

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

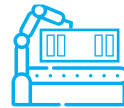
# HIGHLIGHTS



±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



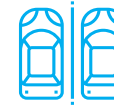
Quick Access  
To Hwy 101,  
Smart Rail and  
Bus Accessible



Modern  
Business Park  
Location



Warehouse Clear  
Height ±33' - ±39'



251 Parking Spots



Available Q2 2024

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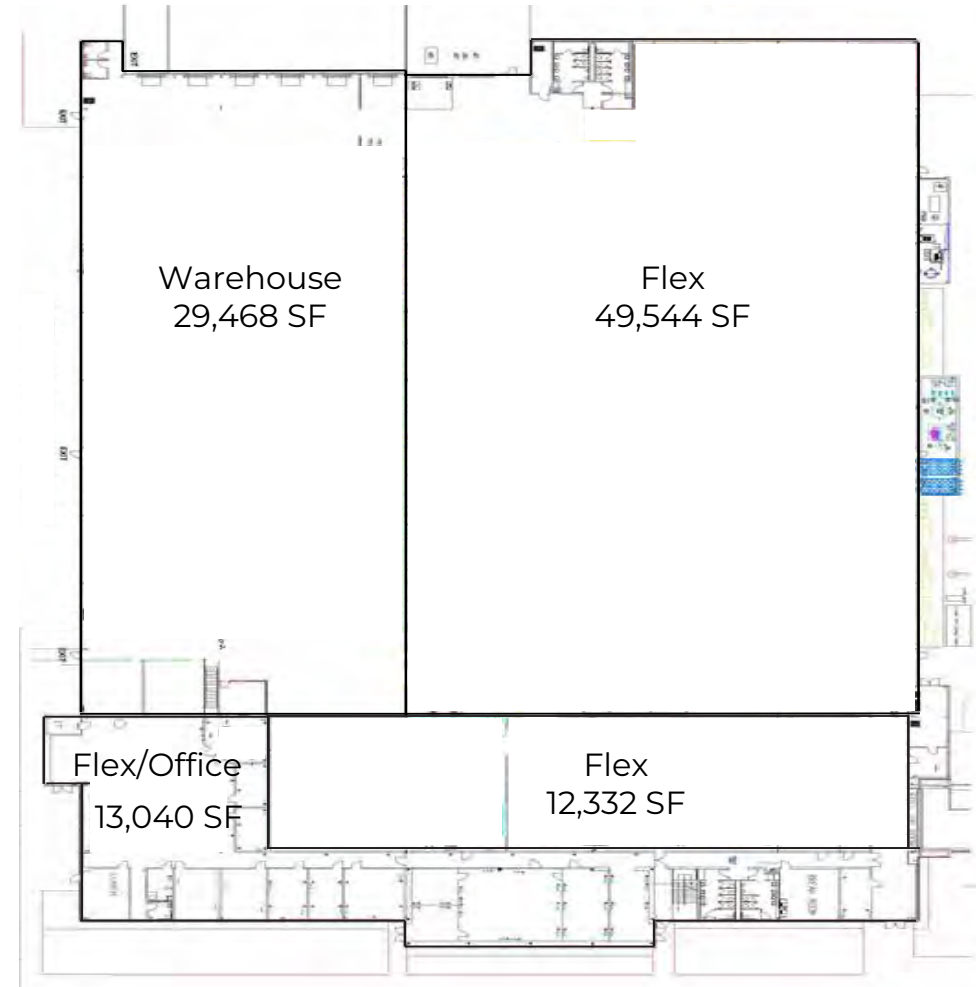
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# SITE PHOTOS



## 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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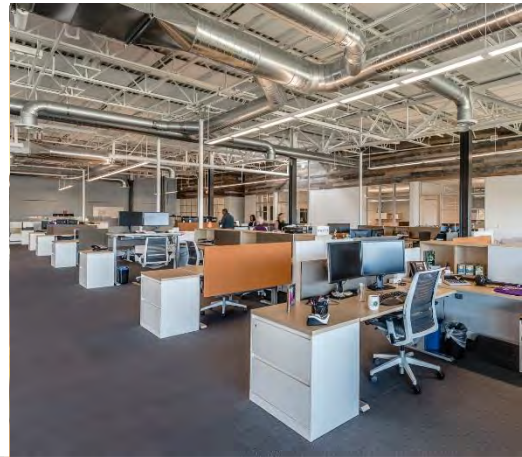
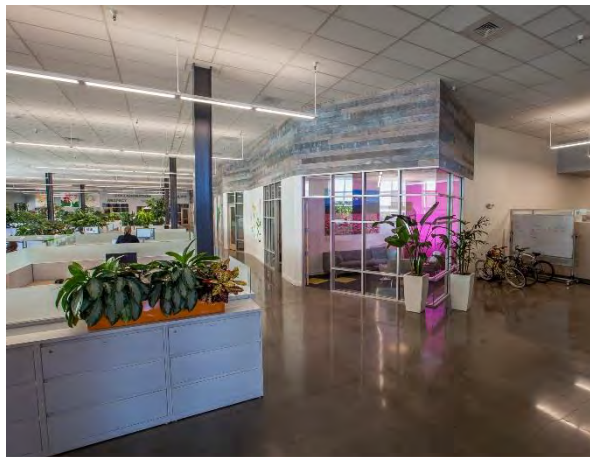
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## THE SOMO CAMPUS

- 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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