

**UP TO ±105,200
SF WAREHOUSE/
MANUFACTURING
AVAILABLE**



FOR LEASE



**SOMO
VILLAGE**

**1200 VALLEY HOUSE DRIVE
ROHNERT PARK, CA**



 **CUSHMAN &
WAKEFIELD**

ROHNERT PARK | CA



SOMO VILLAGE

Located in the center of Sonoma County is a campus of about 600,000 square feet of office and industrial space. SOMO is a mixed use community that offers the best of everything for their Tenants, such as; on site conference rooms, an art gallery, a tenant lounge for employees to take a mid-day break, and walking/bike paths around the 200 acre property. LEED Certified and a goal of a net-zero environmental impact, SOMO is designed to encourage community living, to reduce the carbon footprint, as well as embrace the outdoors.

Steven Leonard

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Trevor Buck

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Brian Foster

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1 MILE to COTATI STATION

1300

1500

1400

1200 VALLEY HOUSE DRIVE



1100

VALLEY HOUSE DR

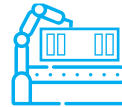
HIGHLIGHTS



±40,000 SF,
±65,000 SF and
±105,200 SF
Available for Lease



Zoning Allows for
Wide Variety of
Uses, Manufacturing,
Warehouse &
Distribution



Concrete Tilt
Construction With
Panelized Roof Deck



6,500 Amp 480/3
Phase Power
Service



Large Truck
Courtyard with 5
Loading Docks and
2 Grade Level Doors



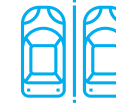
Quick Access
To Hwy 101,
Smart Rail and
Bus Accessible



Modern
Business Park
Location



Warehouse Clear
Height ±33' - ±39'



251 Parking Spots



Available Q2 2024

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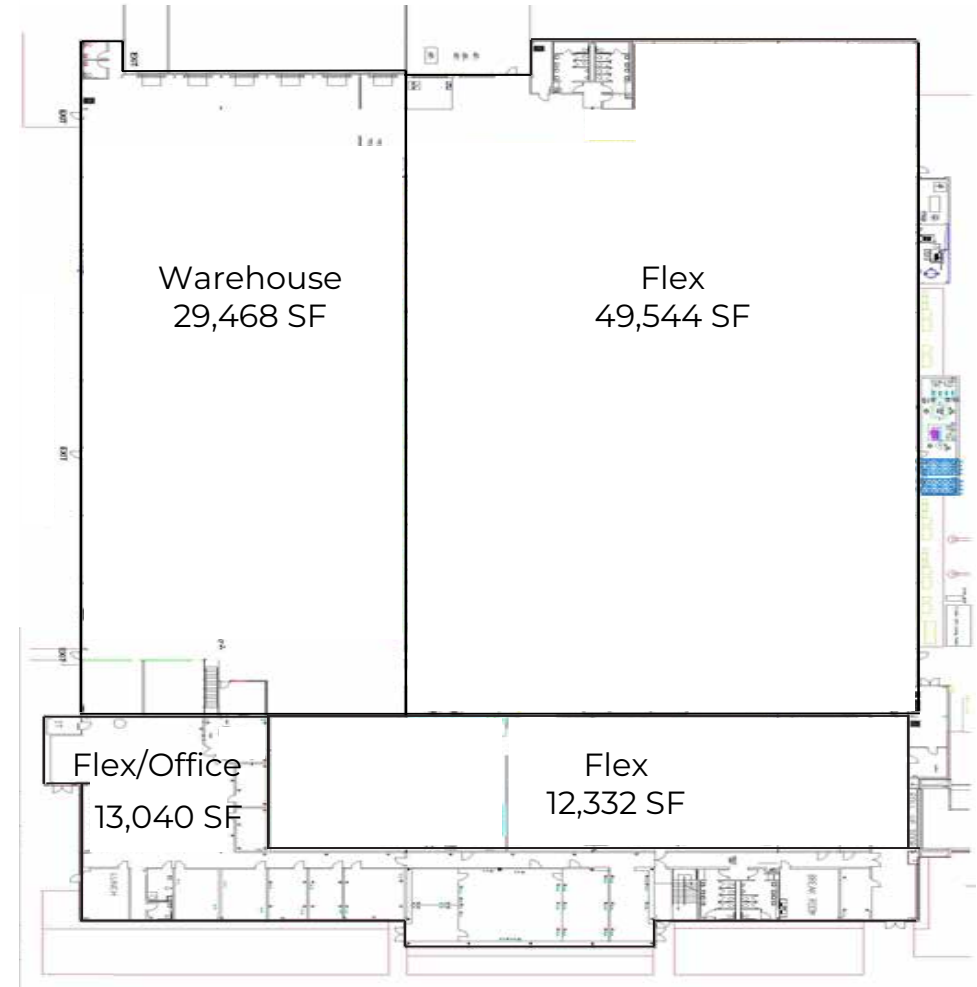
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SITE PHOTOS



Up to $\pm 105,200$ SF

- Creative office
- Ceiling heights of $\pm 33'$ - $39'$ SF
- Fenced yard access
- 251 parking spaces
- Sprinklered, high output high volume, 75 psi flow rate
- 5 dock doors
- 2 grade level doors
- Divisible to $\pm 40,000$ SF, $\pm 65,000$ SF, $\pm 105,200$ SF
- \$1.25 PSF NNN
- Estimated net charges \$0.35



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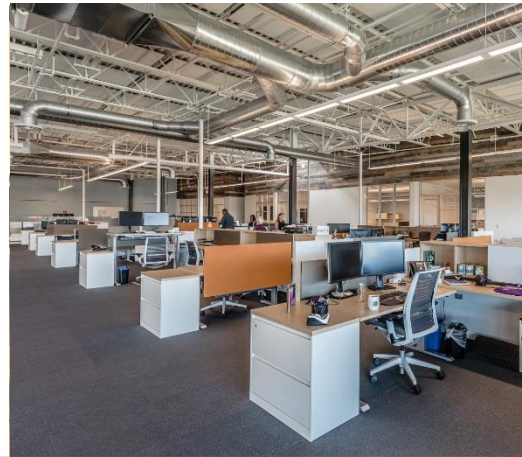
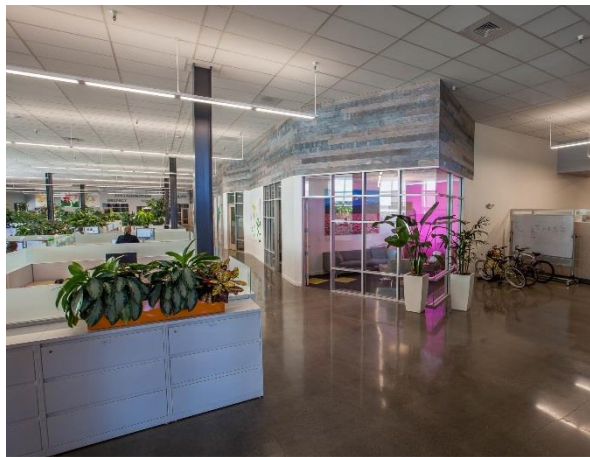
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THE SOMO CAMPUS

- Located in the center of Sonoma County
- On site dining, catering, and full bar for events
- Multiple conference halls
- Tenant Lounge
- Art Gallery
- Direct access to the SMART Train and Bike path
- On site music venue for summer concert series
- Adjacent to SOMO "cowork"
- Old Caz Brewery tasting room on site





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