

FOR SUBLEASE



±11,366 SF



OFFICE AVAILABLE

133 AVIATION BLVD, SANTA ROSA

NIELS VON DOEPP NIELS.VONDOEPP@CUSHWAKE.COM 415 451 2403 LIC #01447530

PROPERTY HIGHLIGHTS

The building is designed as concrete tilt-up with abundant glass and landscaping amenities. The space was designed for an engineering and design company with collaborative work areas. The space available currently houses 10 Private offices, room for approx 39 office cubicles, 2 large conference rooms, open lunch room, private restrooms, large storage rooms and an open warehouse with a roll up door.

Rent: \$1.75 PSF FS (Net of Janitorial)

Total Building Area: ± 45,375 SF

Total Available: ± 11,366 SF

Office: ± 9,888 SF

Warehouse: ± 1,478 SF

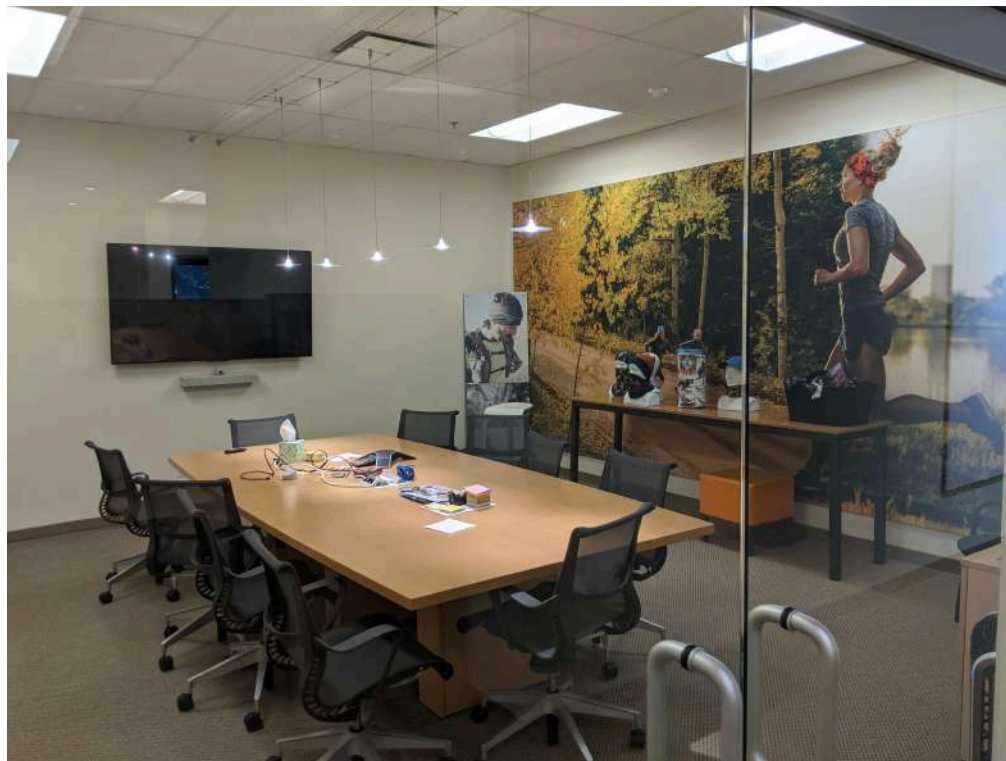
Stories: 1

Parking: 242 Surface Spaces (4/1,000)

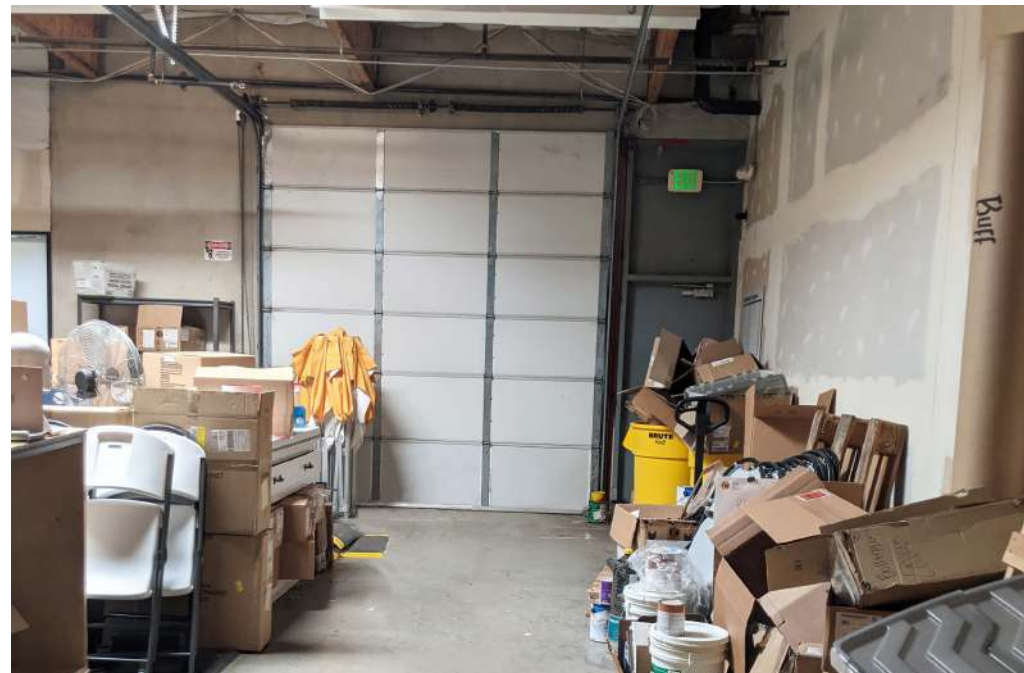
Roll Up Doors: 1

Clear Height: ± 18'

Year Built: 2003



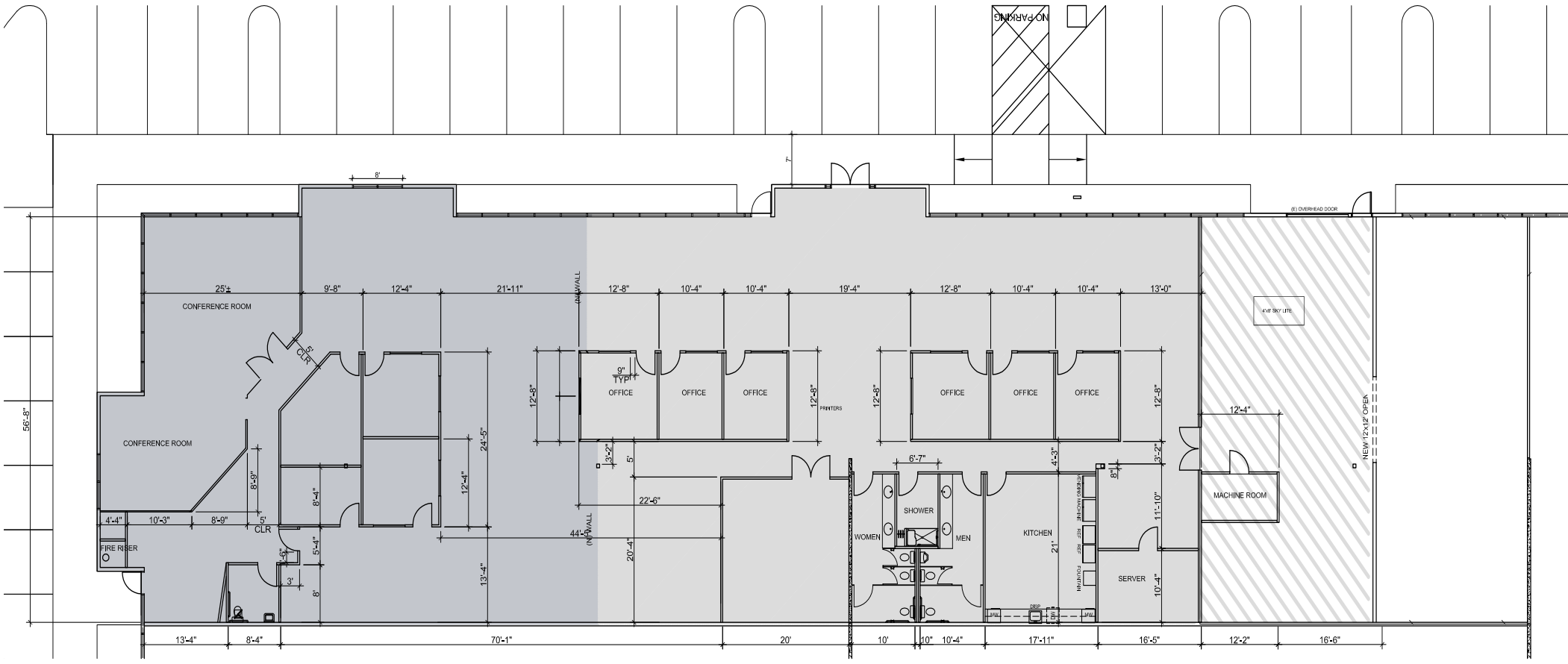
PROPERTY PHOTOS



SITE PLAN



OFFICE/WAREHOUSE



OFFICE 1: ±4,291 SF



OFFICE 2: ±5,597 SF



WAREHOUSE: ±1,478 SF

AIRPORT BUSINESS PARK







NEIGHBORING TENANTS

- FedEx
- Redwood Toxicology Laboratory
- Redwood Biotech
- M.A. Silva USA
- Greentech Renewables
- John Owens Services, Inc
- Golden State Building Materials

- Sonoma County Human Services
- Sonoma County Farm Bureau
- InterWest Insurance Services
- Alluxa
- Apria Healthcare
- Symmetricom
- Pacific Coast Air Museum
- K Prime Inc

- Redwood Toxicology Lab
- Starbucks
- Medtronic
- Endologix
- Sonoma County Water Agency
- Kaffe Mocha & Grill
- Jackson Family Wines
- Carls Jr.

-  AVIATION BLVD
-  AIRPORT BLVD
-  SMART TRAIN
-  US HWY 101