



Keegan & Coppin
COMPANY, INC.

FOR LEASE

133 AVIATION BOULEVARD
SANTA ROSA, CALIFORNIA, CA

**OFFICE & WAREHOUSE
SPACE AVAILABLE**

133

Go beyond broker.

PRESENTED BY:

SHAWN JOHNSON
MANAGING PARTNER/SIOR
LIC # 00835502 (707) 528-1400, EXT. 238
SJOHNSON@KEEGANCOPPIN.COM



PROPERTY DETAILS



133 AVIATION BOULEVARD
SANTA ROSA, CALIFORNIA

**OFFICE &
WAREHOUSE SPACE
FOR LEASE**

PROPERTY INFORMATION

HIGHLIGHTS

- **Suite 100:** 10,889+/- SF Office
- **Suite 105:** 11,595+/- SF Office & Warehouse
- 22,484+/- SF Rentable space available (suites can be combined)
- Parking 4:1,000
- 45,375+/- Total SF Building
- Located in the Airport Business Center
- Immediate Access to US Highway 101
- Minutes north of Downtown Santa Rosa

DESCRIPTION OF PREMISES

The building is designed as concrete tilt-up with abundant glass and landscaping amenities.

LEASE TERMS

Rate

Negotiable



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AREA DESCRIPTION



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DESCRIPTION OF AREA

Close proximity to the Sonoma County Airport and in the heart of the Sonoma County Wine Country, just one block from the Airport Blvd/ Hwy 101 on and off-ramps.

NEARBY AMENITIES

- Restaurants, banks
- Hilton Garden Inn
- Airport Health Club
- Gas Station Convenience Store
- Windsor Golf Course

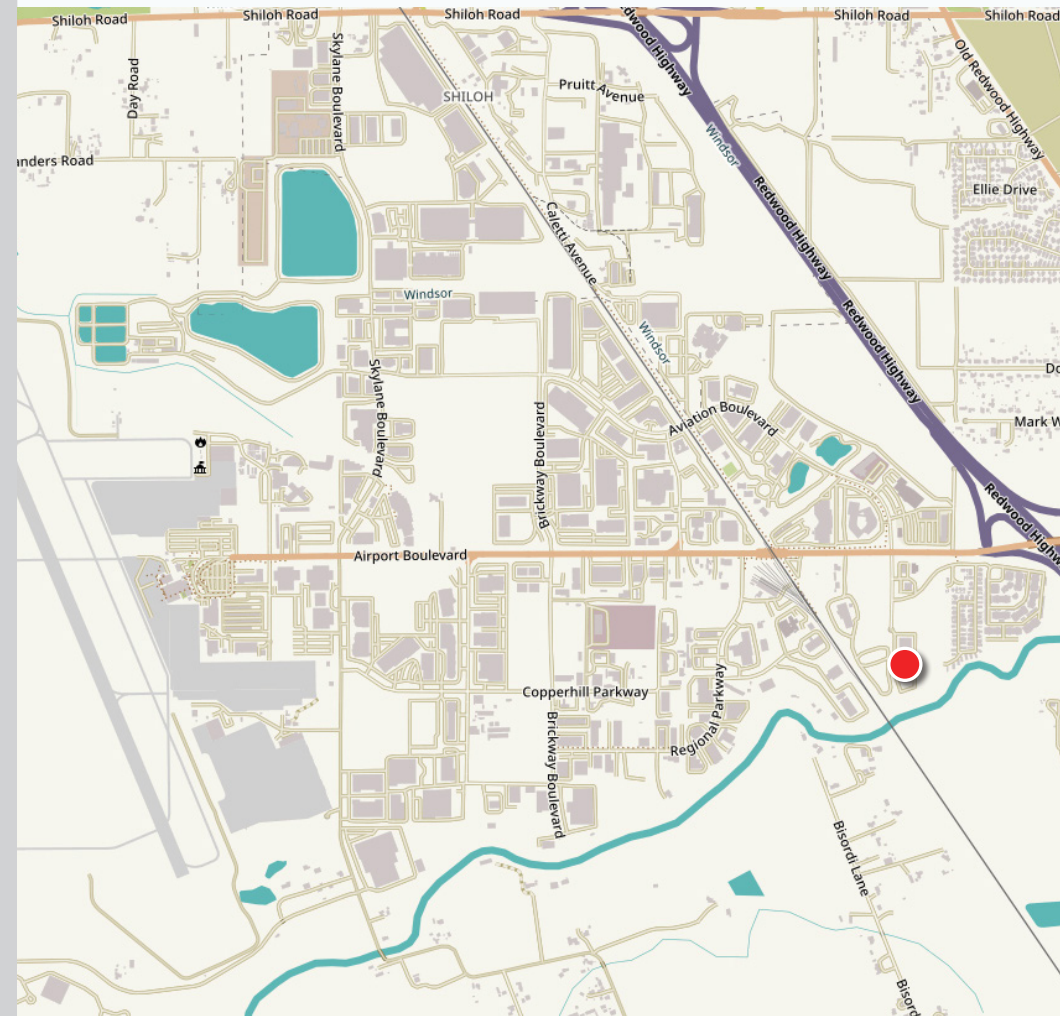
TRANSPORTATION ACCESS

- Sonoma County Airport - 1 1/2 Miles
- SMART Train Station - 1/2 Mile
- Bus route along Airport Blvd.

SCHOOLS

- Sonoma County Day School
- Anova Center for Education

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est. Population	4,345	33,279	98,966
Est. Avg. HH Income	\$64,855	\$94,077	\$86,674



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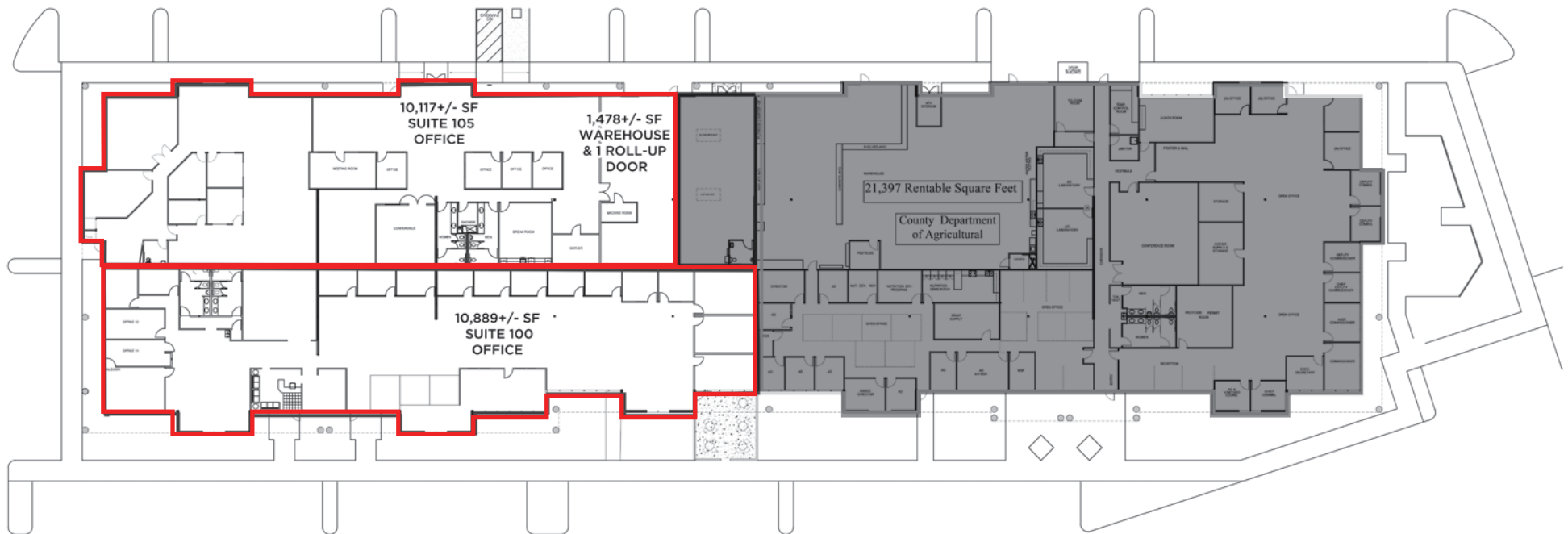


FLOOR PLAN



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NOT TO SCALE

AVAILABLE

NOT AVAILABLE

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PROPERTY PHOTOS



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LOCATION MAP



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Santa Rosa, CA 95401
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