

FOR LEASE **Santa Rosa**

# Oak Valley Business Center



**Positioned for Growth, Minutes from Takeoff.**



# 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, 463, 475 Aviation Blvd.  
Santa Rosa, CA**

Total SF  
**132,095**  
Three Buildings:  
**2 Stories**



Project  
Video

### DESCRIPTION

The available property in the Oak Valley Business Center consists of three 2-story Class A office buildings that total 132,095 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.

**Building Sizes: 451:** 51,119+/- SF, **463:** 40,746+/- SF, **475:** 40,230+/- sf, **Total:** 132,095+/- sf

### 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

Sutter      Magnolia Bank      Anova Education



EXCLUSIVELY MARKETING BY:

**Shawn Johnson**  
DRE#: 00835502

**Brian Keegan**  
DRE#: 01809537

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**CRAIG SHAFER, REGIONAL MANAGER PM DESIGN GROUP :** “Basin Street is top notch. Organized, quick, efficient and accommodating.”



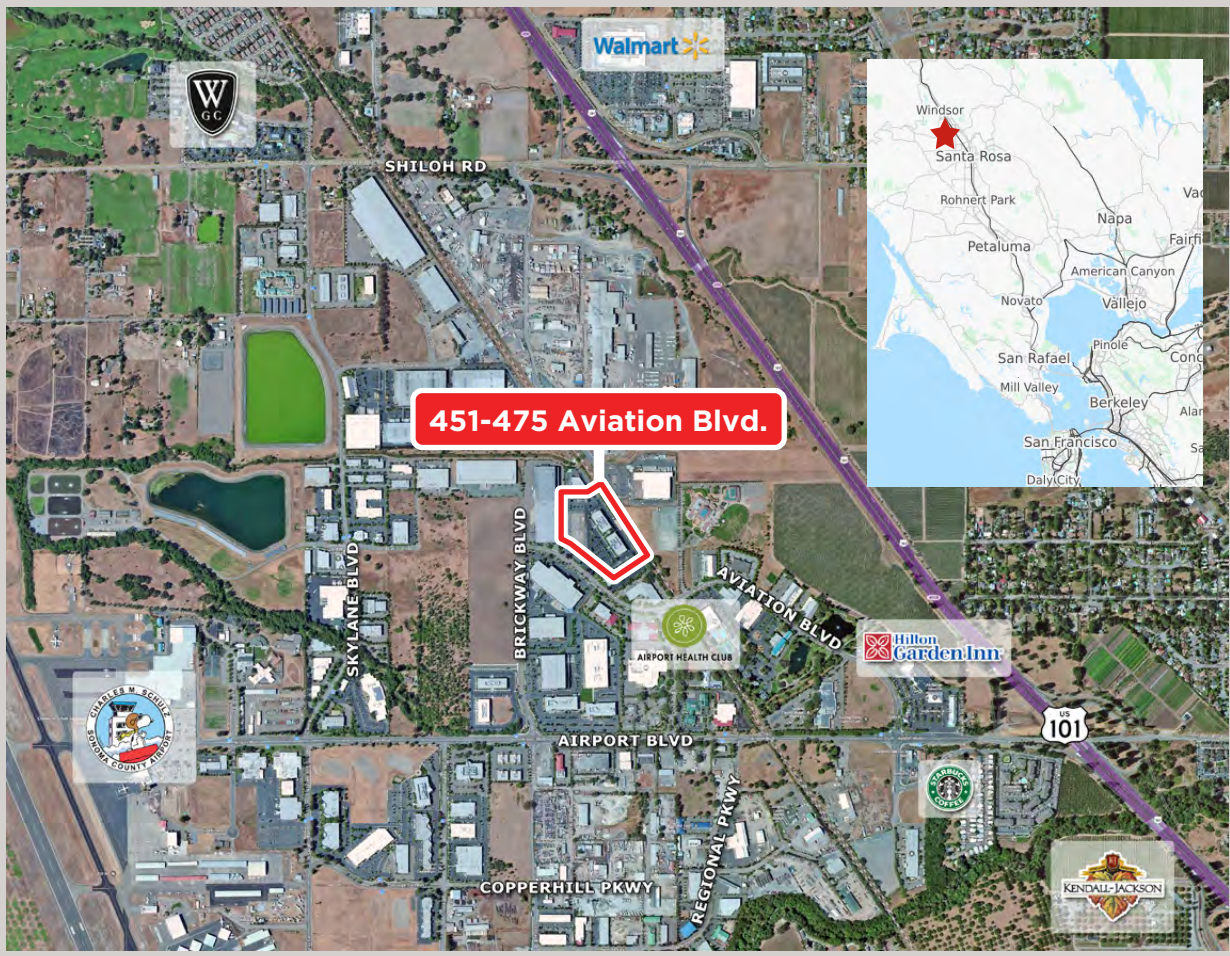
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## DISTANCE TO...

**DRIVING DISTANCE**

**AIRPORT 4 MINS**

**DOWNTOWN SANTA ROSA 12 MINS**

**PETALUMA 30 MINS**

**NAPA 1 HR**

**SAN FRANCISCO 1 1/2 HRS**

**BY AIR**

**LOS ANGELES 1 1/2 HRS**

**PHOENIX 2 HRS**

**PORTLAND 2 HRS**

**SAN DIEGO 1 3/4 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**



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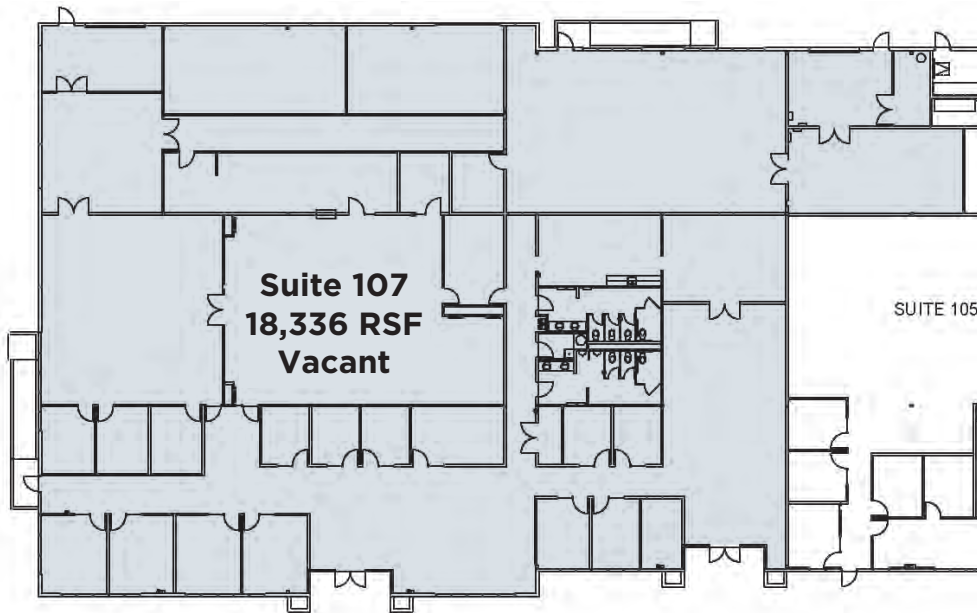
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**18,336 RSF**

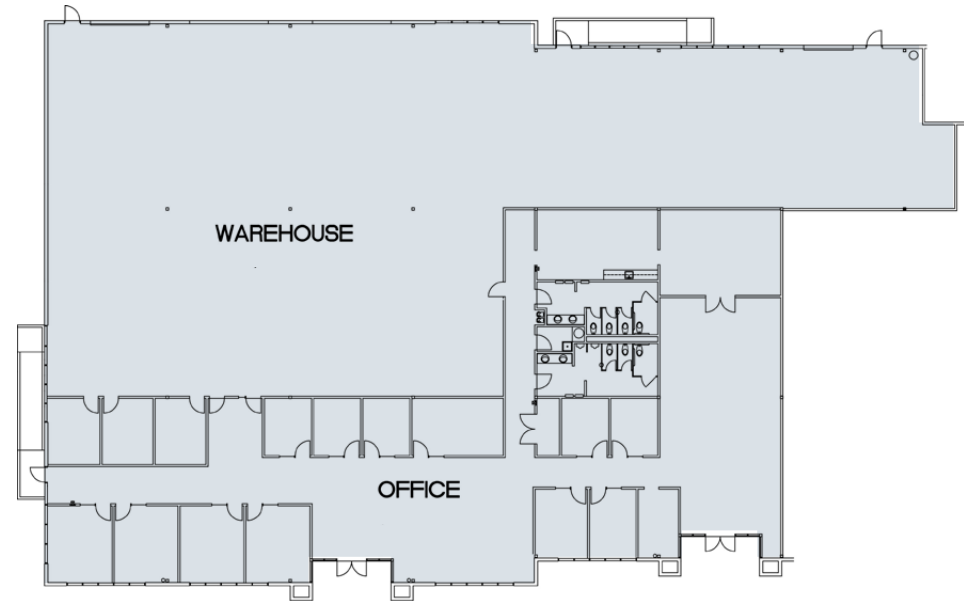
451 Aviation Boulevard  
First Floor

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.
- Possibility for conceptual flex layout offering a combination of warehouse and office space



AS-BUILT



FLEX CONCEPT

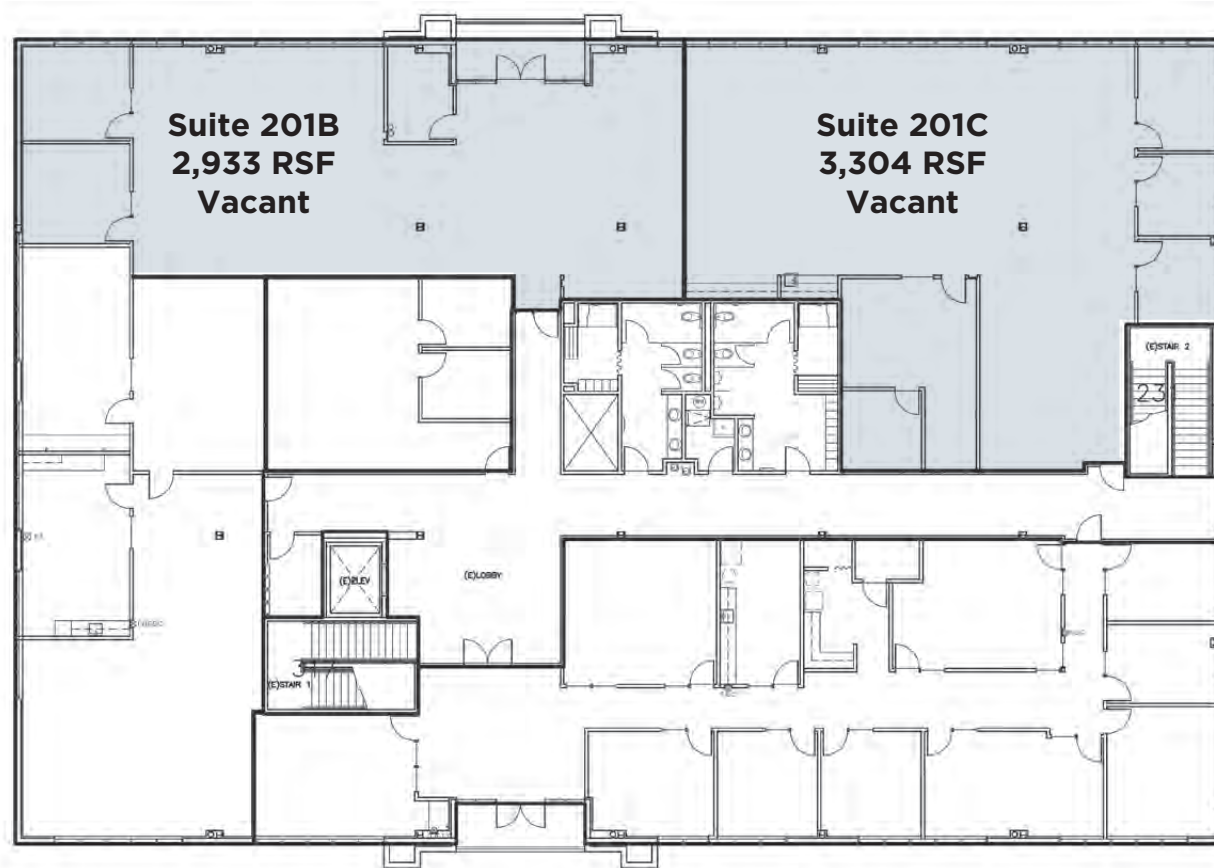
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**2,933 - 3,304 RSF**

451 Aviation Boulevard  
Second Floor

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



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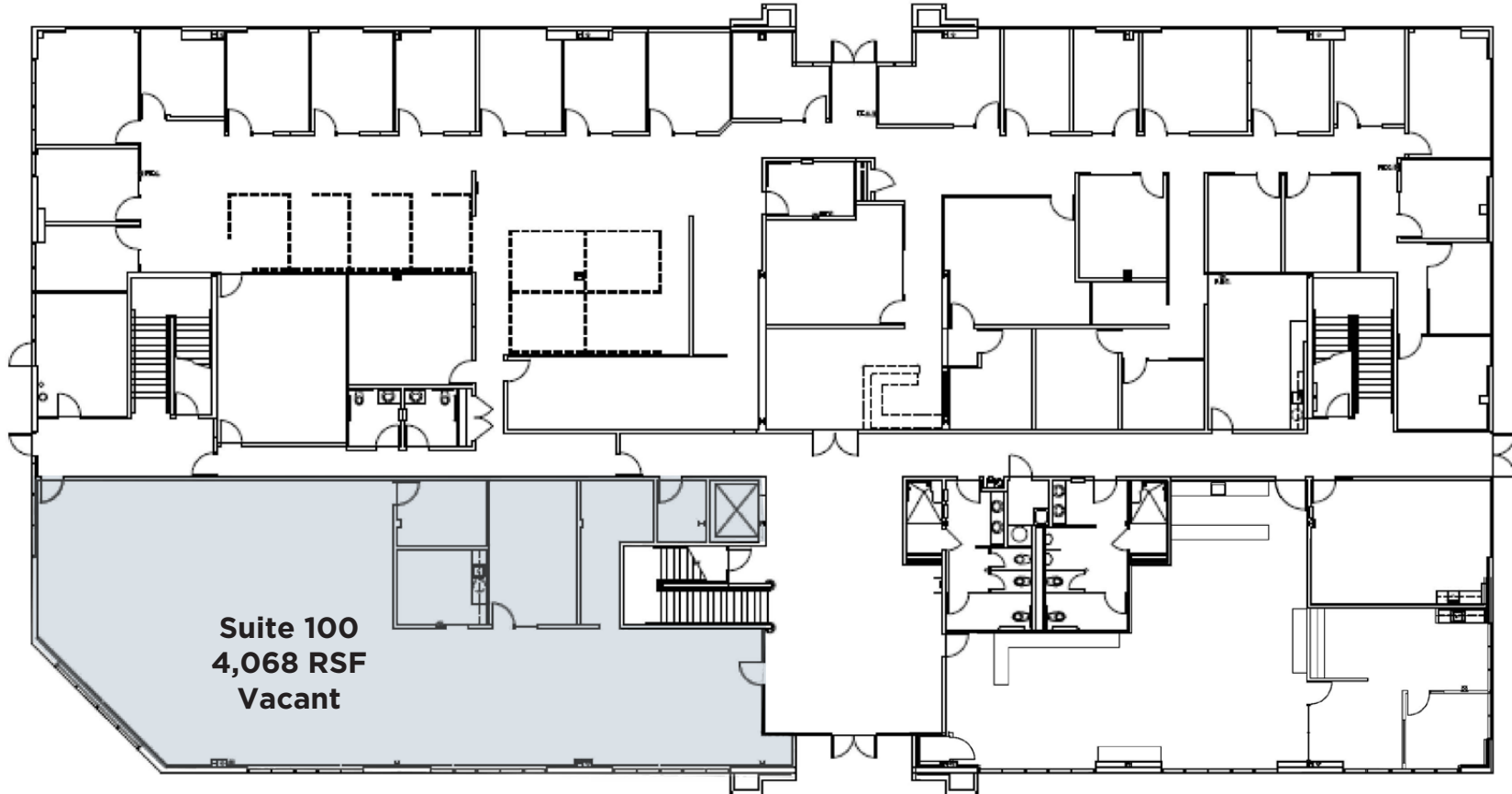
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**4,068 RSF**

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



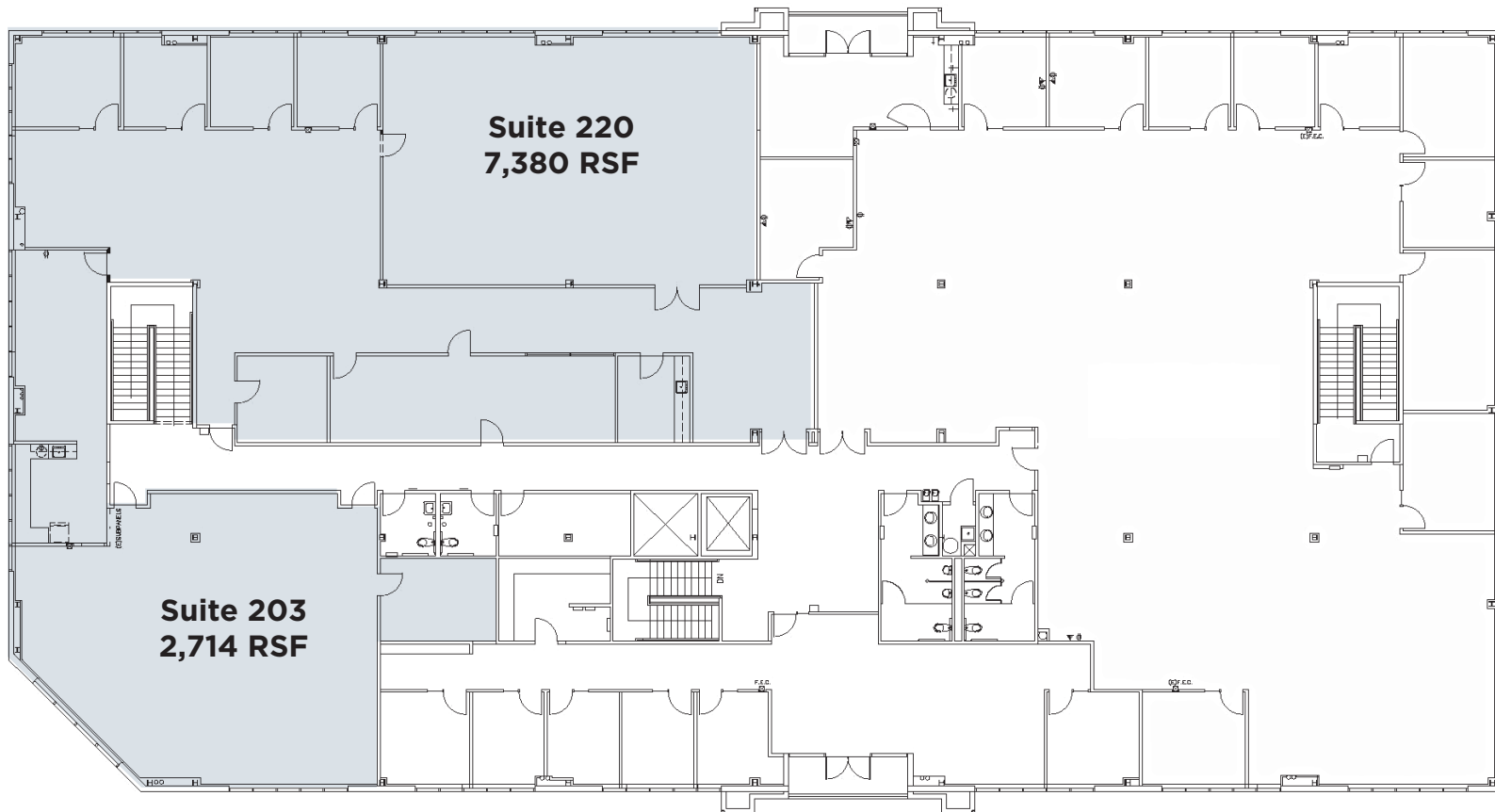
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**2,933 - 3,304 RSF**

475 Aviation Boulevard  
Second Floor

- Suite 203 2,714 SF
- Suite 220 7,380 SF



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



[ThriveatOakValley.com](http://ThriveatOakValley.com)

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



**475 SUITE 100 RENDERING**



**475 SUITE 220 RENDERING**



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