



OFFERING MEMORANDUM
825 GRAVENSTEIN HWY, SEBASTOPOL

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PROPERTY DETAILS

ADDRESS: 825 GRAVENSTEIN HWY

CITY,STATE: SEBASTOPOL, CA

RENTAL RATE: \$1.90/SQFT/MONTH



PRIME OFFICE SPACE EXCEPTIONAL ACCESSABILITY & MODERN APPEAL

Strategically located with immediate access to Highway 116, this premier office property offers outstanding convenience for both employees and clients. The building features recently renovated common areas and lobby spaces, creating a modern, professional, and welcoming environment for tenants and visitors alike.

The exterior is enhanced by attractive landscaping, including mature trees and thoughtfully maintained greenery that elevate the property's curb appeal. A prominent shopping center located directly across the street provides convenient access to dining, retail, and everyday amenities.

Designed with flexibility in mind, the office suites offer modern architectural elements and adaptable floor plans suitable for a wide range of professional and business uses.

- Strategic location along the Gravenstein Highway North (Highway 116) commercial corridor
- Convenient access to major transportation routes
- Recently renovated lobby and common areas
- Professional office setting with modern finishes
- Flexible suite layouts accommodating a variety of business uses
- Attractive, well-maintained landscaping with mature trees and greenery
- Excellent visibility and accessibility for clients and employees
- Shopping center located directly across the street with dining and retail amenities

1ST FLOOR SUITE 1

Space Available	1,243 Sq. Ft.
Rental Rate	\$22.80/SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	3-10 Years

Recently upgraded, this beautifully maintained office space, formerly occupied by State Farm Insurance brokers, boasts a prime location facing Gravenstein Highway North in Sebastopol. This space features a freshly painted interior, new LED lighting, as well as a stunning exterior landscape adorned with mature trees. Situated along major Highway 116 and adjacent to a major shopping center, this space enjoys high visibility and convenient access. The space is in excellent condition, with the exception of requiring a carpet replacement.

1ST FLOOR SUITE 7

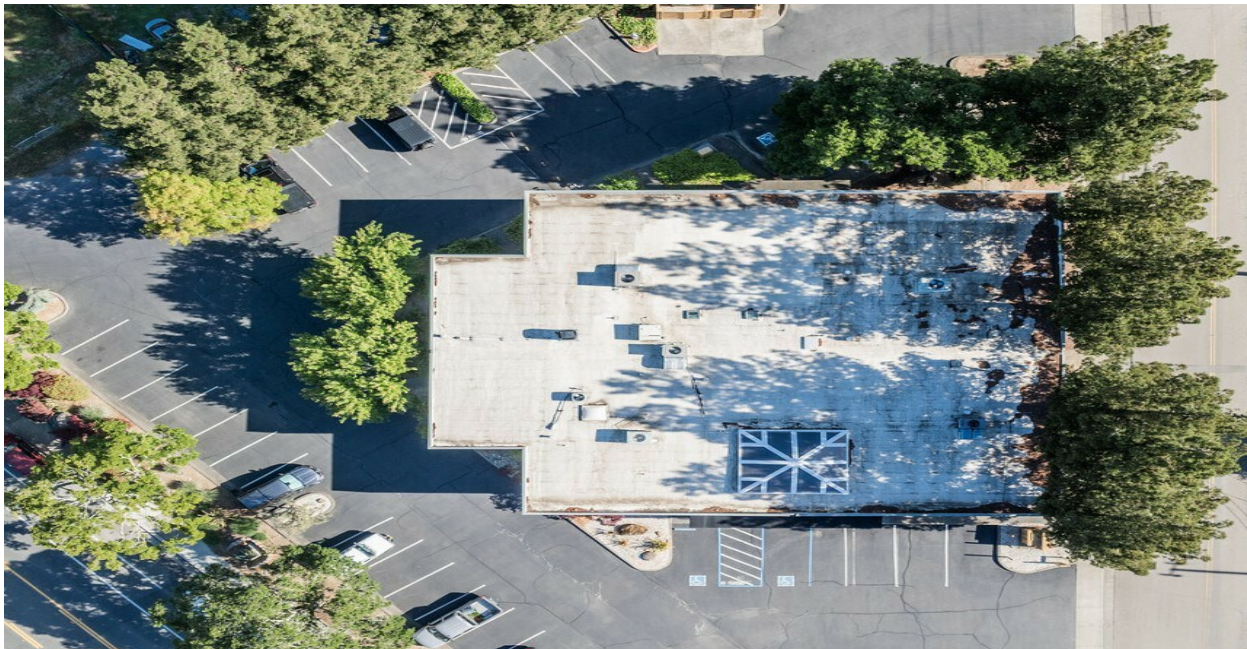
Space Available	1,225 Sq. Ft.
Rental Rate	\$22.80/SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Medical
Lease Term	3-5 Years

Space is well maintained and recently upgraded. Formerly occupied by Eye Specialist, Optometry, this office is in a fantastic location, front facing Gravenstein Highway North in Sebastopol. This space features a freshly painted interior, new LED lighting, as well as a stunning exterior landscape adorned with mature trees. Situated along major Highway 116 and nearby a major shopping center, multiple banks, and other retail service amenities, this space enjoys high visibility and convenient access.

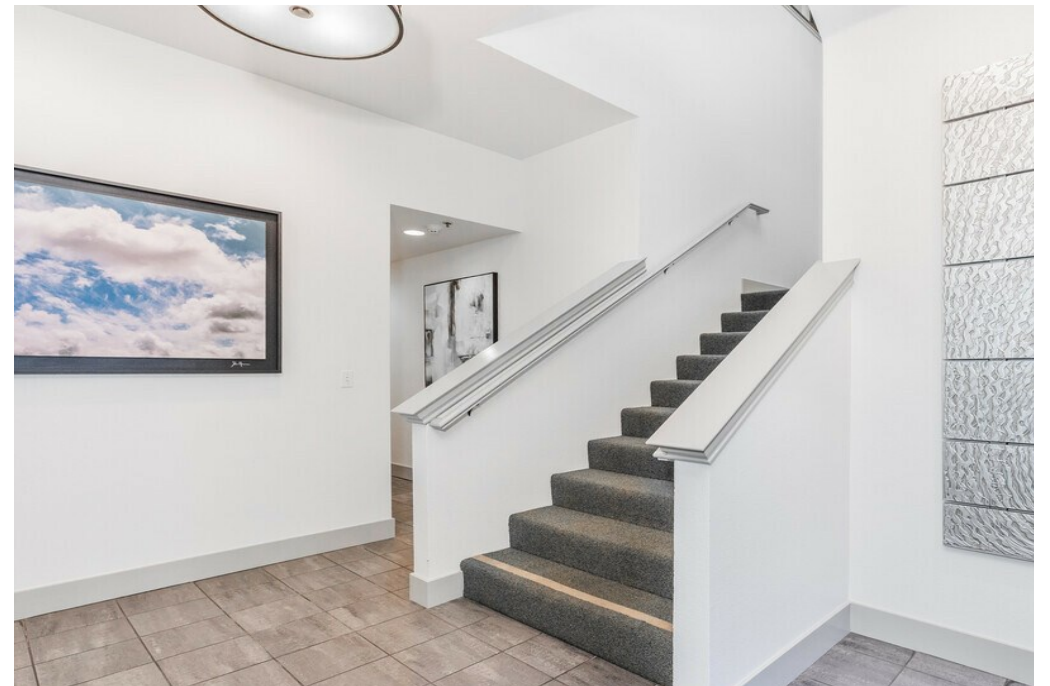
2ND FLOOR SUITE 8

Space Available	2,355 Sq. Ft.
Rental Rate	\$22.80/SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Financial Services
Space Type	Relet
Space Use	Office/Medical
Lease Term	3-5 Years

Space is well maintained and recently upgraded. Formerly occupied by Willow Creek Wealth Management, this office is in a fantastic location, front facing Gravenstein Highway North in Sebastopol. This space features a freshly painted interior, new LED lighting, as well as a stunning exterior landscape adorned with mature trees. Situated along major Highway 116 and nearby a major shopping center, multiple banks, and other retail service amenities, this space enjoys high visibility and convenient access.



PROPERTY PHOTOS





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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, information provided herein or in connection with the sale of the Property, shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof.

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Vanguard Properties believes this information to be correct but has not verified this information and assumes no legal responsibility for its accuracy. Buyers should investigate these issues to their own satisfaction.