



8911 LAKEWOOD DR

WINDSOR, CA 95492

Presented By:

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Executive Summary



OFFERING SUMMARY

Lease Type:	(NNN; Gross)
Building Size:	31,254 SF
Available SF:	37 SF- 1,846 SF
Lot Size:	119,634 SF
Number of Units:	33
Year Built:	1994
Zoning:	PCMD
Market:	North Bay

PROPERTY OVERVIEW

The plaza on Lakewood provides the high-end atmosphere your business is looking for. This diverse multi-tenant medical/professional office park boasts a grand front entrance with fountain, vaulted ceilings, and open staircase to the second floor as well as elevator service to offer ease of access. This complex offers 4 common area restrooms with 2 locker rooms located on the second floor. The private parking lot provides ample parking including 26 covered parking spaces located under the solar carport.

PROPERTY HIGHLIGHTS

- Two shared kitchen break-rooms
- Units varying from 37 SF micro suites all the way up to 1,846 SF medical offices
- Private parking lot with 26 covered spaces
- 6 Common restrooms (with 2 showers)
- Conference room

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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN; Gross	Lease Term:	Negotiable
Total Space:	37 - 1,846 SF	Lease Rate:	\$335.00 - \$3,839.68 per month

AVAILABLE SPACES

SUITE	TENANT	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 11	Available	NNN	\$2.08 SF/month	1,846 sf office space
Unit 22-A	Available	NNN	\$1,700 per month	Office space
Unit 24-A	Available	Gross	\$335 per month	Private Office
Unit 24-B	Available	Gross	\$335 per month	Private Office
Unit 24-C	Available	Gross	\$385 per month	Private Office

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Lease Spaces



SUITE	TENANT	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 24-F	Available	Gross	\$385 per month	Private Office
Unit 24-G	Available	Gross	\$1,000 per month	Private Office
Unit 25-A	Available	Gross	\$642 per month	Private Office
Unit 25-C	Available	Gross	\$595 per month	Private Office
Unit 25-D	Available	Gross	\$615 per month	Private Office
25-E	Available	Gross	\$639 per month	Private Office
Unit 26-A	Available	Gross	\$1,800 per month	Office Space
Unit 27-E	Available	Gross	\$1,100 per month	Private Office

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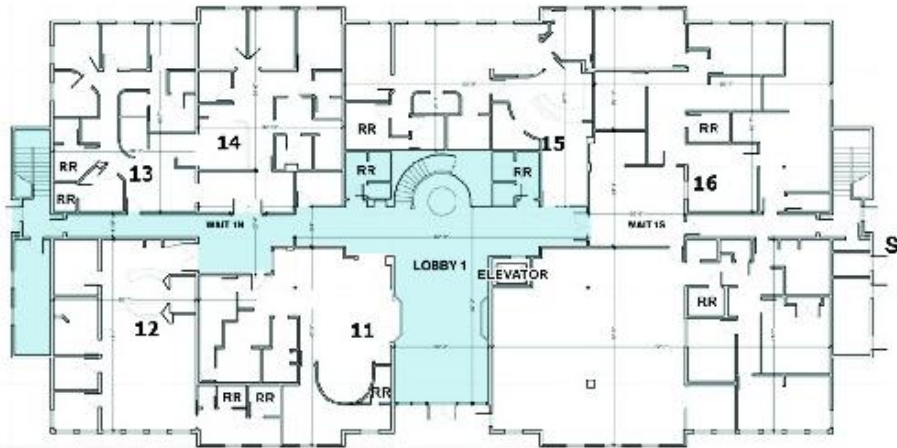
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Floor Plans

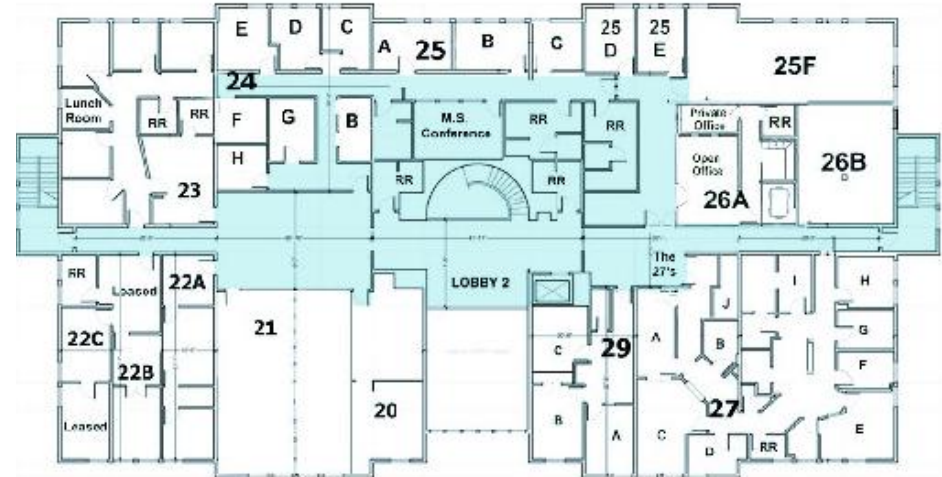
FIRST FLOOR PLAN



CALL AGENTS FOR LEASE RATES

- AVAILABLE
- COMMON AREA
- NOT AVAILABLE

SECOND FLOOR PLAN



CALL AGENTS FOR LEASE RATES

- AVAILABLE
- COMMON AREA
- NOT AVAILABLE

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Additional Photos



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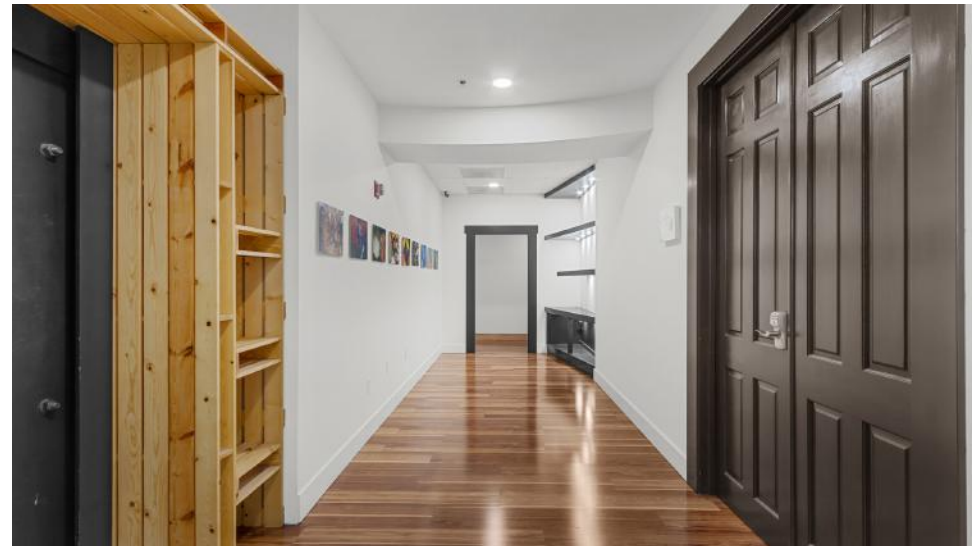
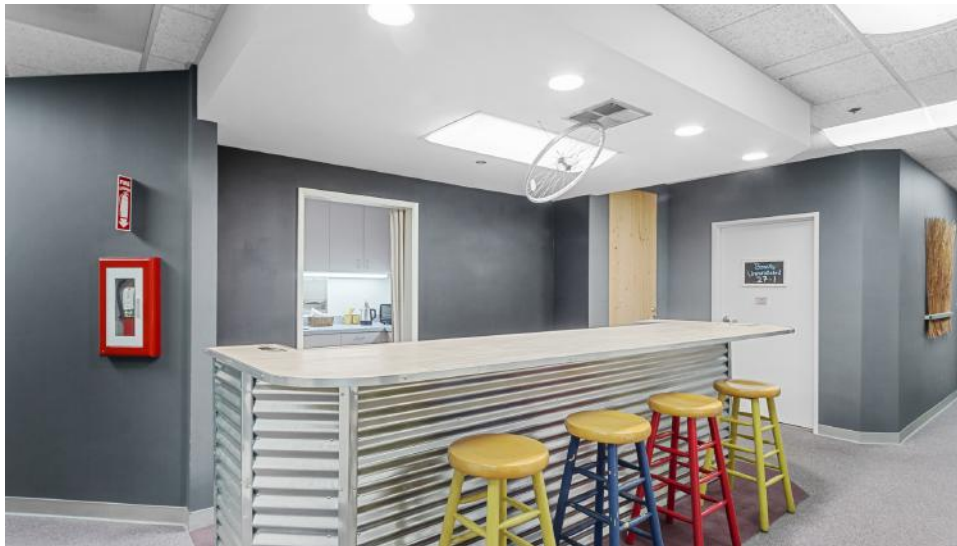
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Property Description



PROPERTY DESCRIPTION

Features include a dramatic front lobby with fountain , 6 common restrooms (2 showers), an attractive conference room and two shared kitchen-break room facilities. Locate your medical or health & wellness related practice in vacant suite 11 on the ground floor, just off the dramatic lobby. This 1,846 SF former optometrist office features double reception desks, a beautiful custom lighted display area, 2 exam rooms, laboratory and private bathroom with a shower. There are a variety of other spaces available ranging from 35 SF to 630 SF, including micro suites; perfect for the sole proprietor in almost any profession. Your clients and customers will never lack for parking in the private lot, including 26 covered spaces under our solar topped carport.

Tucked just behind the Safeway and next to the Brookdale Senior Living Center, your office will be an easy walk to several attractive restaurants and a variety of neighborhood services.

The Plaza on Lakewood offers something for every business in a quiet, convenient location. Become a part of this diverse tenant mix and place your business among doctors, consultants, vineyard management and media groups, all in close proximity to freeway access and all that Windsor has to offer.

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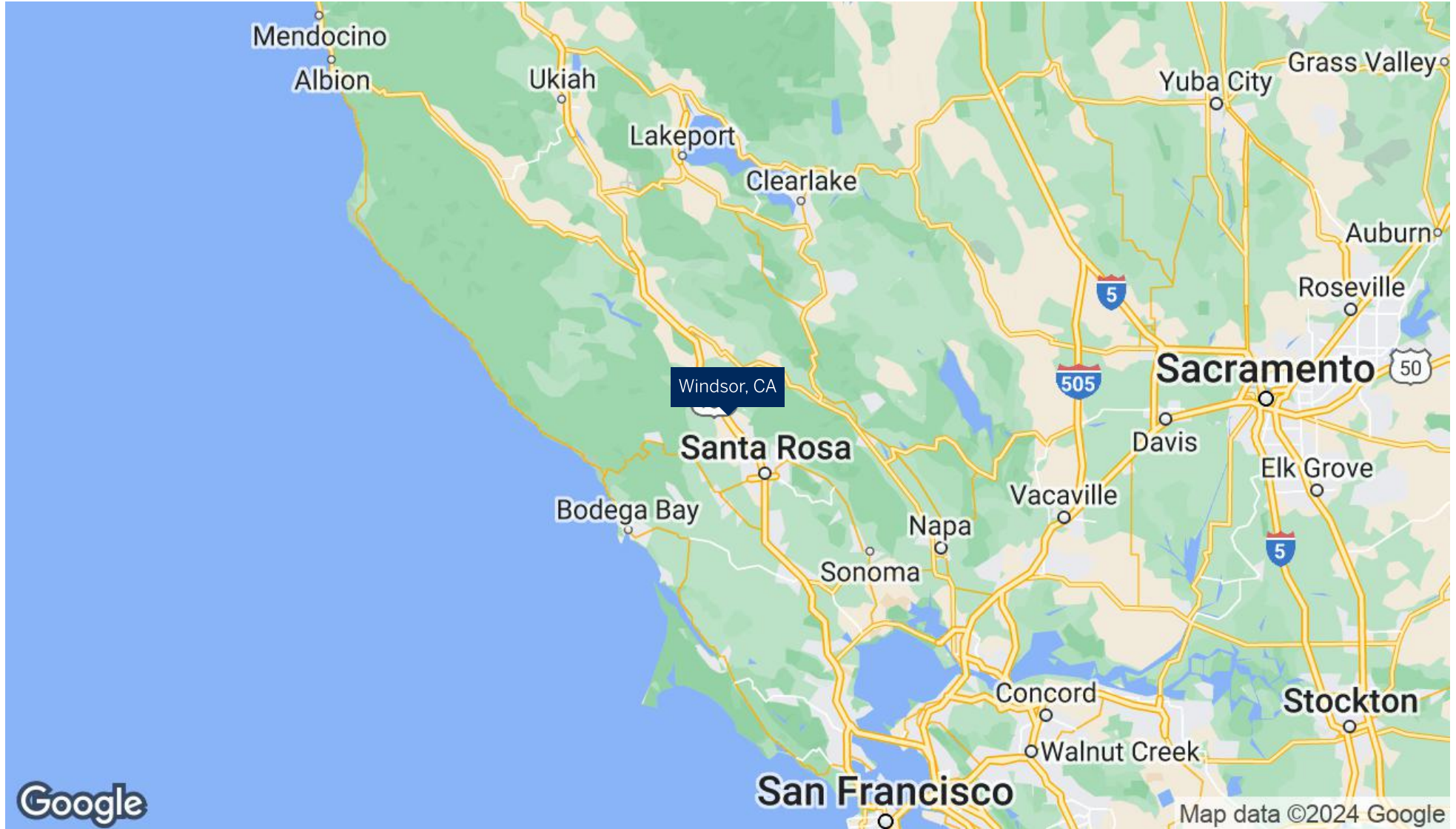
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Regional Map



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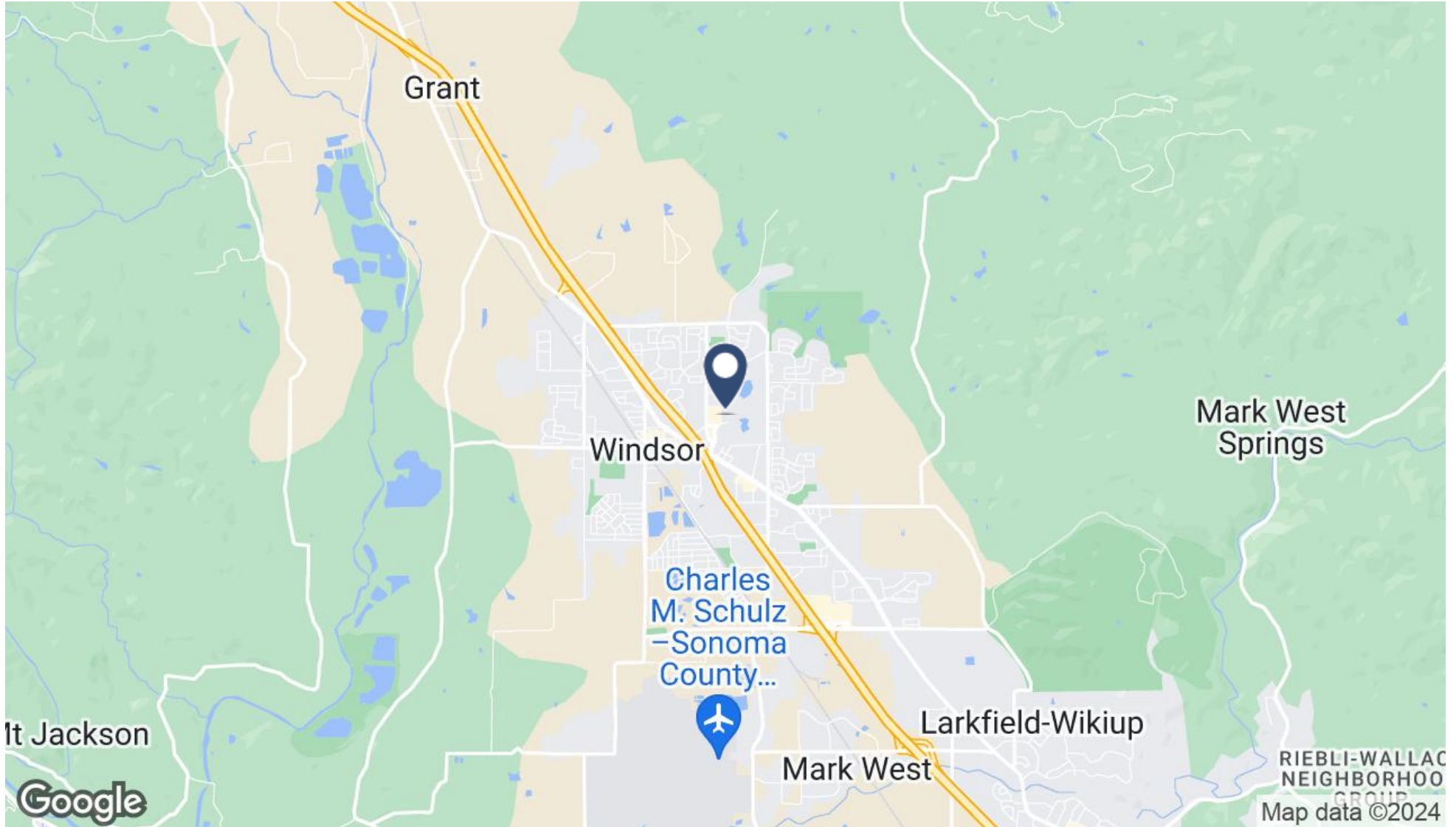
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Location Map



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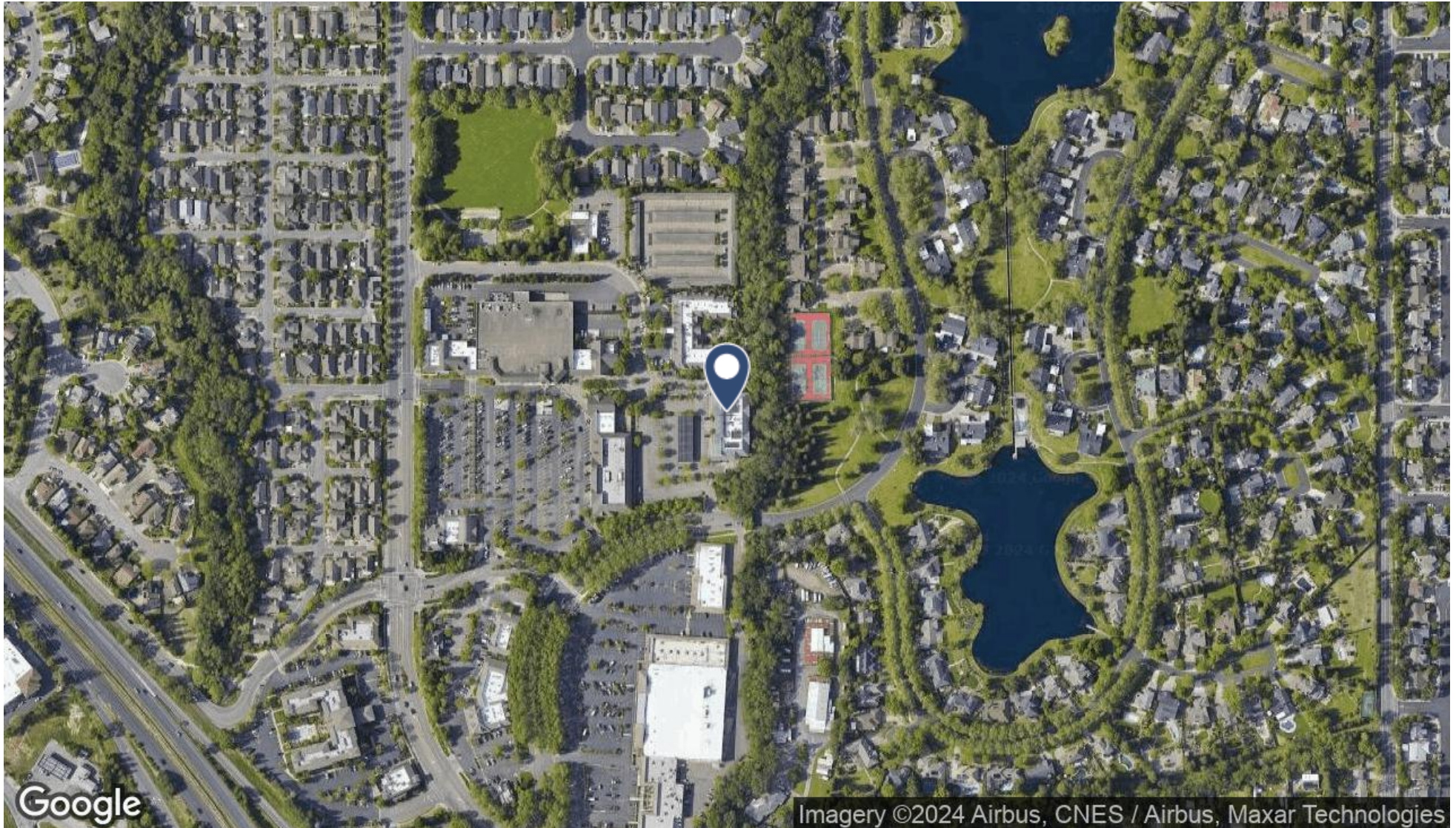
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Aerial Map



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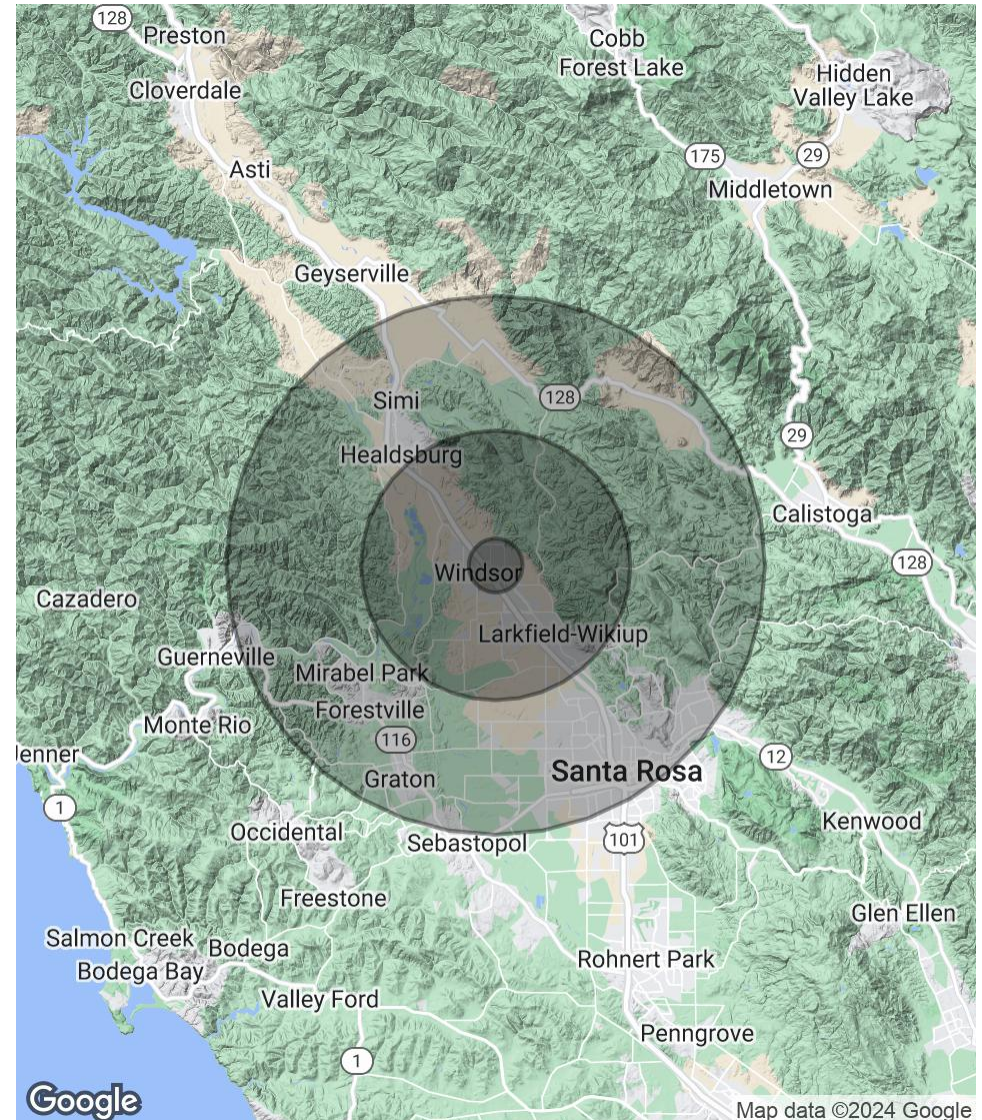
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,896	43,730	208,900
Average Age	40.6	42.6	41.7
Average Age (Male)	41.6	41.5	40.6
Average Age (Female)	41.4	43.6	42.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,957	16,445	83,091
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$121,969	\$115,729	\$100,601
Average House Value	\$600,274	\$682,822	\$613,802

* Demographic data derived from 2020 ACS - US Census



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