

Premier Office Space For Lease

111 Santa Rosa Avenue

Santa Rosa • Sonoma County • California

Suites Ranging from 1,134 to 5,849 ± Sq. Ft. Available
Westamerica Bank Building - Downtown



Underground and Surface Lot Parking
Great Views From Upper Floors



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2416 Sonoma Avenue
Santa Rosa, CA 95405

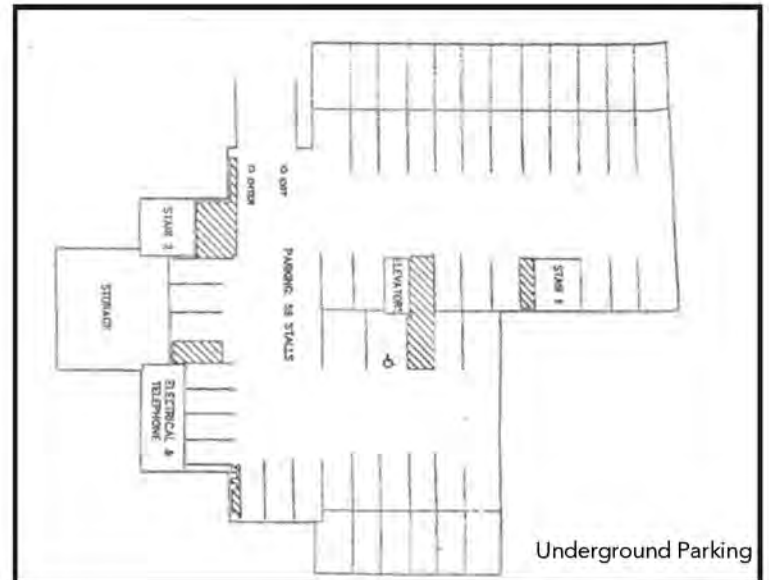
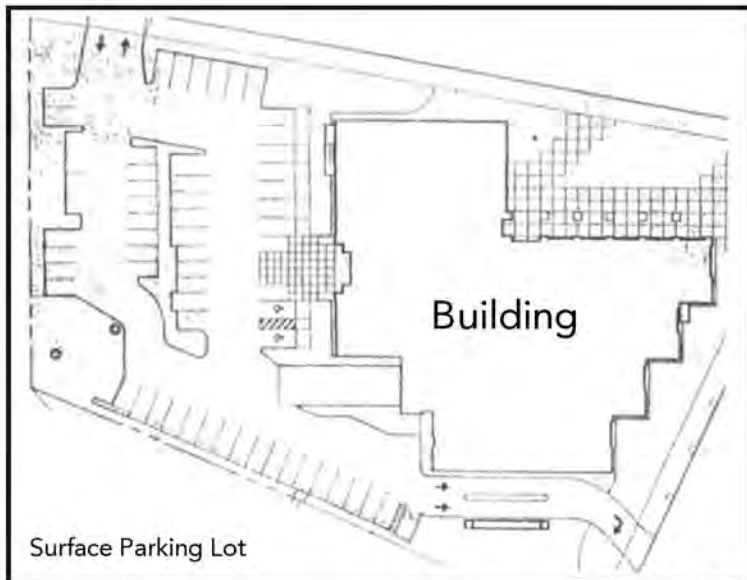
www.CorcoranIcon.com

Four Story Class A Building

Located in Santa Rosa's Vibrant & Exciting Business, Financial, and Cultural Center

Building Features Include:

- Building upgrades underway in common areas.
- One block to newly renovated Old Courthouse Square.
- Underground and surface parking lots for tenants and guests.
- High identity location only three blocks from Hwy. 101/Hwy.12 adjacent to the Prince Memorial Greenway walking and bike path.
- One block to Santa Rosa Plaza, restaurants, retail, business services.
- Extensive natural light into each floor area.
- Possible tenant monument or building signage.
- 2 Elevators with access from garage parking to all floors.
- Excellent interior improvements.
- On-site property management and building security.
- Across street from City Hall, walking distance to State & Federal buildings.
- Great views of Downtown and Santa Rosa.



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Building & Suite Photos



Lobby Atrium



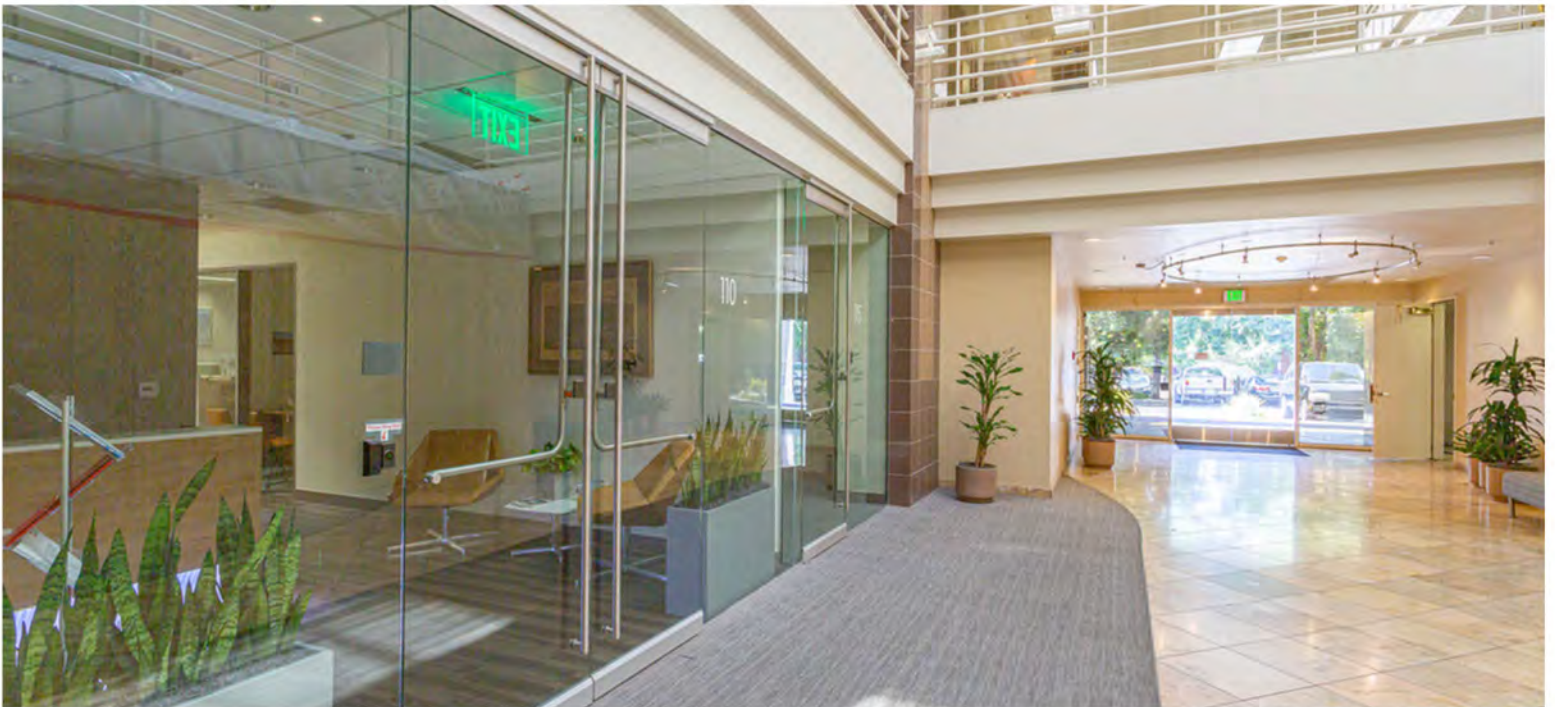
Entrance From Parking Lot



Underground Parking



Building Entrance and ATM Machine

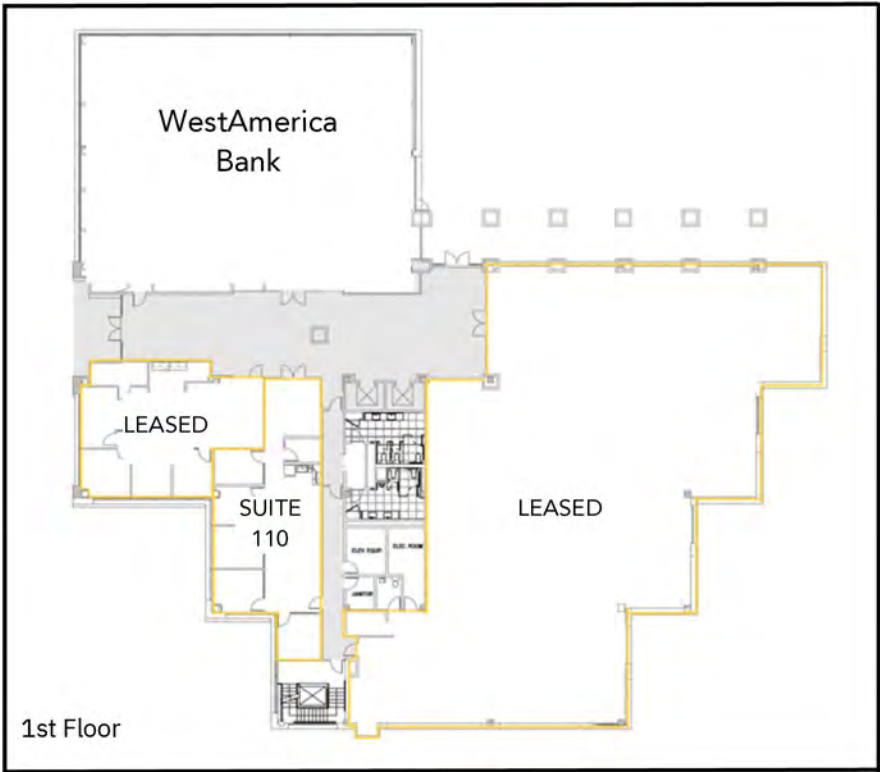


First Floor Lobby, Suites 100 and 115

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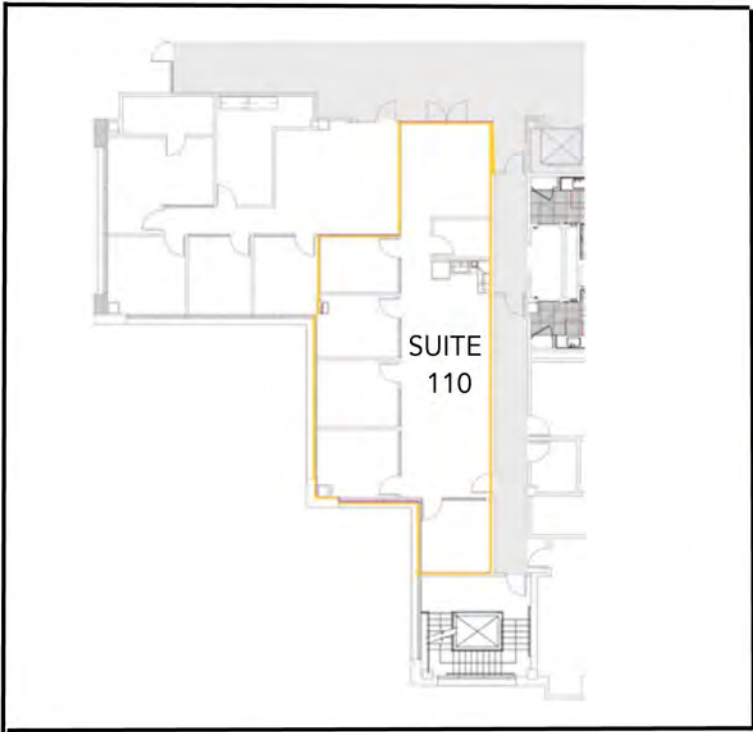
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1st Floor Plan



Available Spaces

Suite 110
1,672 ± RSF

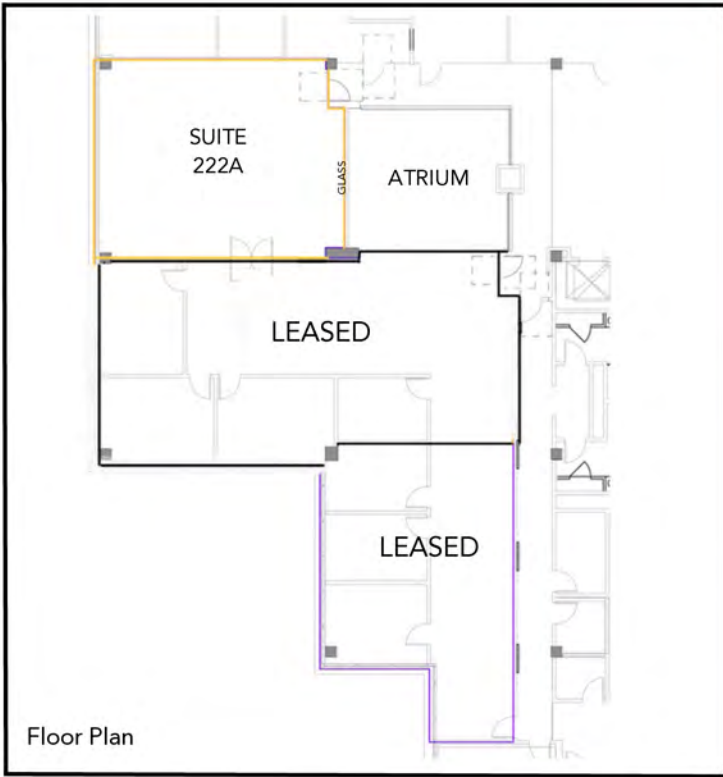


Suite 110

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2nd Floor Plans



2nd Floor Lobby

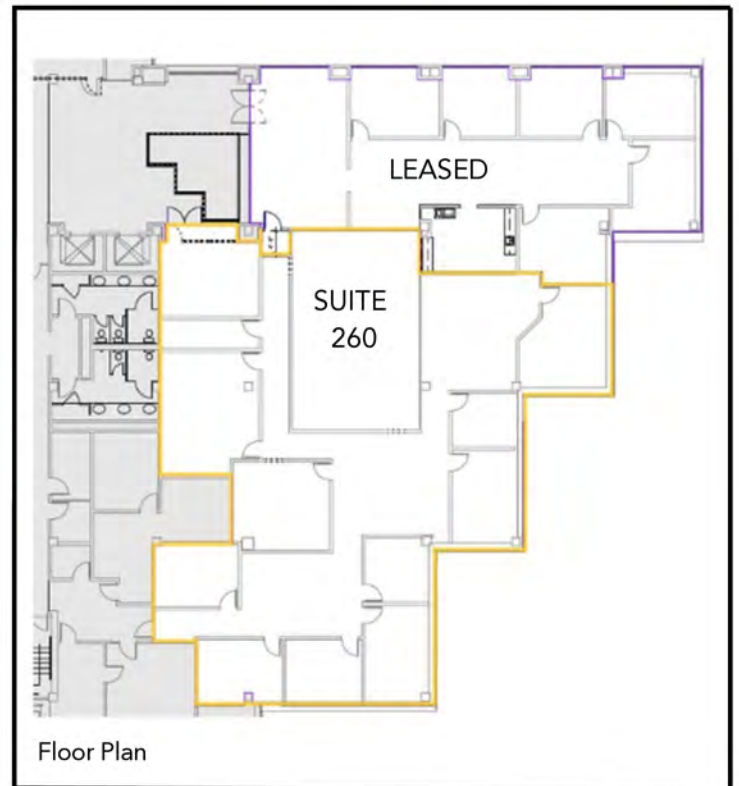
Available Spaces

Suite 222A
1,134 ± RSF

Suite 260
5,849 ± RSF



Suite 260



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Downtown Santa Rosa

The heart of Santa Rosa is in the midst of an exciting period of revitalization with several new developments. First of these is the recent completion of the \$10 million reunification of Old Courthouse Square. The Square serves as the center of and focal point for financial, cultural and business activity in Santa Rosa.

The SMART Train is now running and serves the Downtown area with multiple stops each day at the Railroad Square Depot, walking distance from Courthouse Square. The SMART Train travels to and from San Rafael several times daily along with many stops along the way including Rohnert Park, Petaluma, and Novato to the south and the Sonoma County Airport area to the north. Residents and business people can travel to and from Downtown Santa Rosa to destinations throughout the North Bay. And soon construction will begin on a new boutique hotel overlooking Courthouse Square.

Business people, visitors and local residents enjoy the Courthouse Square plaza, the high-quality craft breweries such as Russian River Brewing and 3rd Street Aleworks, the Wednesday Night Farmer's Market, the annual Iron Man Triathlon, the Amgen of California Bicycle Tour race, Movie Nights, Street Sales, Car Shows, the Luther Burbank Rose Parade, as well as various community gatherings held regularly throughout the year.

111 Santa Rosa Ave. is located 2 blocks from Courthouse Square and within walking distance to the major civic center of Santa Rosa with Federal, State and City government offices. There are over 15 banks, the main Santa Rosa U.S. Post Office, an excellent variety of restaurants, locally owned retail stores, museums, movie theaters, coffee houses and night clubs, all conveniently located just a short stroll away. The hip and revitalized South A Arts District is located a few blocks away as well, offering fine dining, retail stores and galleries. Also located in the area is "Santa Rosa Plaza", a major indoor mall, with many contemporary retail establishments.

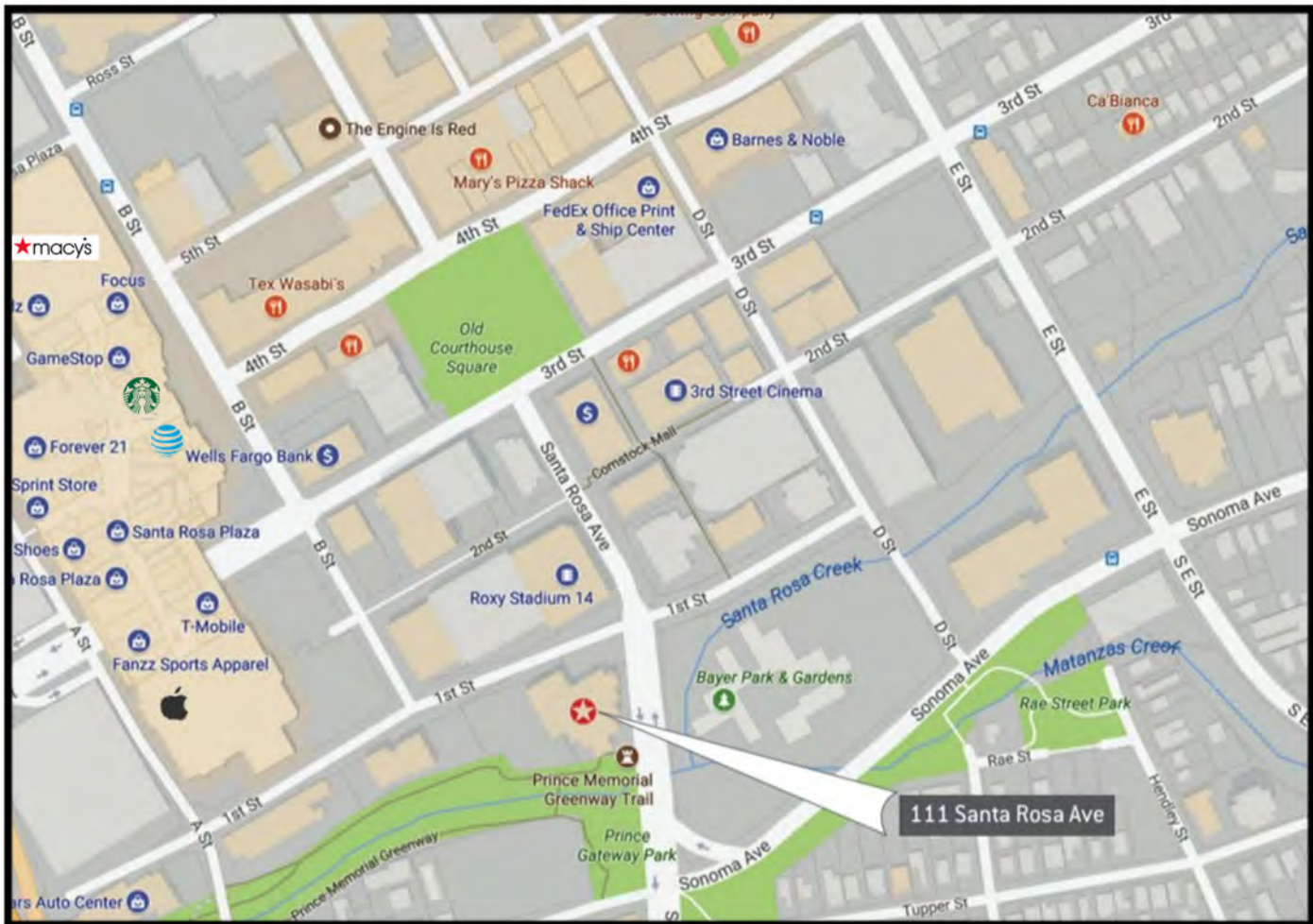
The Prince Memorial Greenway is an adjacent public pedestrian and bicycle path along Santa Rosa to the town of Sebastopol 7 miles to the west in a quiet setting. The Greenway provides cyclists and walkers access to daytime exercise along the creek.



Downtown Santa Rosa Aerial Map

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Santa Rosa Downtown City Map



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Santa Rosa/Sonoma County

Santa Rosa is the County Government seat and largest business and economic center between San Francisco and Portland, OR. This beautiful mid-sized city has a population of approximately 176,000 and is the governmental, financial, medical, and retail center of Sonoma County. Santa Rosa is located 45 miles north of the Golden Gate Bridge in the world class Sonoma County Wine Country.

Sonoma County has a population of approximately 500,000 and is known for its incredible natural beauty, technology base and bioscience firms, diverse landscape, world-class foods and beverages including approximately 250 wineries and 25 craft beer breweries, 16 American Viticultural Areas (AVA's) nestled between the Mayacamas Mountains and the gorgeous Pacific Coast/Bodega Bay to the Russian River and Sonoma Valley. Employment and innovation leaders include Medtronic, Keysight (formerly Agilent), Viavi, Tri Vascular Medical Devices, American Ag Credit, Kaiser Hospital, St. Joseph Health, and Sutter Health.

Sonoma County educational institutions include Sonoma State University, Empire College, Santa Rosa Junior College and a branch of San Francisco State University.

A Mediterranean climate with exceptional air quality and four distinct seasons, the weather in Sonoma County is ideal. Sonoma County is bordered to the south by Marin County, to the east by Napa County and to the north by Mendocino County. There is immediate access to San Francisco and the entire Bay Area, and is a commercial hub of the North Bay.

Sonoma County is the home to a burgeoning craft beer industry led by world-renowned breweries including Lagunitas Brewing Co., Russian River Brewing Co., Fogbeltd Brewing Co. and Bear Republic Brewing Co. The annual release in Downtown Santa Rosa of Russian River Brewing Company's 'Pliny the Younger' draws thousands of beer aficionados from around the world for two weeks each February and is ranked among the world's top craft beers. The economic impact of the craft brewing industry in Sonoma County is estimated to be over \$125,000,000.

During the last 30 years, the popularity and significance of Sonoma County wines have given rise to a variety of cultural amenities, attractions and experiences including wine tasting, winemaker dinners, vineyard cycling and competitive cycling events, the Green Music Center, Luther Burbank Center for the Arts, and the recent boom in craft breweries tours.

Sonoma County was also the home of Peanuts cartoonist Charles Schulz, and the Sonoma County Airport is named after Mr. Schulz. Air service to the Sonoma County Airport includes Horizon Air Flights to Seattle, Portland, Los Angeles and San Diego, Orange County, Phoenix and Minneapolis.

Links:

Santa Rosa Chamber of Commerce — www.santarosametrochamber.com

Sonoma County Economic Development Board — www.sonomaedb.org

City of Santa Rosa — www.srcity.org

Press Democrat Newspaper — www.PressDemocrat.com

North Bay Business Journal — www.NBBJ.com

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