



Keegan & Coppin
COMPANY, INC.

FOR SALE/LEASE

418 AVIATION BOULEVARD
SANTA ROSA, CA

PREMIERE OFFICE SPACE IN THE
AIRPORT BUSINESS CENTER



418

Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON, MANAGING PARTNER/SIOR
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SJOHNSON@KEEGANCOPPIN.COM

JAMES NOBLES, AGENT
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PROPERTY DETAILS



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PROPERTY INFORMATION

HIGHLIGHTS

- Class A Office Building
- Beautiful Garden Setting with Oak Grove
- Well-Located Premiere Office Site in Airport Business Center
- Steps away from Airport Health Club with Access to Pools, Spas, & many other Amenities
- Outdoor Picnic Areas
- First Floor Dental Suite (1,708+/- SF)
- Second Floor Office Space (1,504+/- SF)
- 6,592+/- sf building
- Parking 6:1000
- Excellent Views of Lush Landscaping and Scenic Lakes

LEASE TERMS

Rate

FIRST FLOOR DENTAL SUITE (1,708+/- SF)

\$3.00 per sq ft Modified Gross

SECOND FLOOR OFFICE SPACE (1,504+/- SF):

\$2.05 per sq ft Gross

SALE TERMS

Call listing agent for details.



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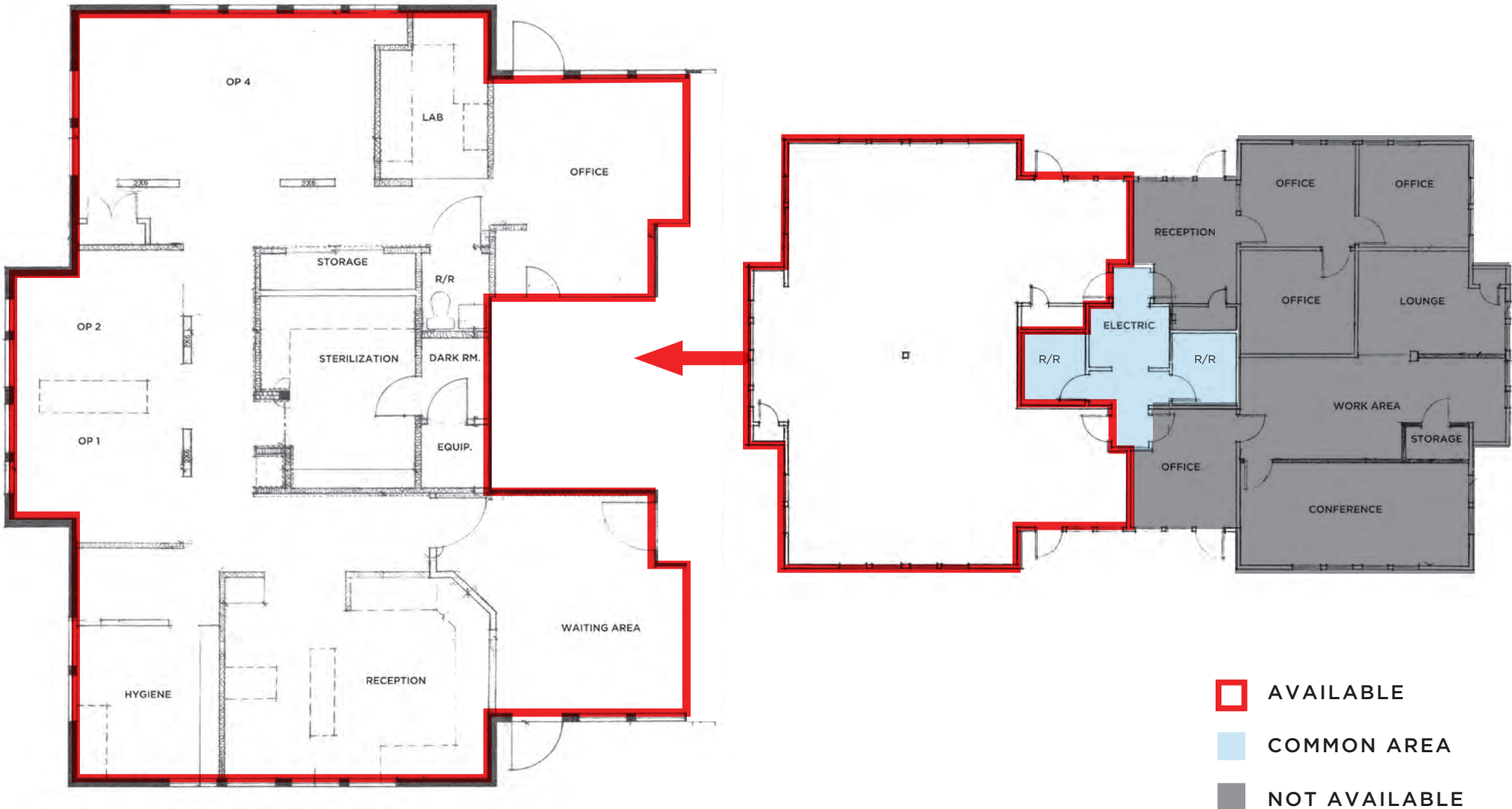
FLOOR PLAN

1ST FLOOR - DENTAL SUITE



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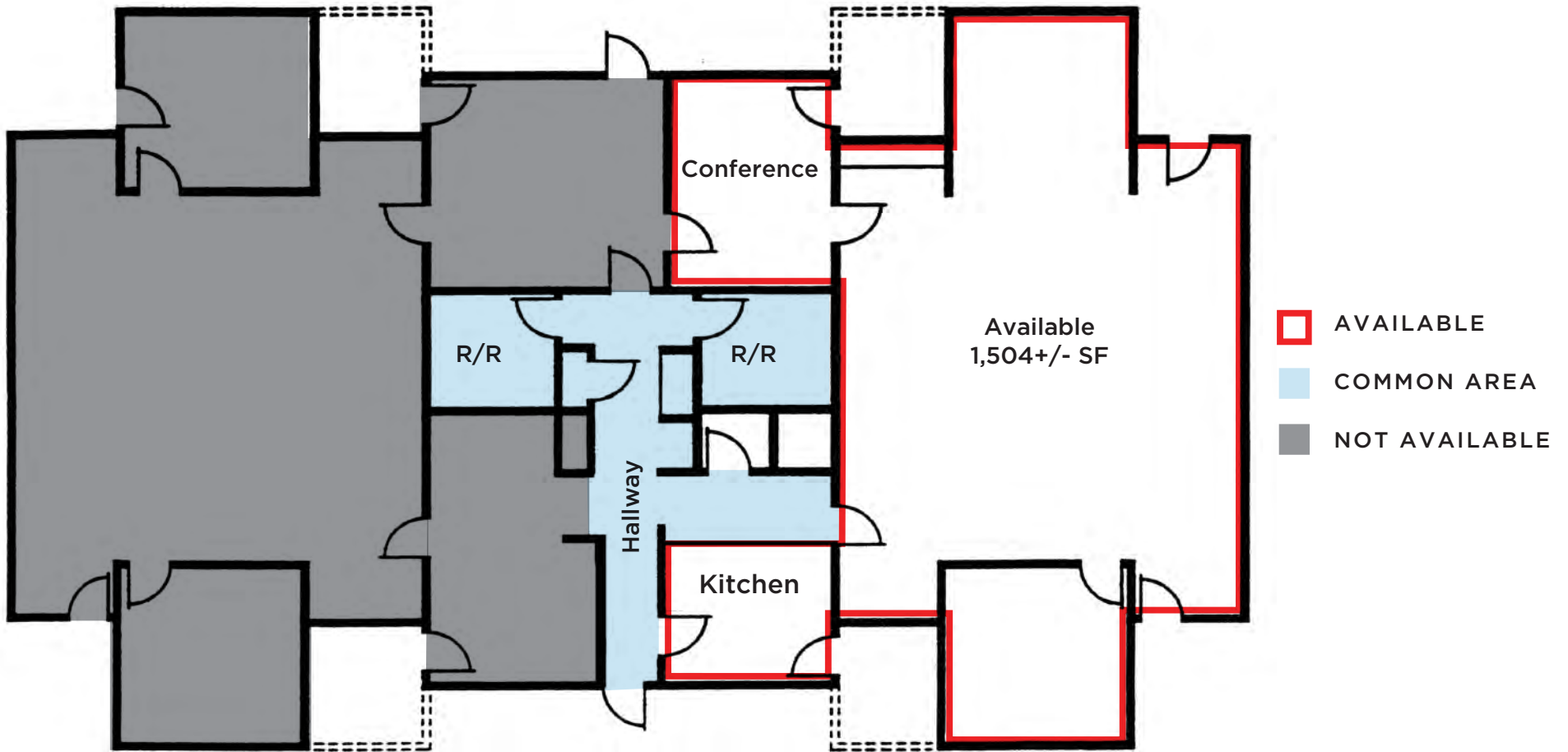
FLOOR PLAN

2ND FLOOR - OFFICE SPACE



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2nd Floor Plan

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PROPERTY PHOTOS



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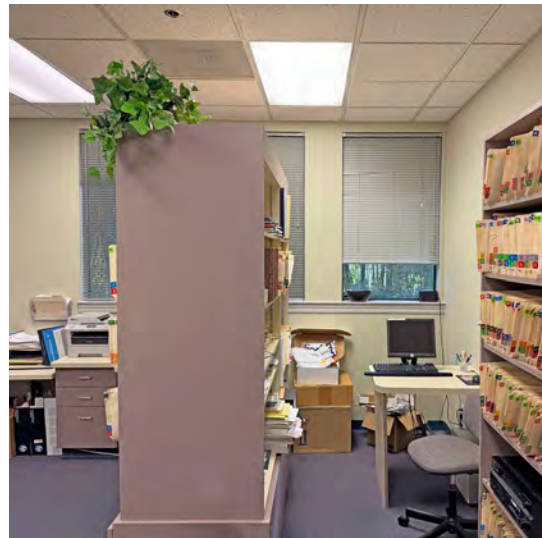
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1ST FLOOR - DENTAL SUITE



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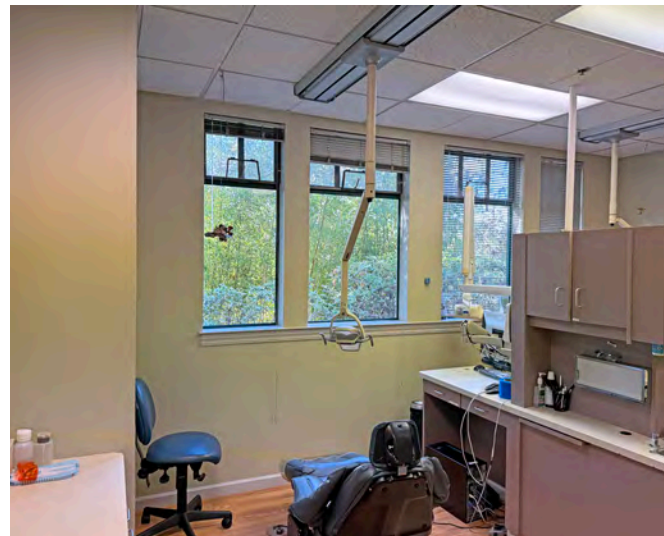
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1ST FLOOR - DENTAL SUITE



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2ND FLOOR - OFFICE SPACE



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PROPERTY VICINITY



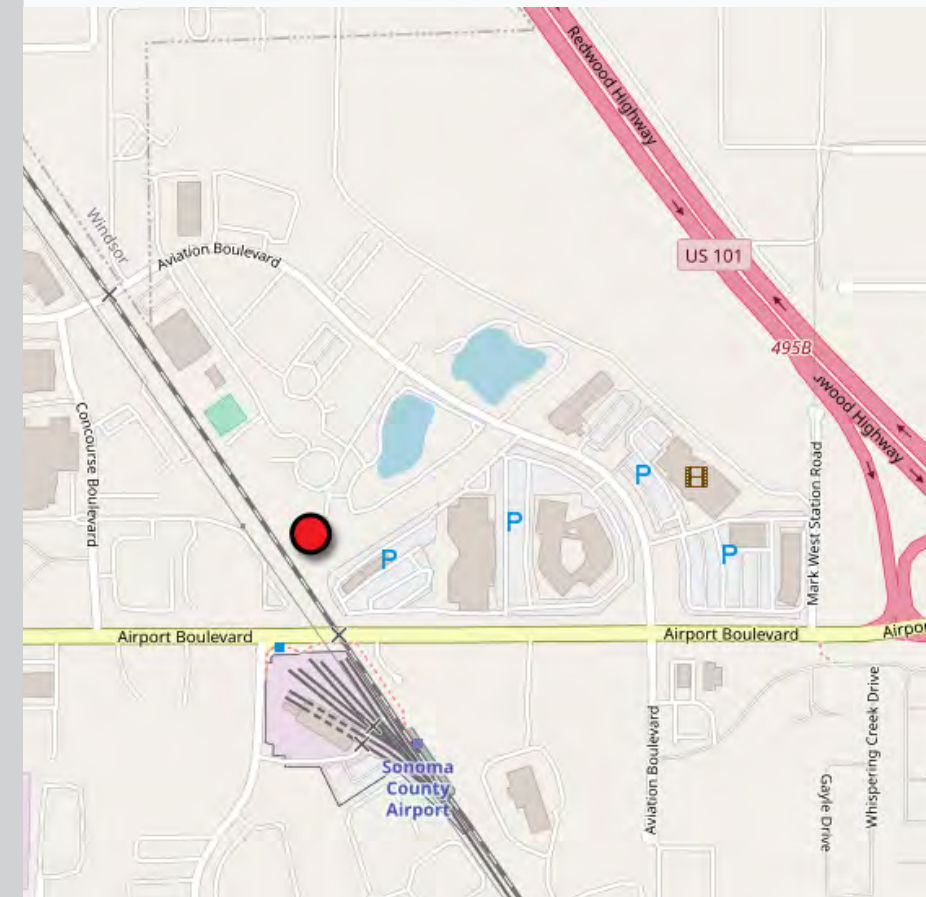
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DESCRIPTION OF AREA

The Airport Business Center is located approximately three miles northwest of the City of Santa Rosa, west of U.S. Highway 101, the major north/ south freeway through Sonoma County. The Center is within the Sonoma County Airport Industrial Area Specific Plan, which will ultimately accommodate 603 acres of industrial development (412 acres of industrial park and 191 acres of heavy industrial) five acres of retail commercial and 140 acres of agricultural and open space. Approximately 220 acres are presently divided into industrial parks.

The Business Center is headquarters for several leading companies, which were attracted to its excellent facilities for corporate offices, research and development, manufacturing and distribution. Airport Business Center is a master-planned complex in the heart of the California Wine Country. Its buildings are handsomely designed and nestled in graciously landscaped open space, with convenient freeway and airport access.



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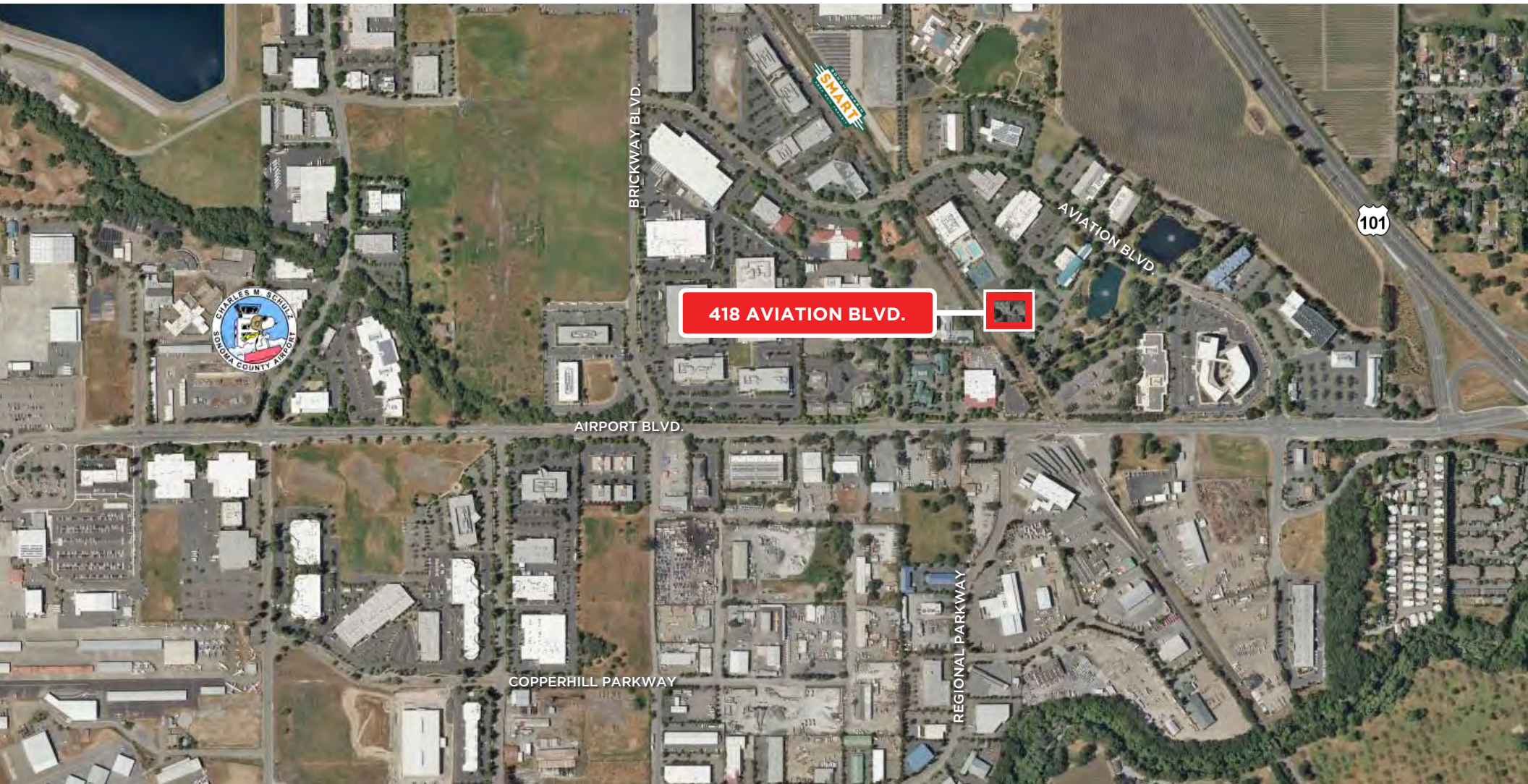


VICINITY MAP



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MARKET SUMMARY



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SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the

surrounding neighborhoods near and along the 101 corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin Company, Inc. has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

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