



Keegan & Coppin
COMPANY, INC.

FOR LEASE

416 AVIATION BOULEVARD
SANTA ROSA, CA

**PREMIERE OFFICE SPACE
AVAILABLE**



Go beyond broker.

REPRESENTED BY:

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

JAMES NOBLES, PARTNER
LIC # 01988349 (707) 528-1400, EXT 247
JNOBLES@KEEGANCOPPIN.COM



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416 AVIATION BOULEVARD
SECOND FLOOR OFFICE
SANTA ROSA, CA

**PREMIERE OFFICE
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PROPERTY DETAILS

HIGHLIGHTS

1st Floor: 1,711+/- SF

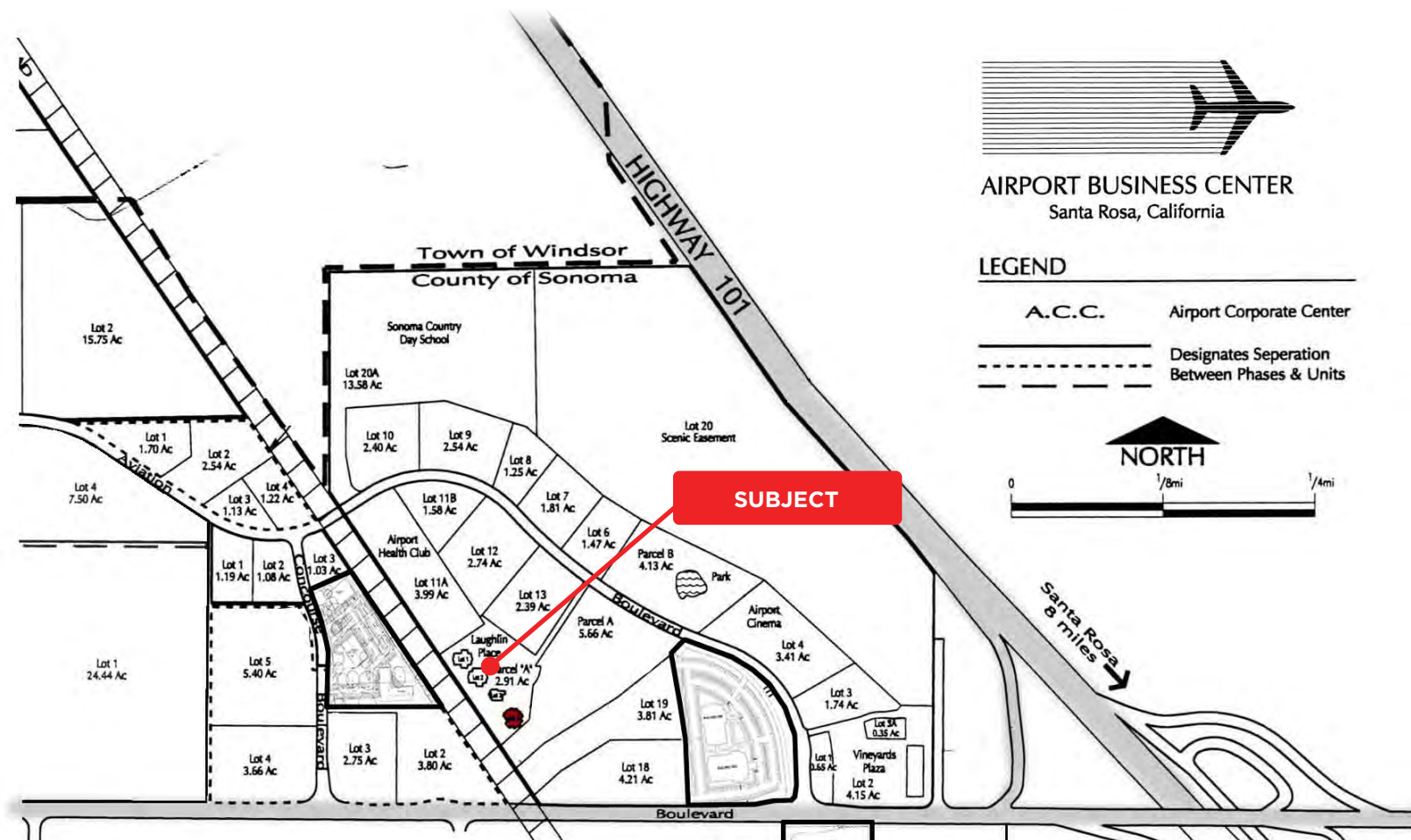
- 6,592+/- sf building
- Parking 6:1000
- Excellent Views of Lush Landscaping and Scenic Lakes
- Class A Office Building
- Beautiful Garden Setting
- Well-Located Premiere Office Site in Airport Business Center
- Ground Floor Space

RENATBLE SPACE AVAILABLE

- 1ST FLOOR: 1,711+/- SF Professional Office Space

LEASE RATE

\$1.95 per sq ft Modified Gross



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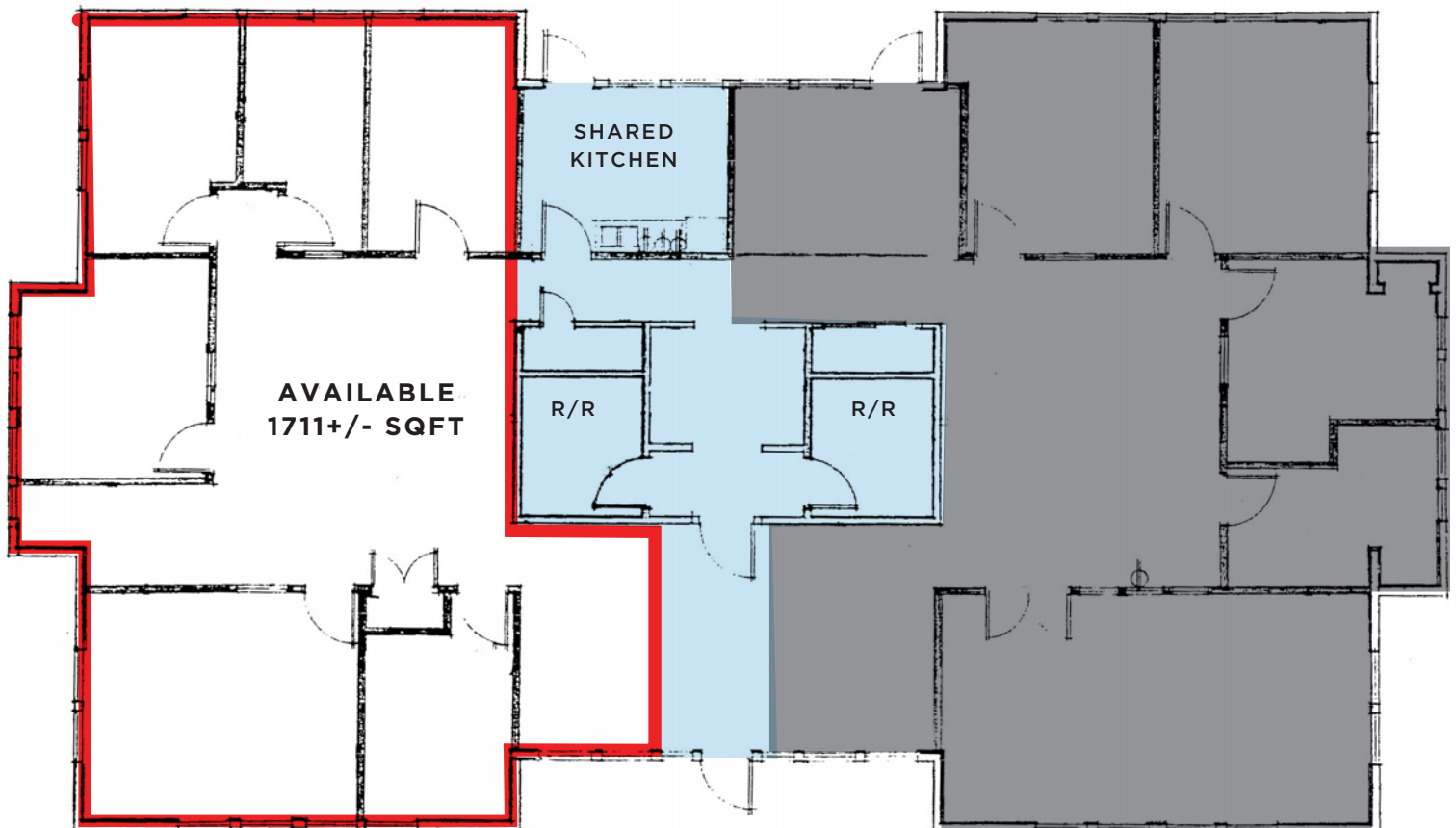
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FIRST FLOOR PLAN



Not to scale

- AVAILABLE
- COMMON AREA
- NOT AVAILABLE

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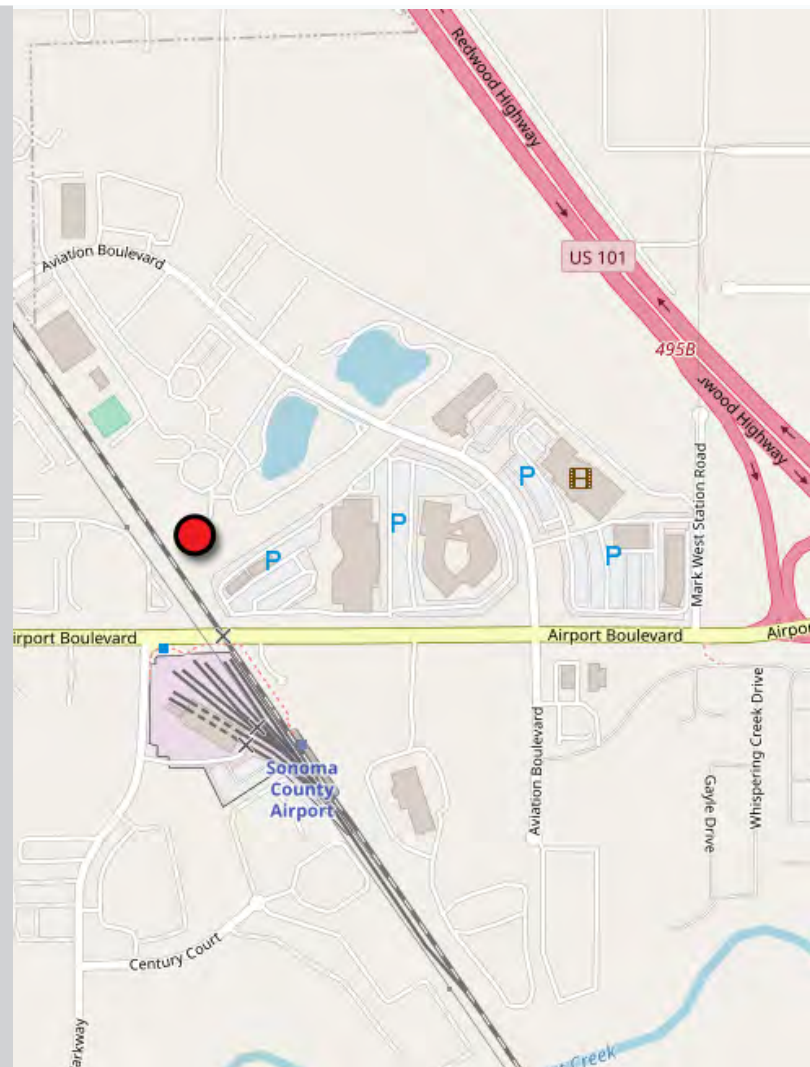
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AREA DESCRIPTION

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 AERIAL



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