



Keegan & Coppin  
COMPANY, INC.

FOR LEASE

6115, 6120 & 6125 STATE FARM DRIVE  
ROHNERT PARK, CA

OFFICE & WAREHOUSE UNITS

Go beyond broker.

REPRESENTED BY:

KEVIN DORAN, PARTNER  
LIC # 01704987 (707) 528-1400, EXT 270  
KDORAN@KEEGANCOPPIN.COM



# PROPERTY DESCRIPTION

## SEQUOIA BUSINESS PARK PROPERTY INFORMATION



6115, 6120 & 6125 STATE FARM DR.  
ROHNERT PARK, CA

## OFFICE & WAREHOUSE UNITS FOR LEASE

### HIGHLIGHTS

- Individual Office and Warehouse Units
- Signage Available
- 3.5:1,000 sf Parking On-Site
- Three Blocks from Highway 101

### WAREHOUSE & OFFICE SPACE

#### Building A:

- **6120 & 6125 State Farm Drive:** 2,195+/- sq ft (Not Leased Separately)
- **Suite A2:** 4,418+/- sq ft (Offices & Warehouse)

#### Building B:

- **Suite B1:** 2,280+/- sf (Offices, Showroom & Warehouse)
- **Suite B4:** 2,665+/- sf (Offices, Showroom & Warehouse)
- **Suite B6/7:** 6,100+/- sf (Offices, Showroom & Warehouse)
- **Suite B6:** 3,355+/- sf (Offices, Showroom & Warehouse)
- **Suite B7:** 2,747+/- sf (Offices, Showroom & Warehouse)
- **Suite B8:** 3,985+/- sf (Offices, Showroom & Warehouse)

SUITES CAN BE COMBINED.

### LEASE TERMS

#### Rate

\$1.20-1.39 per sq ft

#### Modified Gross; CAM est.

\$0.14 +/- psf

#### Parking

On-site

### DESCRIPTION

**6115-6167 State Farm Drive** is located in Rohnert Park, California, one of the largest economic hubs of Sonoma County, California. This strategic location, just off the intersection of Rohnert Park Expressway and State Farm Drive, is approximately 1 hour north of the Golden Gate Bridge and offers convenient access to San Francisco, the East Bay, and other points within the Bay Area. The City of Rohnert Park is located in the Santa Rosa valley roughly 50 miles north of San Francisco along Highway 101 in the southern part of Sonoma County.

This property is walking distance to professional services, restaurants, and public transportation. The location has an attractive, mature, and well maintained grounds within the Sequoia Business Park. The landlord is motivated and responsive.

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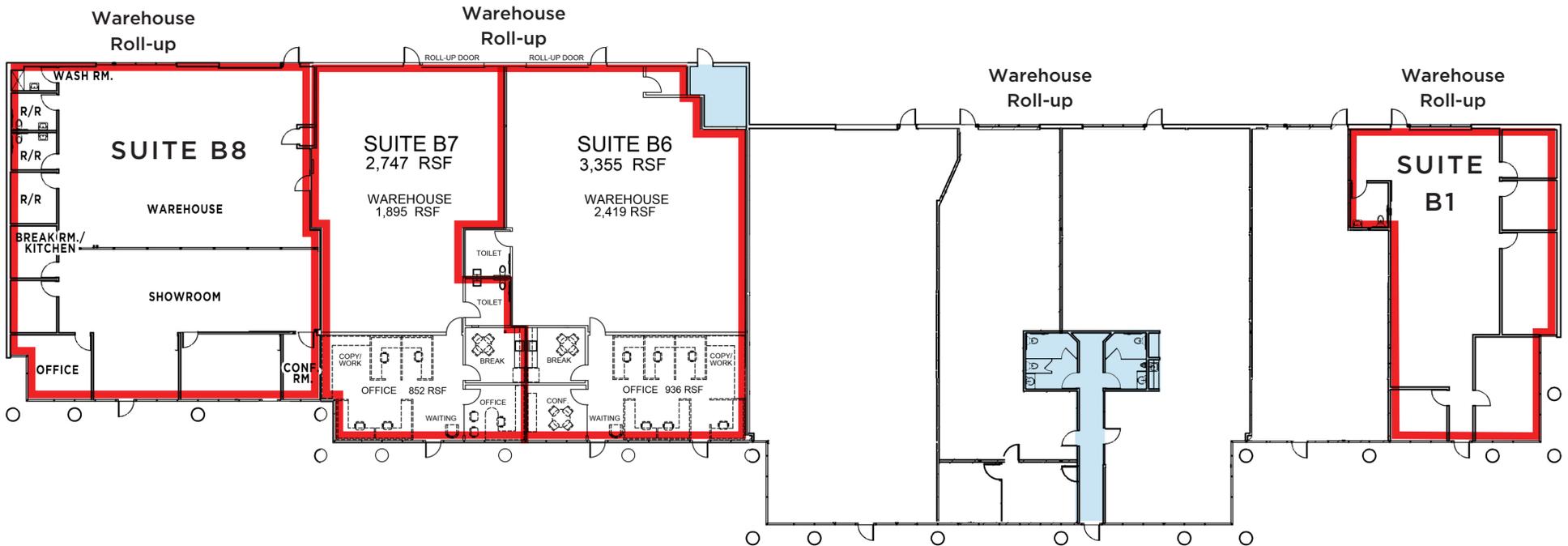


# FLOOR PLANS



6115, 6120 & 6125 STATE FARM DR.  
ROHNERT PARK, CA

**OFFICE & WAREHOUSE  
UNITS FOR LEASE**



- AVAILABLE
- COMMON AREA

BUILDING B 6115 STATE FARM DRIVE	
SUITE B1	2,280+/- SQ FT
SUITE B6	3,355+/- SQ FT
SUITE B7	2,747+/- SQ FT
SUITE B8	3,985+/- SQ FT

**SUITES CAN BE COMBINED.**

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# PROPERTY PHOTOS



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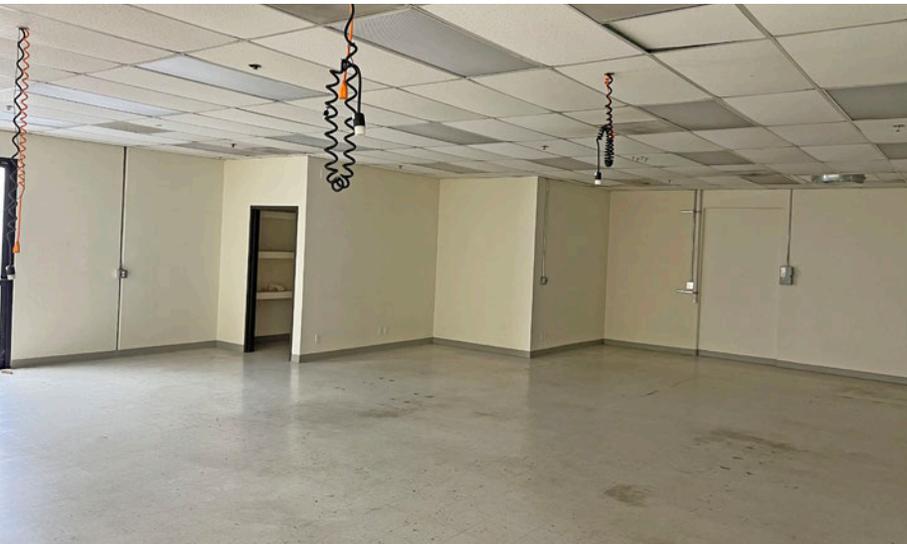


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# VICINITY RETAIL



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# MARKET SUMMARY



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### ROHNERT PARK SUMMARY

With the anticipated commuter rail that will have stops in Rohnert Park, coupled with efforts to develop a central district that includes the vacated State Farm complex, the incentives for businesses moving into the area are becoming increasingly desirable.

The opening of Graton Casino in Rohnert Park has brought great new excitement to the area. Graton Resort & Casino has a commanding presence amongst rolling hills of Northern California's wine country. Owned and operated by the Federated Indians of Graton Rancheria, Graton Resort & Casino is the complete entertainment experience, featuring table games, the latest slot machines, upscale and casual dining, plus entertainment options for visitors and locals alike.

The subject property is located 1.6 miles from Graton Resort & Casino that opened its doors on November 5, 2013. The \$800 million 340,000 square foot casino is the most expensive private development project in Sonoma County history and is one of the largest casinos in the state of California.

Sonoma State University (SSU) is located east of the subject property with direct access from Rohnert Park Expressway. The university is comprised of six schools and offers degrees in 46 majors and 47 minors at the bachelor's level and 15 at the master's level. Sonoma State is a mid-size campus with 9,120 students and located on 2693 acres. With 34% of the student body living on campus, SSU is one of the most residential campuses within the California State University system.

The site boasts strong demographics with over 59,125 residents within a 3-mile radius with an average household income of \$71,355. The population has increased by 1.66% since 2000. New housing developments totaling approximately 4,300 homes puts Rohnert Park in a position to grow the population by 25% over the next 5 years.

### SONOMA COUNTY

Sonoma County is the premier location for R&D, professional services and entrepreneurial businesses. Today, the County is a magnet for all local industries, including government, winemaking, healthcare, engineering, biotechnology, financial services, education, tourism, state, county and local government offices.

With easily accessible, high-quality office/industrial buildings at attractive rental rates, Rohnert Park is positioned to attract value conscious tenants who are increasingly seeking high-value occupancy alternatives in the expensive Bay Area real estate market. This demand will help tighten the Sonoma County office/industrial market.

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# AERIAL MAP



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