

**FOR SUBLEASE**  
**ONLY \$1.25/SF FULL SERVICE**  
**7,380± SF CLASS A OFFICE SPACE**



**OAK VALLEY BUSINESS PARK**  
**475 AVIATION BLVD., SUITE 220 - SANTA ROSA**



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## Property Summary

Oak Valley Business Center is a premier office complex featuring three Class A, two-story buildings totaling 132,000 square feet. The center offers a blend of convenience and scenic beauty, with stunning views of Mt. St. Helena.

The property boasts a beautifully updated courtyard with lush landscaping, picnic areas, a volleyball court, and a common conference room on the first floor of 475 Aviation.

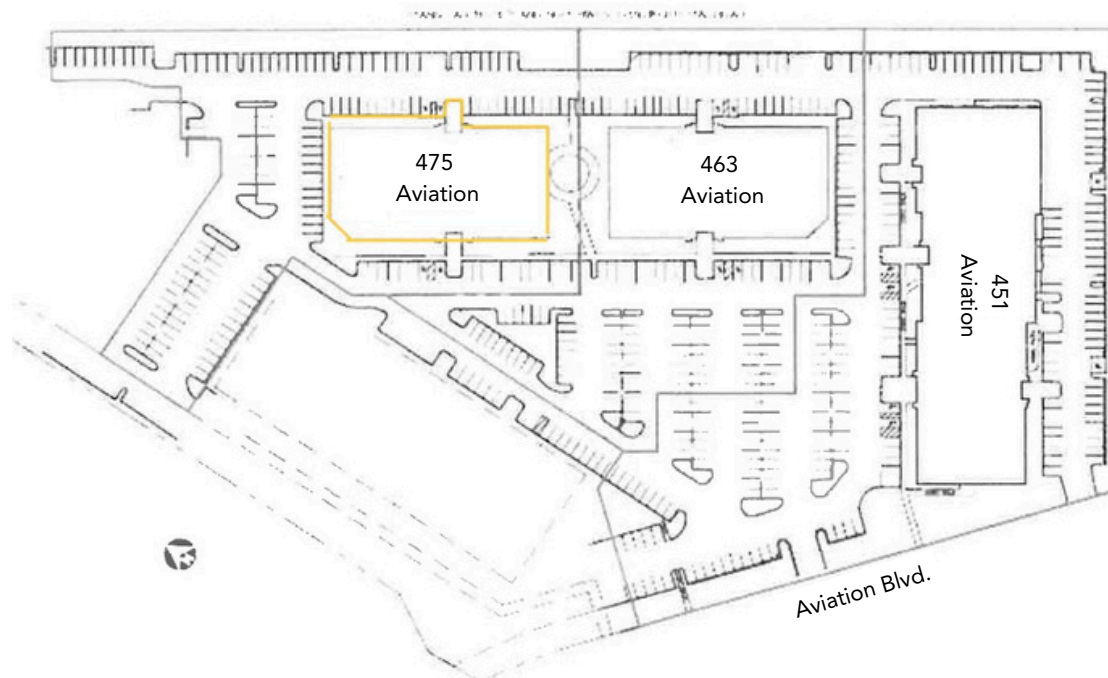
Additional amenities include on-site showers and ample free parking, with a secure automated card key system ensuring safe after-hours access. Its prime location makes it an attractive choice for both tenants and clients.

## Building Features

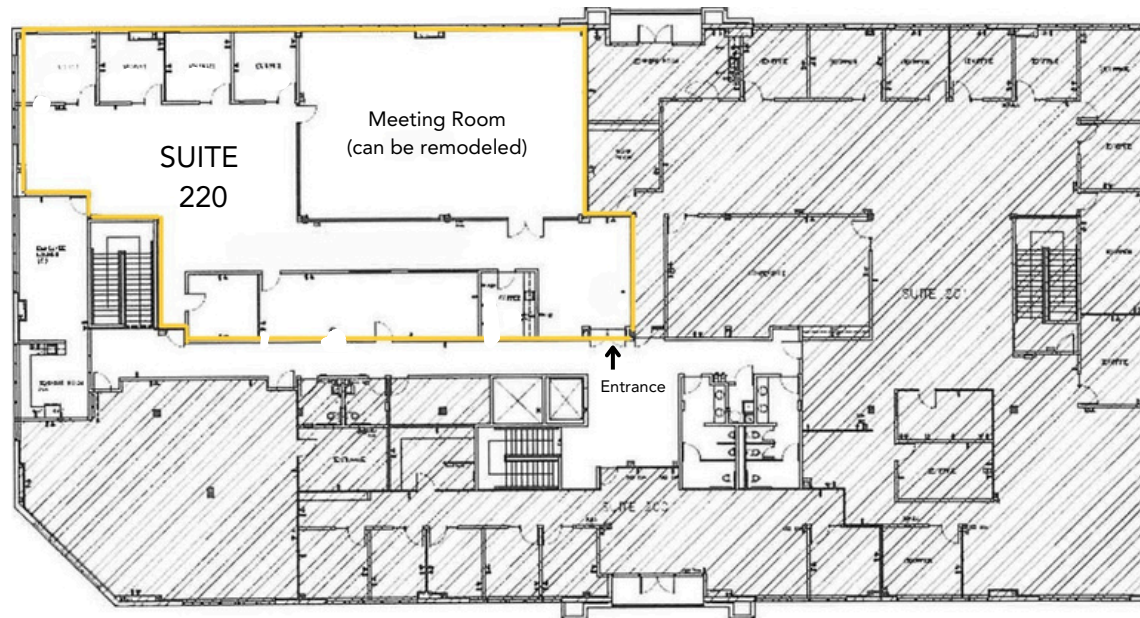
- Available March 1, 2025
- Ample parking
- Close proximity to restaurants in the Airport Cinemas Center
- Second floor suite with beautiful views of Mt. Saint Helena



# Site Plan



# Floor Plan





# Interior Photos





# Location

Santa Rosa Oak Valley Business Center is strategically located in the thriving Airport area, just two minutes from the Sonoma County Airport. This prime location provides easy access to Highway 101, connecting businesses to the greater North Bay region and beyond. Surrounded by a mix of corporate offices, retail centers, and dining options, the area offers both convenience and a professional atmosphere. With its proximity to the airport, tenants and clients benefit from seamless travel opportunities, making it an ideal location for businesses seeking accessibility, visibility, and a dynamic work environment.

## Area Map





# 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](http://www.santarosametrochamber.com)

Sonoma County Economic Development Board — [www.sonomaedb.org](http://www.sonomaedb.org)

City of Santa Rosa — [www.srcity.org](http://www.srcity.org)

Press Democrat Newspaper — [www.PressDemocrat.com](http://www.PressDemocrat.com)

North Bay Business Journal — [www.NBBJ.com](http://www.NBBJ.com)

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

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