



**Keegan & Coppin**  
COMPANY, INC.

SALE OR LEASE

3785 BRICKWAY BLVD, SUITE 210  
SANTA ROSA, CA 95403

AVION PLACE BUSINESS  
CENTER PREMIER CLASS "A"  
OFFICE CONDO

**SALE PRICE REDUCTION**

3785

CRENSHAW PLACE  
ASSOCIATION, LLC



Go beyond broker.

PRESENTED BY:

**ANNETTE COOPER, SENIOR ADVISOR**  
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**KEVIN DORAN, PARTNER**  
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# AIRPORT AREA CONDO FOR SALE

## PROPERTY INFORMATION HIGHLIGHTS

- High-quality building with extensive landscaping and glass-line
- Outdoor picnic area on-site
- Avion Place Condominium project located near the Charles Schultz Sonoma County Regional Airport
- A few blocks away from the new SMART Train Airport depot
- Easy access to the Hwy 101 corridor
- Minutes from a golf course, fitness center and retail services
- Building Signage Opportunity
- High ceilings, fully sprinklered, common area restrooms, and ample parking

### SPACE SIZE

2,112+/- sq. ft.

### APN

059-380-007

### ZONING

MP Industrial Park

### PARKING

4/1000 average ratio per building

### DESCRIPTION OF PREMISES

Professional Class "A" Office. All units are elevator served, newly built, and ideal for attorneys, engineers, accountants, insurance agents, sales offices, etc. Welcoming reception area, six private offices with interior glass walls to bullpen area.

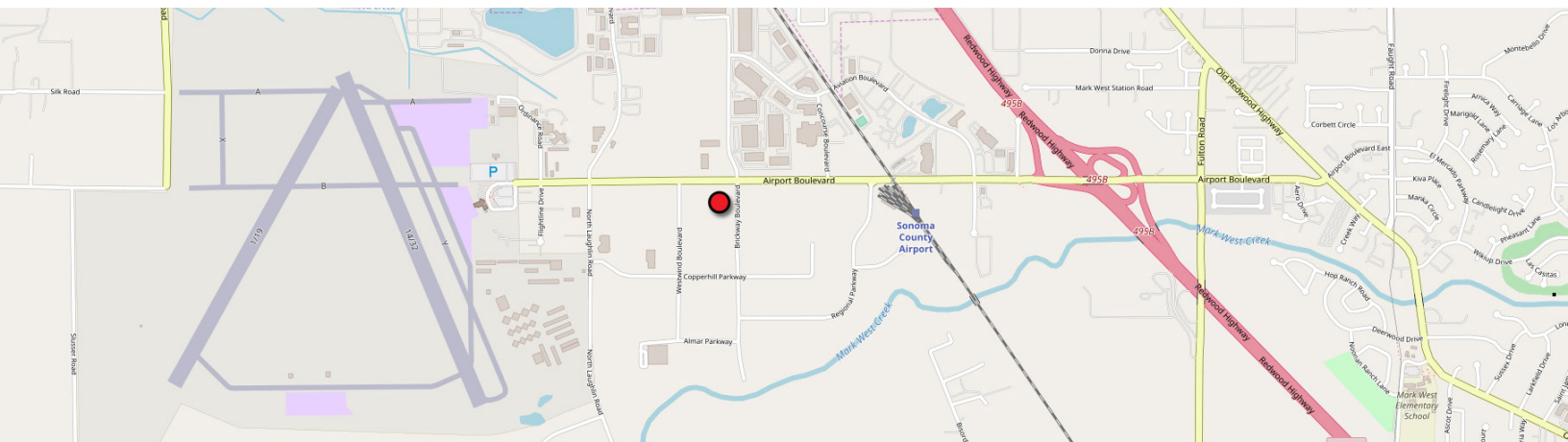
### DESCRIPTION OF LOCATION

Located in the Prestigious Charles Schulz Sonoma County Regional Airport area of Santa Rosa comprised of attractive, high quality buildings with extensive landscaping and glass lines, and near the Windsor Golf Course and the Airport Health & Fitness Club.

The County of Sonoma has current plans to extend Brickway Blvd. South, connecting River Road, allowing yet another access into the Airport area.

### OFFERING

Sale Price	<del>\$559,000</del> \$510,000
Price PSF	\$241.48+/-
Lease Rate	\$1.75 MODIFIED GROSS



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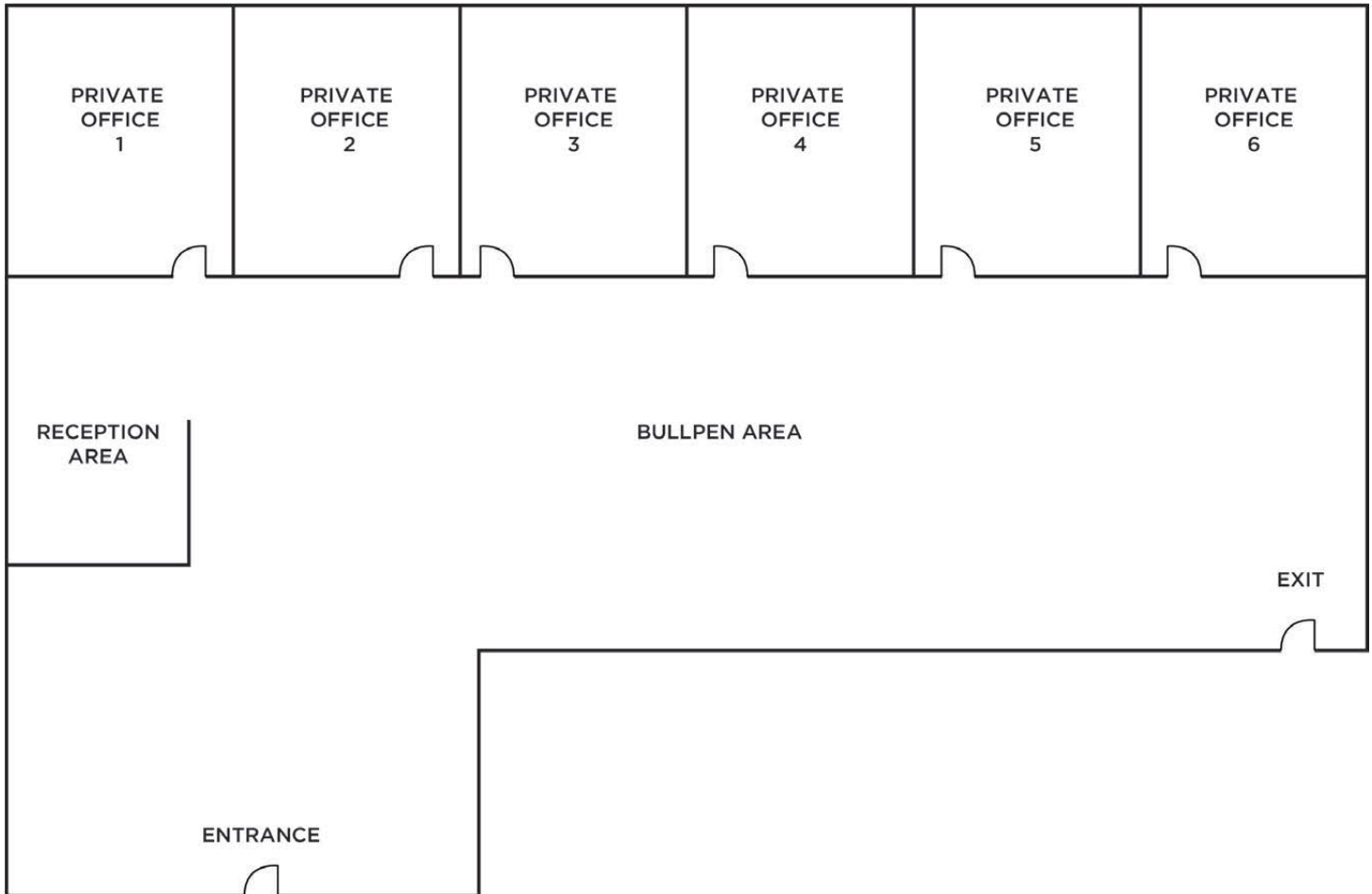
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# FLOOR PLAN



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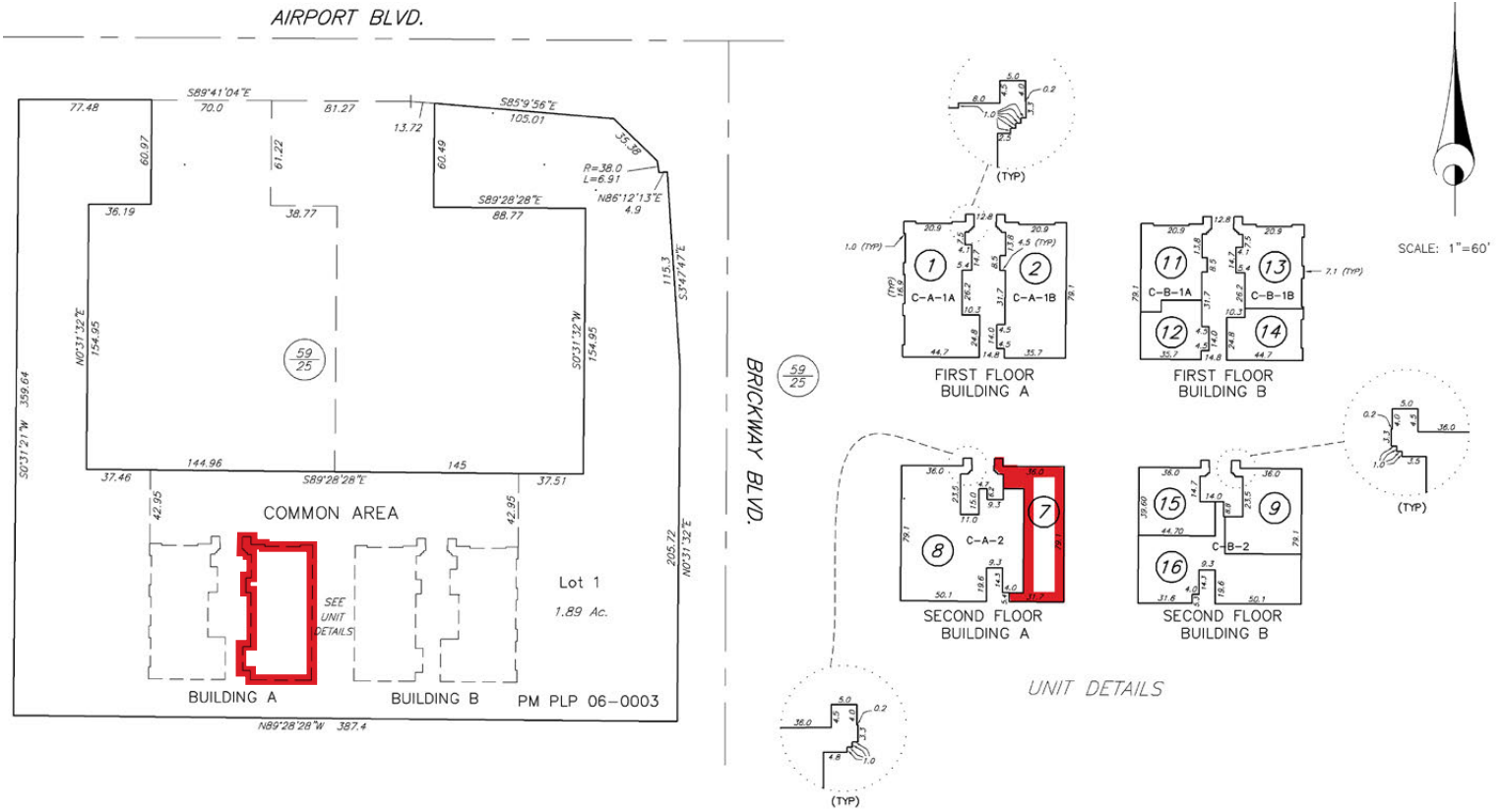
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# SITE PLAN



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**PHOTOS**



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