



OFFICES FOR LEASE NEAR AIRPORT

3765-3775 BRICKWAY BLVD., SANTA ROSA, CA 95403

500 BICENTENNIAL WAY, SUITE 310 | SANTA ROSA, CA 95403 | WCOMMERCIALRE.COM

OFFICE BUILDING FOR LEASE



FOR MORE INFORMATION:

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CALBRE #01414195

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$1.75-\$2.00 / SF / Month

Lease Type: Modified Gross

Available SF: 4,738 SF Total

Building Size: 15,574 SF

Lot Size: 1.51 Acres

Year Built: 2006

Zoning: MP Industrial Park

PROPERTY OVERVIEW

Fantastic office suites available in the Airport Business Park! Two ground floor spaces are currently available totaling approximately 4,738 square feet. Suite 100 at 3775 is about 1,726 square feet offering multiple executive offices with windows, a conference room, bullpen area, and kitchenette. The front building at 3765 offers multiple suites with various layouts totaling approximately 3,012 square feet. Avion Place is a four building office complex offering a professional setting with modern finishes, glass-lined buildings, onsite parking, elevator access, and great signage on Airport Park Boulevard. Conveniently located near the SMART train station, just a couple blocks from Highway 101, and only half a mile to the Sonoma County Airport. Don't miss this opportunity to secure your ideal office space at this sought-after location.

| SPACES | LEASE RATE: | SPACE SIZE |
|-----------|-----------------|------------|
| Suite 100 | \$1.75 SF/month | 1,726 SF |
| 3765 | \$2.00 SF/month | 3,012 SF |



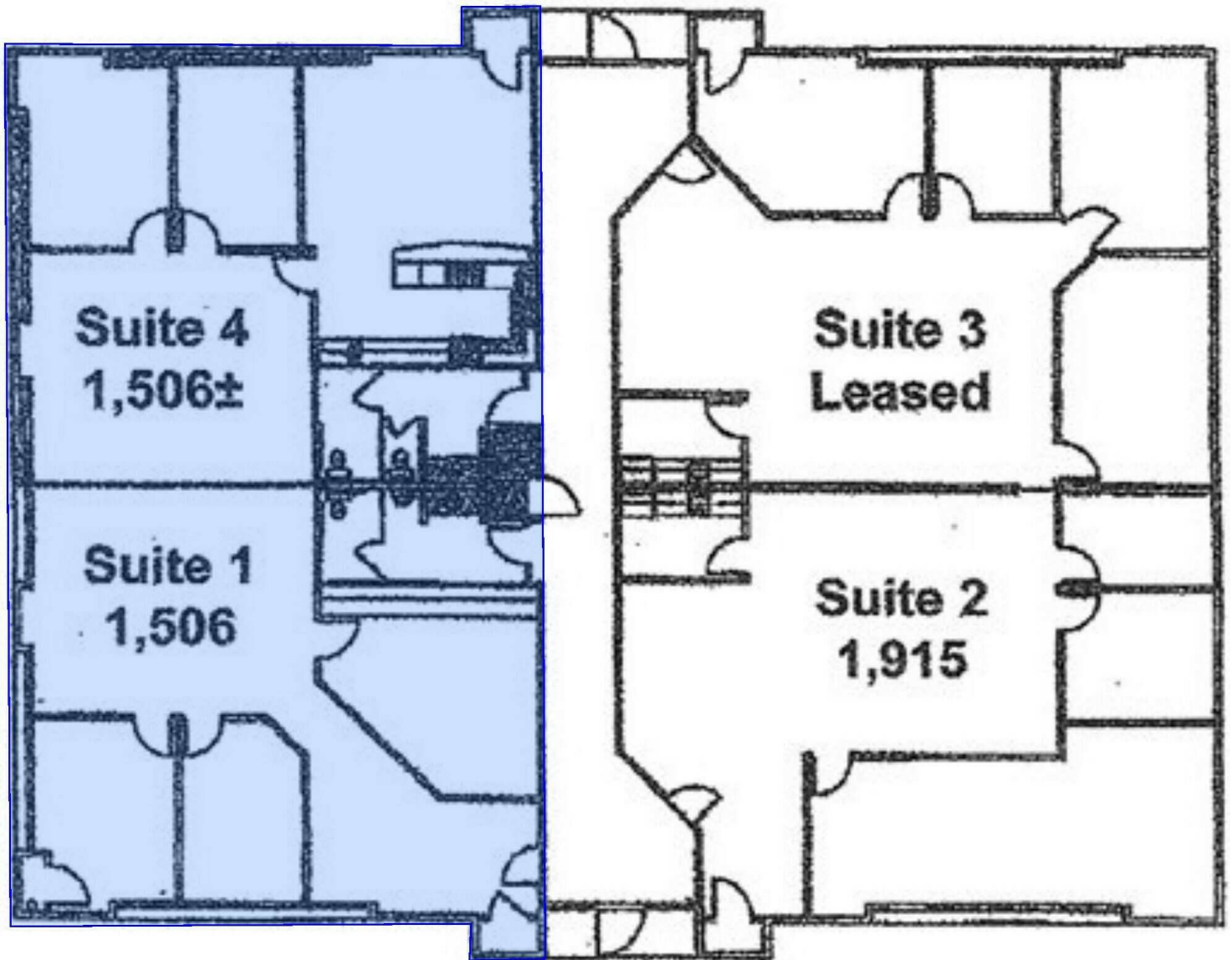
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FLOOR PLAN - 3765



* Floor Plan is not exact. Any modifications above are an estimate. Tenant is advised to investigate and obtain professional inspections to provide exact measurements.



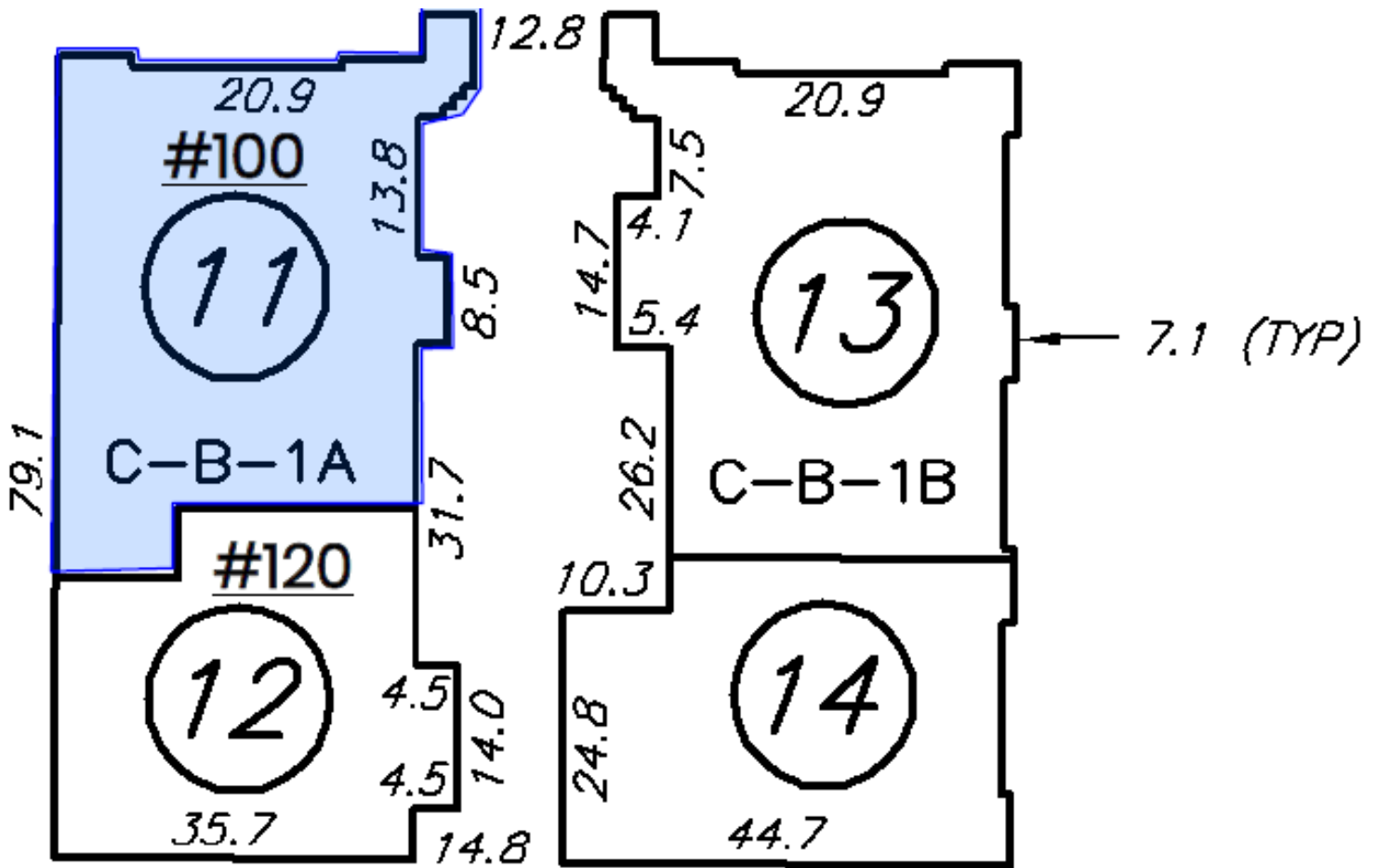
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FLOOR PLAN - 3775



FIRST FLOOR BUILDING B

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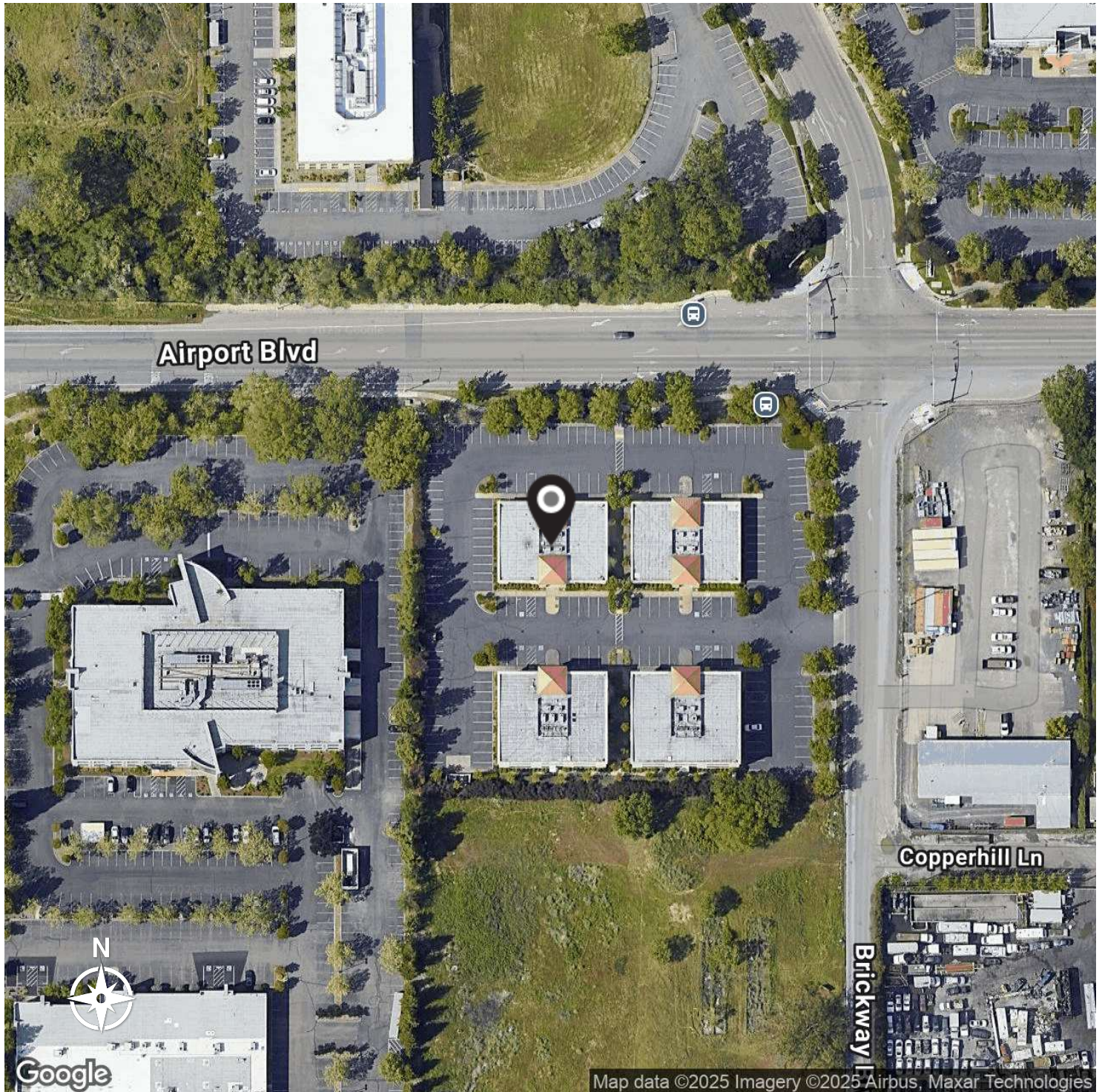
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AERIAL MAP



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LOCATION MAP



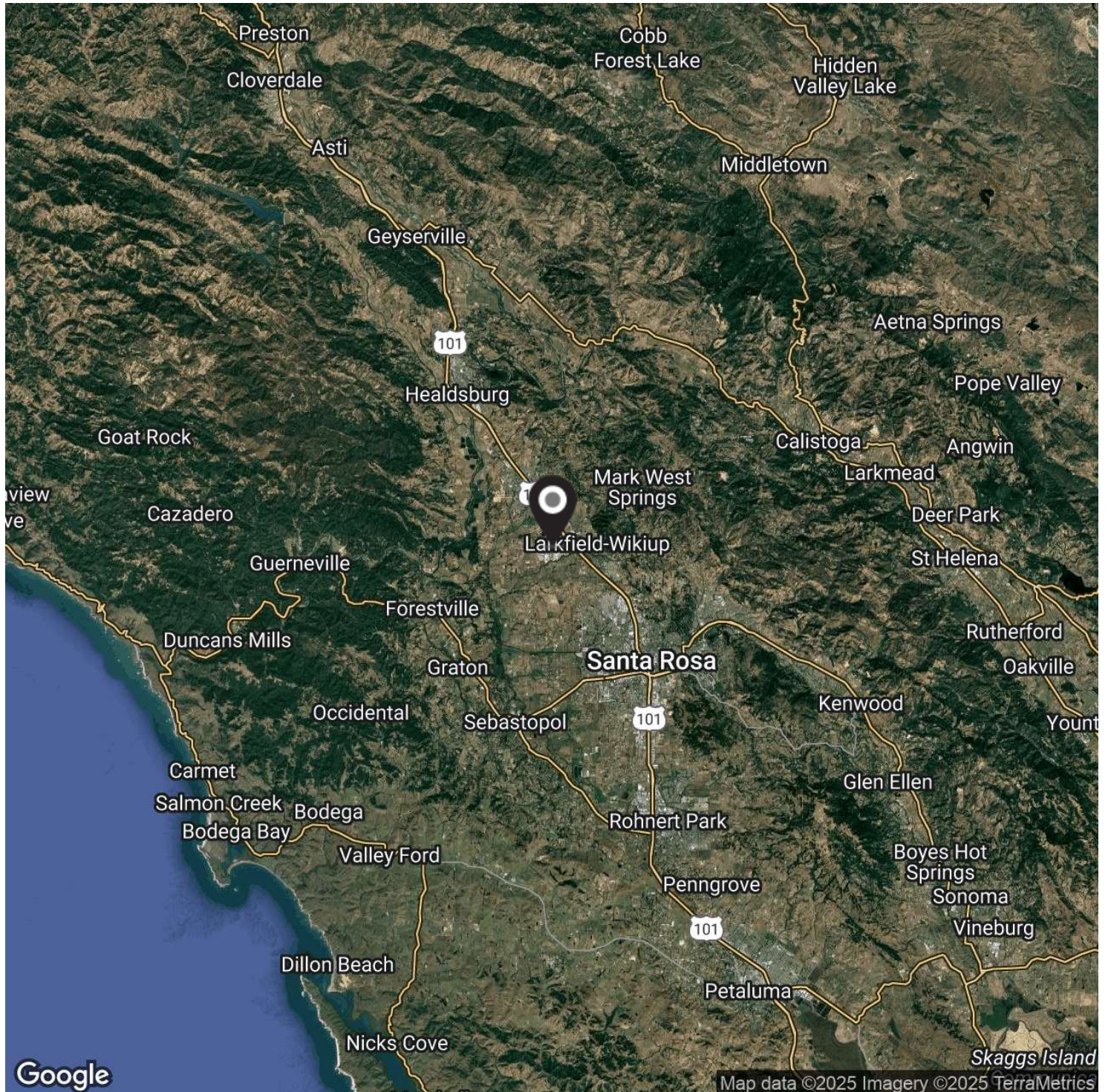
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AREA MAP



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PHOTOS - 3765



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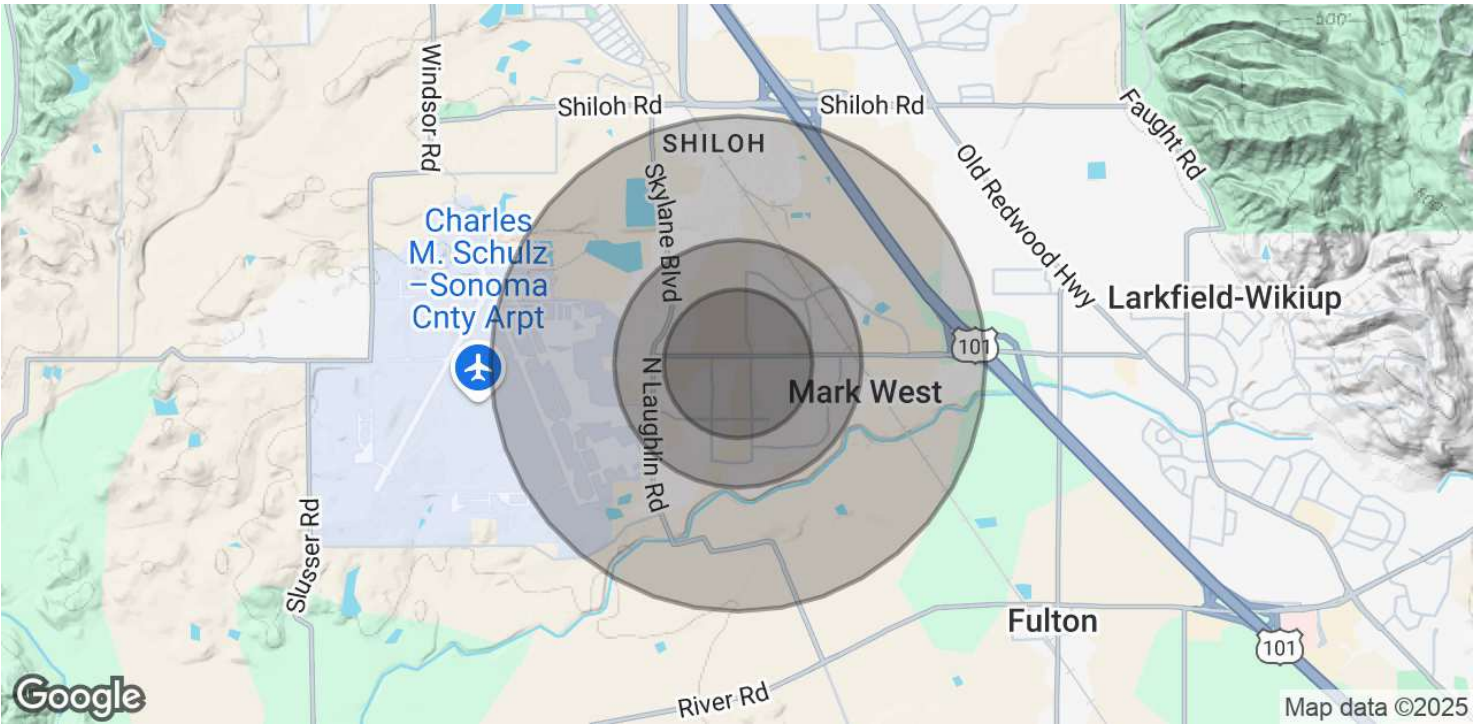
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 41 | 217 | 1,364 |
| Average Age | 45 | 45 | 44 |
| Average Age (Male) | 45 | 45 | 43 |
| Average Age (Female) | 45 | 45 | 44 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-------------|-------------|-----------|
| Total Households | 13 | 67 | 555 |
| # of Persons per HH | 3.2 | 3.2 | 2.5 |
| Average HH Income | \$137,601 | \$137,596 | \$115,508 |
| Average House Value | \$1,031,546 | \$1,031,508 | \$783,614 |

* Demographic data derived from 2020 ACS - US Census



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