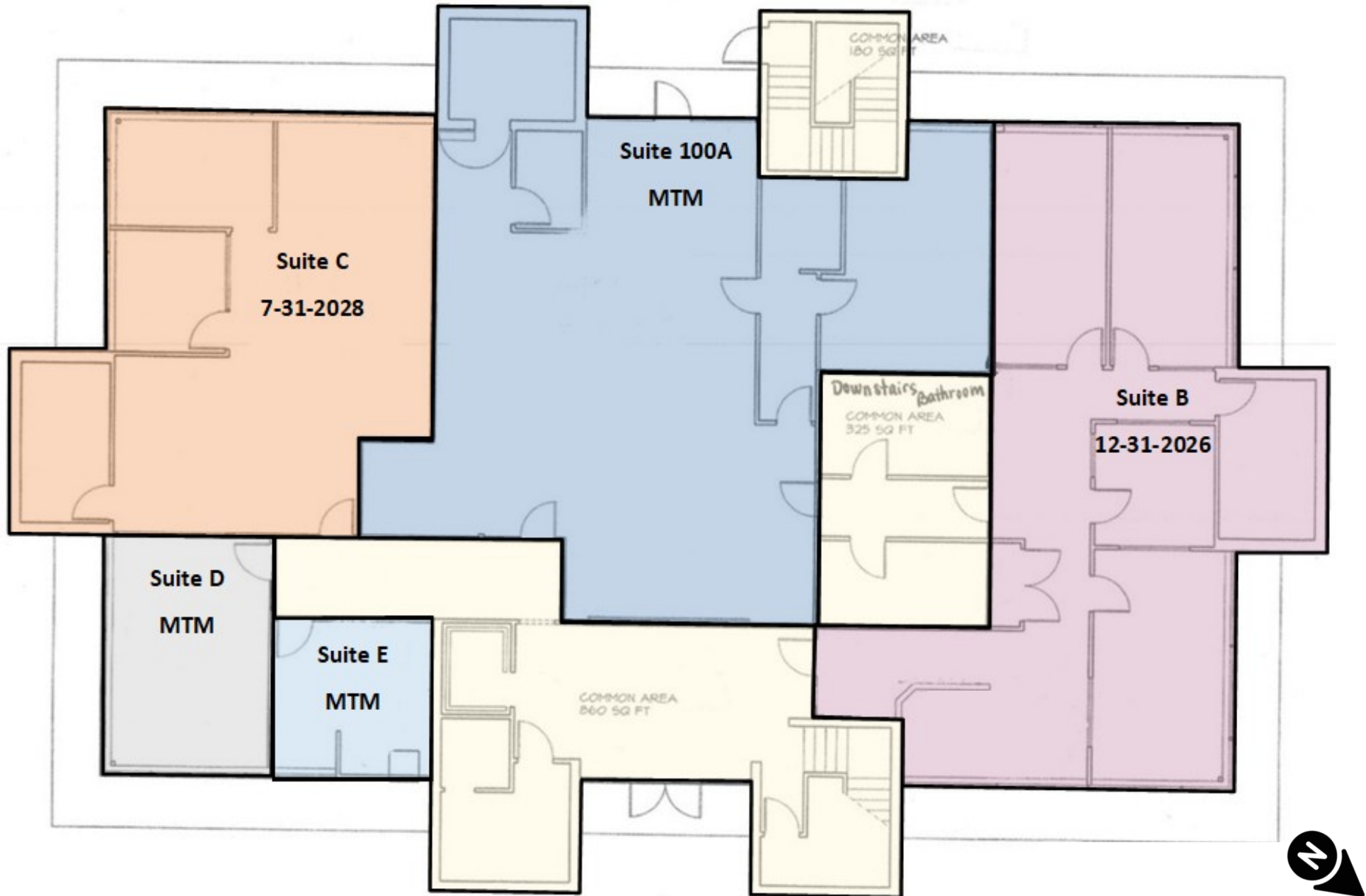
STREET MAP AERIAL



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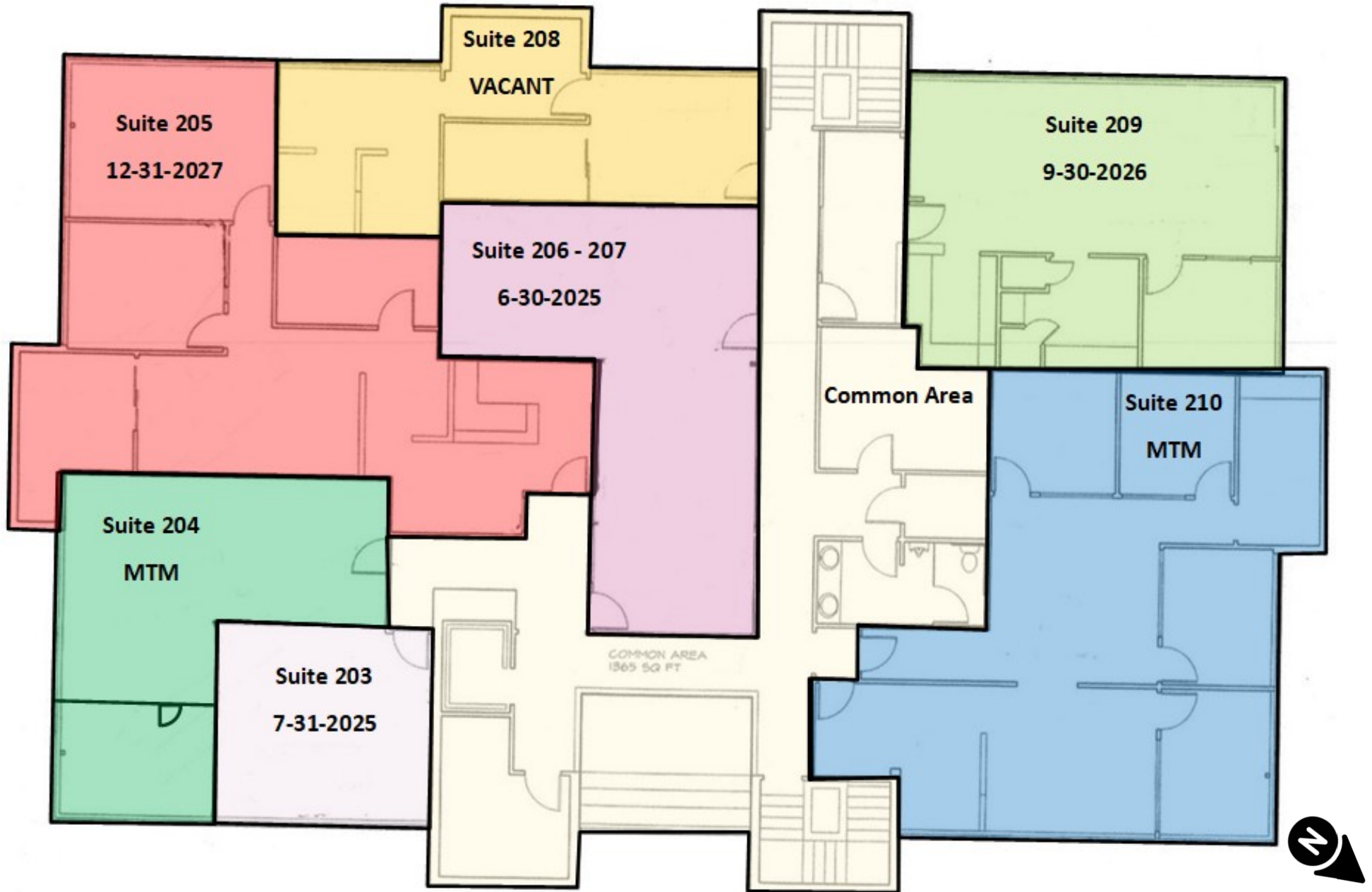
FLOOR PLAN (LOWER FLOOR)



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FLOOR PLAN (UPPER FLOOR)



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PHOTOS



Exterior Entrance



Exterior



Parking Lot

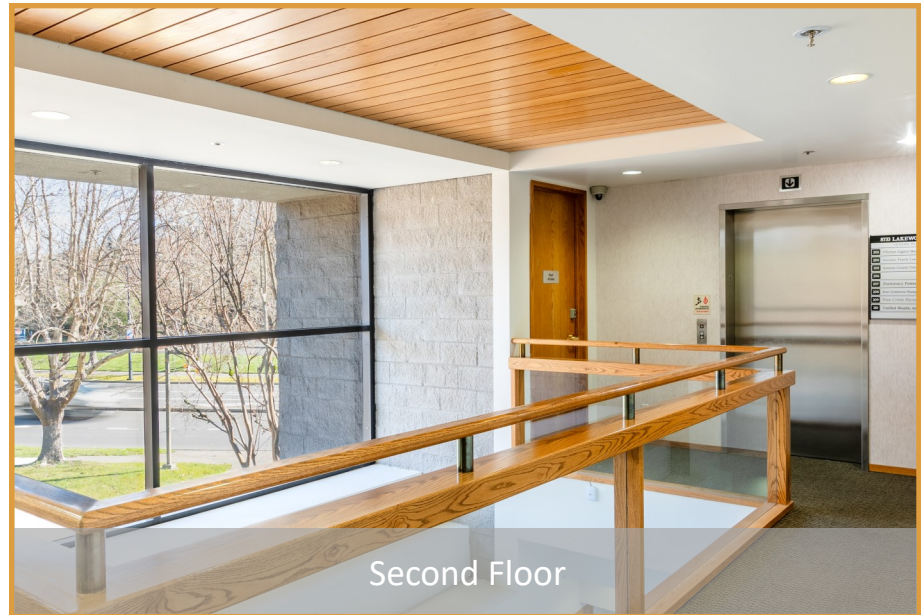
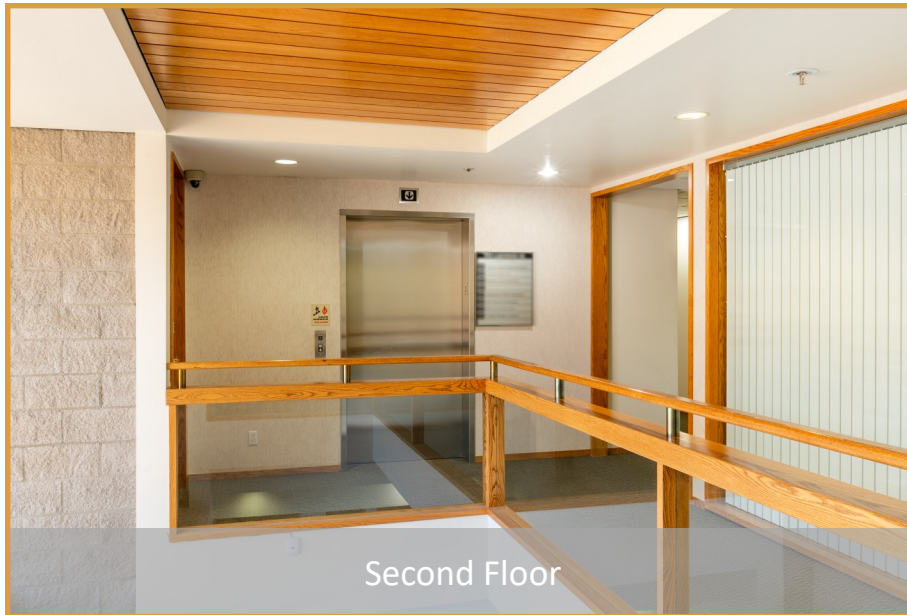


Parking Lot

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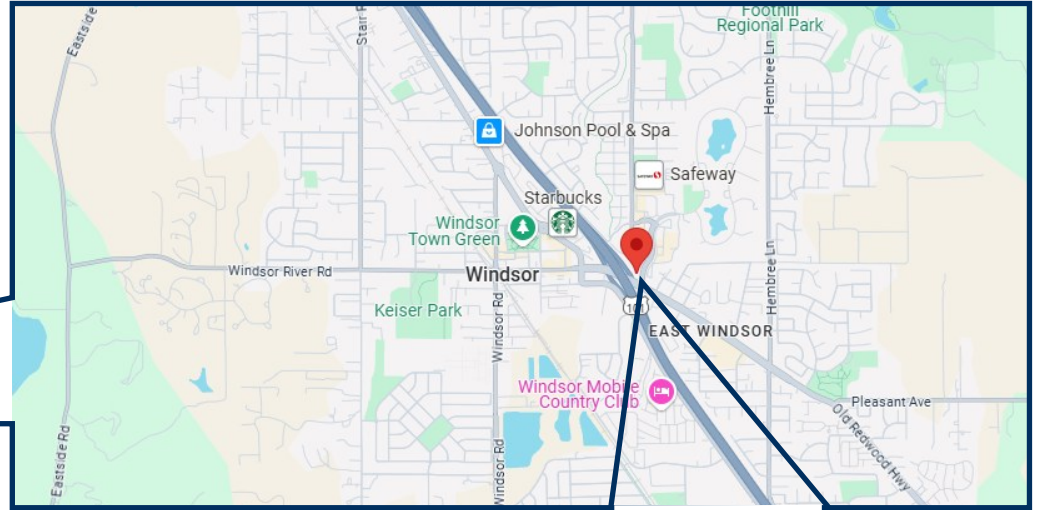
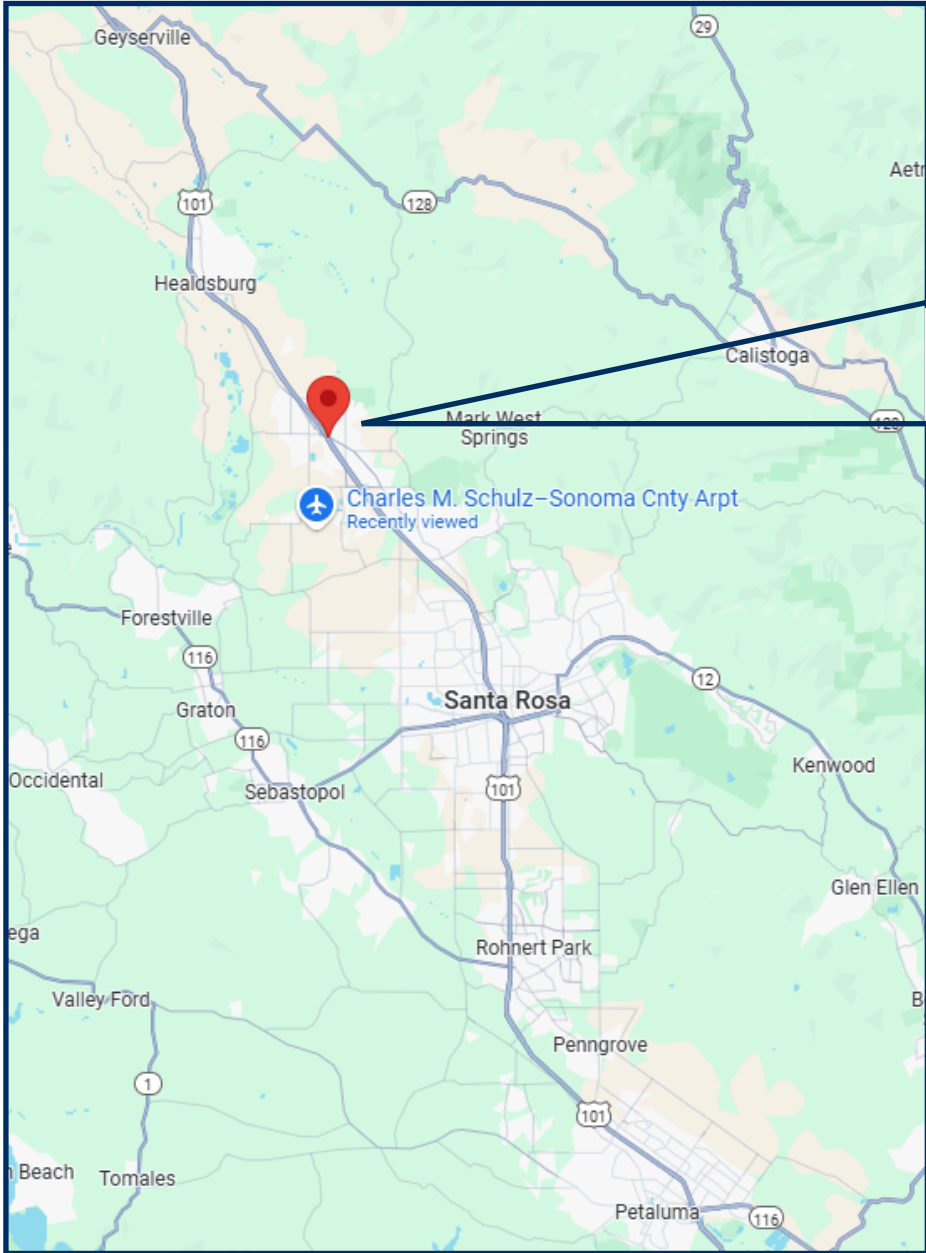
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MAPS



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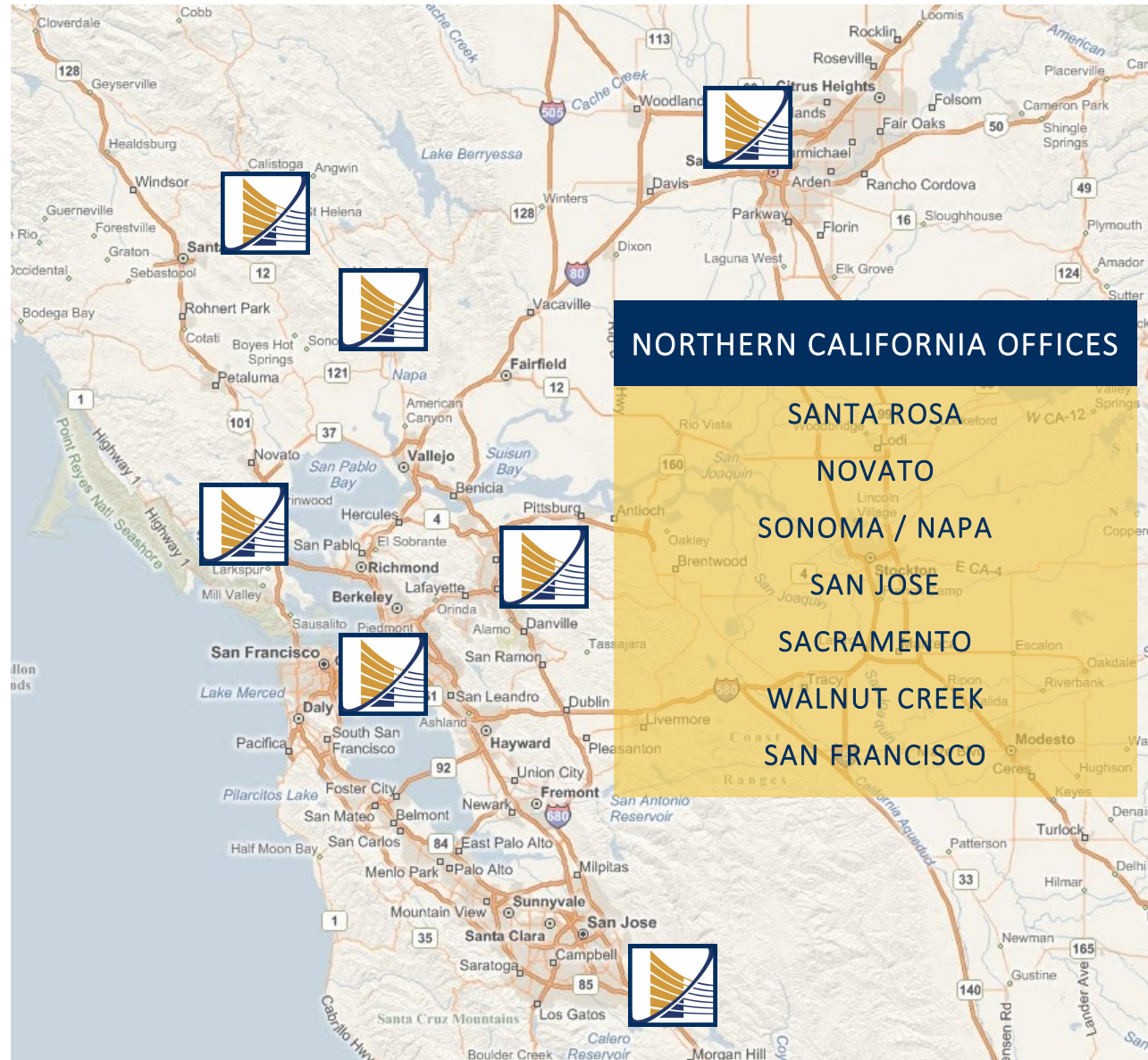
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