



Keegan & Coppin
COMPANY, INC.

FOR LEASE

5550 SKYLANE BLVD. / SUITE G
SANTA ROSA, CA

**OFFICE AND WAREHOUSE
AVAILABLE**

Go beyond broker.

PRESENTED BY:

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



PROPERTY DETAILS



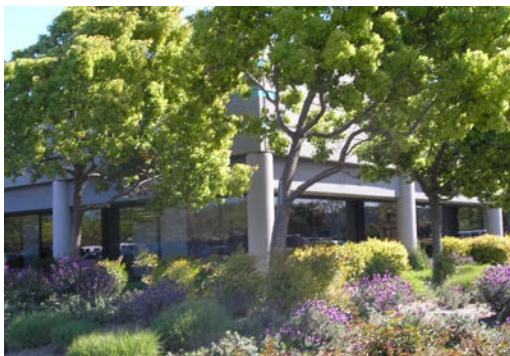
5550 SKYLANE BOULEVARD
SUITE G
SANTA ROSA, CA

OFFICE AND WAREHOUSE SPACE FOR LEASE

PROPERTY INFORMATION

5550 SKYLANE BOULEVARD is ideally located in North Santa Rosa in the Airport Business Center. Just a few blocks to the Sonoma County Airport with air service provided by Alaska Airlines, Allegiant and American Airlines. It has easy access to Hwy 101 via Airport Blvd and to the West County via Slusser Road to River Road. The park has commanding views of surrounding hills and Mount St. Helena. Large redwoods and mature oak trees are nestled throughout the park. Over 50 acres of vineyards, dedicated as scenic easements, front along U.S. Highway 101.

- Suite G: 1,775 sf Office and 1,920 sf Warehouse
- Private Offices & Warehouse space
- Convenient and Generous Parking
- Easy Access to Highway 101 and the Sonoma County Airport



DESCRIPTION OF LOCATION

Skylane Boulevard has excellent access to both Shiloh Road and Airport Boulevard in the steadily growing Airport Business Center. Airport Business Center is a master-planned development providing lush landscaping and scenic views. This excellent location in Santa Rosa affords easy access and convenience to both the Sonoma County Airport and Highway 101. Other amenities include picnic and barbecue areas adjoining the lakes, full service health club and championship golf course. All this within minutes of downtown.

LEASE TERMS

Rate

\$1.35 PSF Gross

Terms

Tenant to pay common area expenses estimated at \$430.00/Mo. plus increases in over base year taxes and insurance.

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AREA DESCRIPTION



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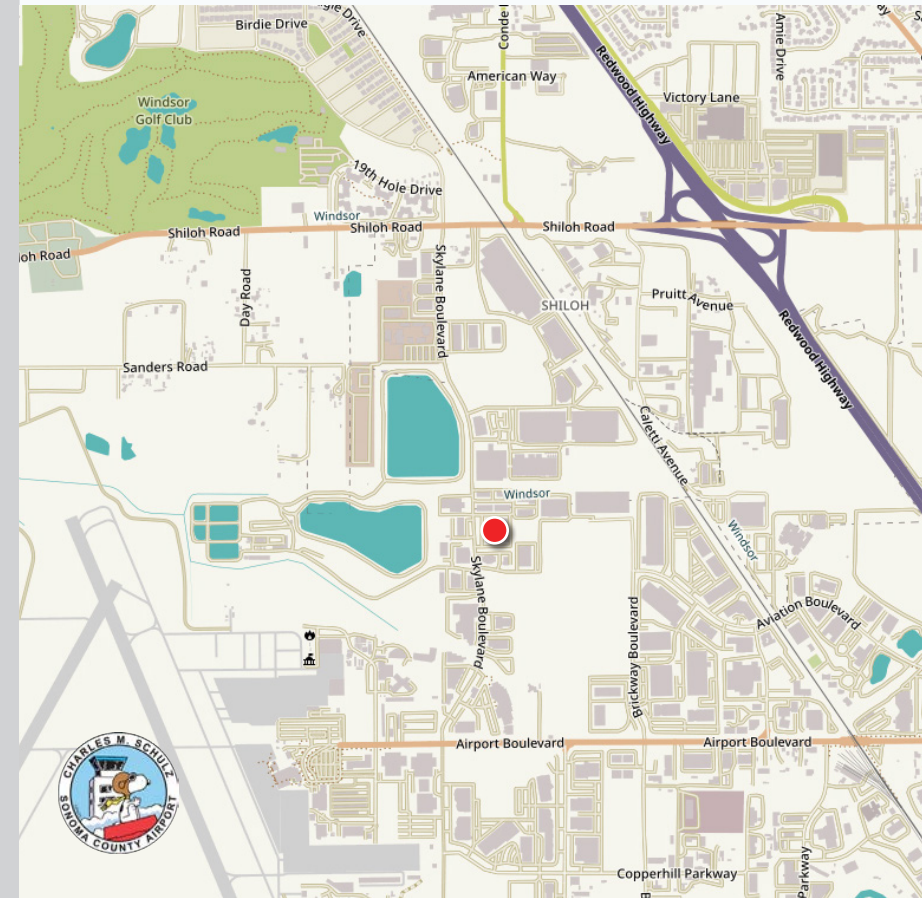
AIRPORT BUSINESS CENTER

Located at Sonoma County's Charles M. Schulz Airport, this first class research and development building is strategically located to provide access to the world's major research and manufacturing facilities through airport services. The airport runways are currently being lengthened to accommodate medium range jets capable of reaching most western cities.

The Airport Business Center park is located within the Sonoma County Airport Industrial Area Specific Plan area, which will ultimately accommodate 603 acres of industrial development (412 acres of industrial park and 191 acres of heavy industrial), 5 acres of retail commercial, and 140 acres of agricultural and open space.

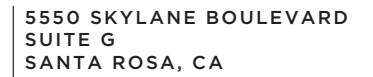
Airport Business Center is headquarters for several leading companies, which were attracted to its excellent facilities for corporate offices, research and development, manufacturing and distribution. ABC is about five miles north of downtown Santa Rosa with easy access to U.S. Highway 101.

The Airport Business Center is the hub of medical/scientific activity in northern Sonoma County and includes such companies as Medtronics, TriVascular, Redwood Toxicology laboratory, Neilmed Pharmaceuticals, and Sonoma Orthopedic Products.

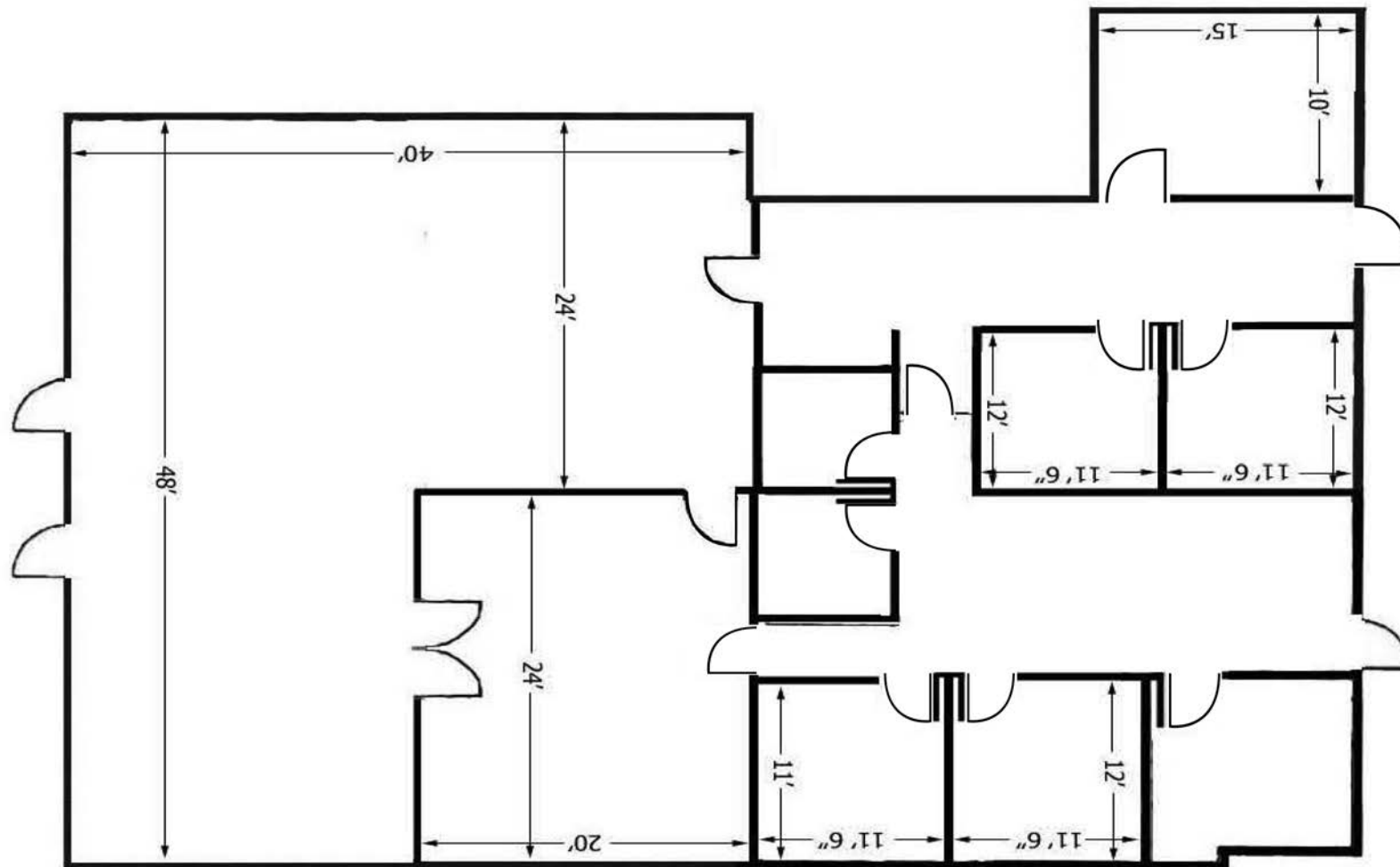


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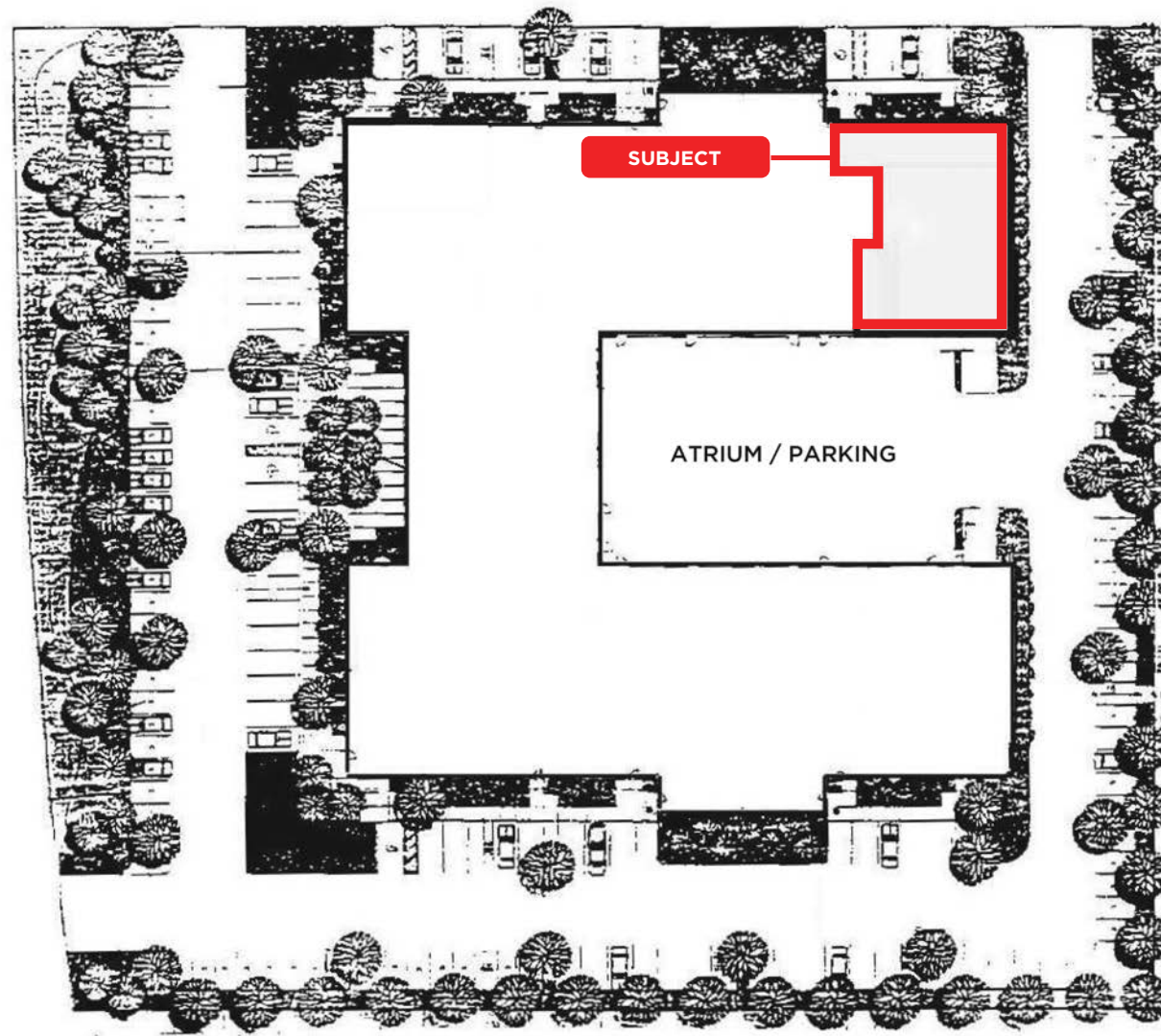


FLOOR PLAN



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PROPERTY PHOTOS



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AERIAL MAP



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