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INTERNATIONAL REALTY

FOR LEASE



Gravenstein - Premier Office Buildings

1003 - 1005 GRAVENSTEIN HIGHWAY, N. SEBASTOPOL, CALIFORNIA

Gravenstein - Premier Office Buildings

1003-1005 GRAVENSTEIN HIGHWAY NORTH, SEBASTOPOL, CA 95472



Why Sebastopol

For companies seeking to make a positive impact while accessing the immense opportunities of the Northern California region, Sebastopol offers the perfect blend of innovation, sustainability, and quality of life. To move your business here is to become a part of a forward-looking community where success, creativity, and environmental stewardship go hand in hand.

With its strong agricultural roots, Sebastopol is surrounded by picturesque vineyards, organic farms, and a burgeoning tech and creative sector, offering a diverse and highly skilled talent pool. The community is forward-thinking and eco-conscious, fostering a collaborative atmosphere that encourages new ideas, partnerships, and entrepreneurial ventures.

Sebastopol's strategic location places it in close proximity to all the major urban centers and economic hubs of Northern California. Just an hour's drive north of San Francisco, it provides direct access to the Bay Area's thriving tech and business ecosystems, including Silicon Valley, the global epicenter of innovation. The town is well connected by major highways such as Highway 101, which links directly to the broader Bay Area and Central California, ensuring seamless travel and distribution logistics. Additionally, with easy access to the Bay Area's airports, including the Sonoma County Airport and San Francisco International Airport, Sebastopol offers unparalleled connectivity for both national and international business operations. Whether your company is expanding regionally or globally, Sebastopol's location provides the perfect balance of proximity to major markets while offering a peaceful, inspiring environment to foster productivity and growth.

In addition to its business advantages, the vibrant art scene, renowned restaurants, rich cultural heritage, and the area's natural beauty including parks, hiking trails, and nearby beaches, your employees will find a welcoming environment that balances work with a fulfilling lifestyle.

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Property Overview



Location Information

Building Name:	Gravenstein North - Office
Street Address:	1003-1005 Gravenstein Highway North
City, State, Zip:	Sebastopol, CA 95472
County:	Sonoma
Market:	North Bay
Nearest Highway:	US Highway 101
Nearest Airport:	Charles M. Schulz - Sonoma County Airport

Building Information

Building:	Class B
Tenancy:	Multiple
Number of Floors:	3
Year Built:	2001

Property Overview

- 83,274 sq.ft | 7.32 acres
- Building 1003: 41,787 sq.ft | Building 1005: 41,487 sq.ft
- 1st Floor 16,243± sq. ft | 2nd Floor 14,941± sq. ft | 3rd Floor 10,303± sq. ft
- Zoning OML
- Congure to suit Lessee's needs
- State-of-the-art facilities
- Ample parking for tenants and clients

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Property Location



Property Location

Nestled in the heart of Sonoma County, Sebastopol, California, has established itself as a sought-after destination, seamlessly blending world-class food and wine with a rich history of innovation. This vibrant city offers an unparalleled lifestyle, attracting homeowners, entrepreneurs, and professionals seeking an immersive experience in one of the most desirable locations in the country.

A Culinary and Wine Enthusiast's Paradise

Sebastopol stands at the forefront of the renowned wine and food scene, offering residents access to some of the finest dining experiences and wineries in the world. Surrounded by esteemed wineries such as Paul Hobbs, and Kistler and Kosta Browne, the region is a haven for wine lovers who appreciate the art of winemaking at its finest. In addition, Sebastopol has become the go-to destination for trendy, high-end restaurants that attract food connoisseurs from near and far. Acclaimed establishments such as Ramen Gaijin, Fern Bar, Khom Loi, Handline, and Goldfinch have set the standard for culinary excellence, making this city a true epicenter for gastronomic delights.

An Ideal Location for Home and Business

Beyond its culinary and wine culture, Sebastopol offers an ideal setting for professionals and business owners. The city provides unique spaces perfect for entrepreneurs to thrive in an environment enriched by creativity and innovation. With a safe and welcoming atmosphere, residents can enjoy a high quality of life while being part of an inspiring community. Sebastopol is also home to some of the most sought-after schools in the region, making it an excellent choice for families looking to provide their children with top-tier education while enjoying a dynamic and enriching lifestyle.

Proximity to World-Leading Industries

A key advantage of Sebastopol is its close proximity to the high-value job centers and tech industry giants of San Francisco and San Jose. This connection allows professionals to remain engaged with global innovation hubs while living in a serene yet vibrant community that prioritizes quality of life. Sebastopol's reputation as a center for innovation is deeply rooted in its history. This property was home to O'Reilly Media, the pioneering force behind the first web portal and a major contributor to the tech industry's evolution. O'Reilly Media has been instrumental in producing leading-edge tech conferences covering topics such as AI, big data, web development, and software architecture. This legacy of innovation continues to shape the city's culture, attracting forward-thinking professionals and businesses.

A Distinctive and Coveted Lifestyle

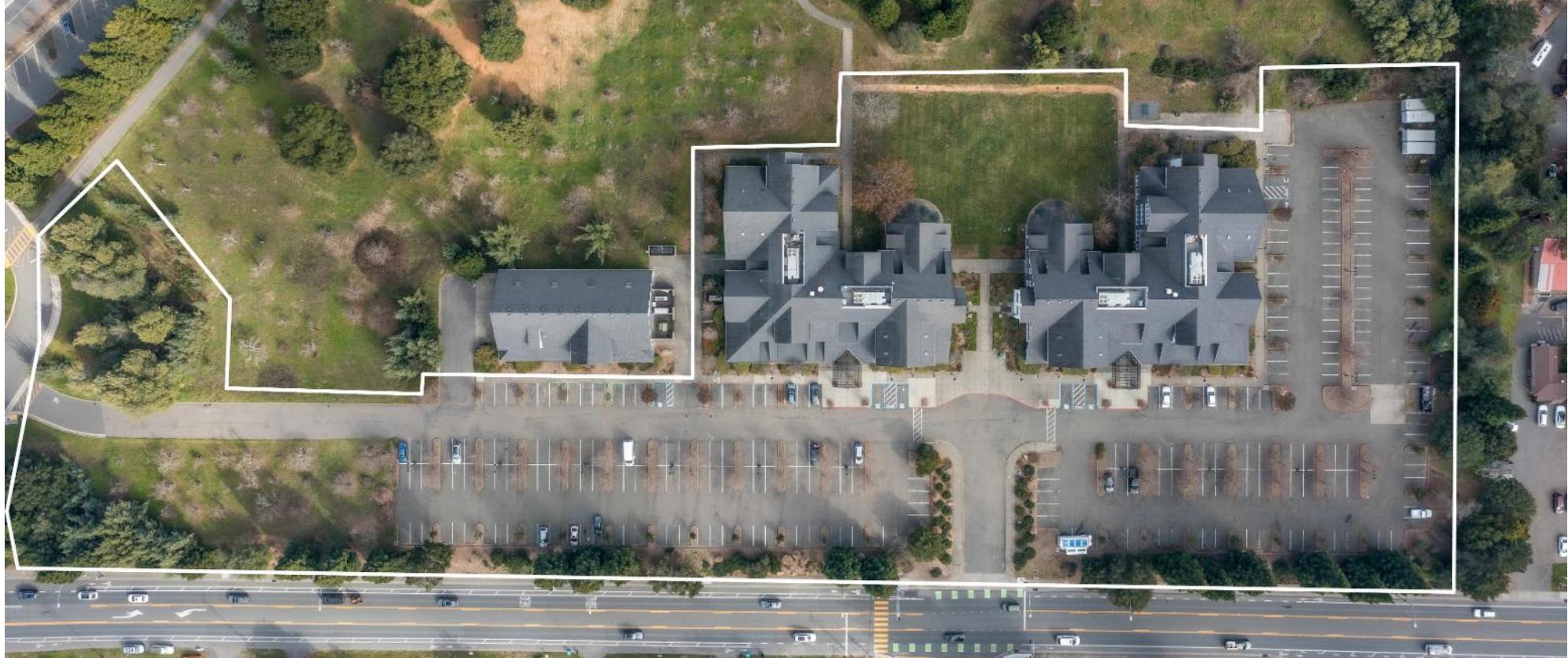
Sebastopol is more than just a location—it's a lifestyle. From its world-renowned wineries and cutting-edge culinary scene to its legacy of technological innovation and safe, family-friendly environment, this city offers an exceptional opportunity for those looking to experience the best that Northern California has to offer. For those seeking a property at the heart of this dynamic environment, Sebastopol presents an unparalleled opportunity to live, work, and thrive in one of the most prestigious locations in the region and continues to be the perfect balance between innovation and community.



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Summary



Offering Summary

Lease Rate:	(NNN)
Building Size:	83,274± SF
Available SF:	10,000-83,274 SF
Lot Size:	7.32± acres
Year Built:	2001
Zoning:	OLM

Summary

Experience the epitome of a modern workspace with this Eco-friendly campus that blends innovative design with sustainable architecture. Surrounded by lush landscapes and walking trails, the campus offers flexible workspaces, cutting-edge facilities, and ample natural light, creating an inspiring environment for collaboration and creativity. The building features energy-efficient systems and green materials, making it an ideal location for businesses that value both innovation and environmental stewardship. This property offers a sleek and contemporary design with versatile floor plans, which is ideal for creating a tailored office environment.

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Highlights



Property Highlights

- Premier commercial property
- Iconic building
- High functionality
- Prime location
- Flexible Zoning (Office, Light Industrial)
- Configure to suit Lessee's needs
- Thriving and innovative community
- Creative and Culture-focused environment
- State-of-the-art amenities to suit diverse business needs
- Versatile and customizable workspaces
- Ample parking for tenants and clients
- Excellent visibility
- Modern workspace
- High ceilings
- Abundant windows and natural light
- Easy access to US 101 and Sonoma County Airport
- Beautifully landscaped courtyards and outdoor space
- Modern headquarters for forward-thinking businesses
- Ideal space for tech companies, startups, art, media, and creative agencies.

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Lease Spaces



Lease Information

Lease Type:	NNN
Total Space:	83,274 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

Available Spaces

<u>SUITE</u>	<u>TENANT</u>	<u>SIZE (SF)</u>	<u>LEASE TYPE</u>	<u>LEASE RATE</u>	<u>DESCRIPTION</u>
1003 Gravenstein Highway, N	Available	41,787 SF	NNN	Negotiable	Three floors 1st Floor 16,243 sq. ft, 2nd Floor 14,941 sq. ft, 3rd Floor 10,303 sq. ft
1005 Gravenstein Highway, N	Available	41,487 SF	NNN	Negotiable	Three floors 1st Floor 16,243 sq. ft, 2nd Floor 14,941 sq. ft, 3rd Floor 10,003 sq. ft

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Photos



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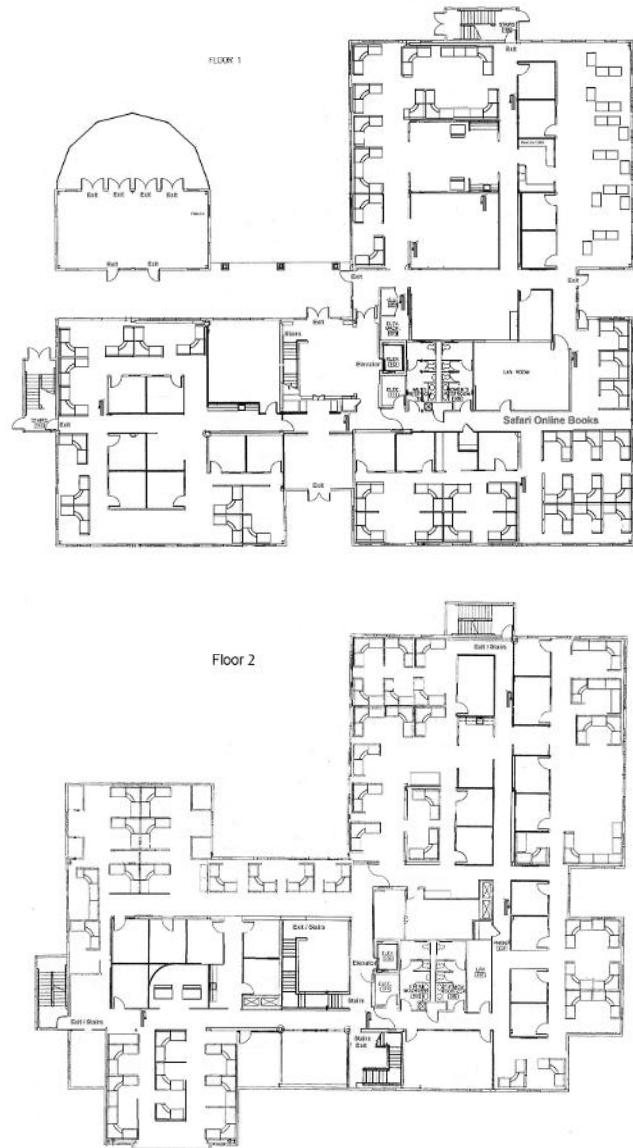
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Floor Plans



1003 Gravenstein Highway, N.

Floor 1: 16,243± SF

Floor 2: 14,941± SF

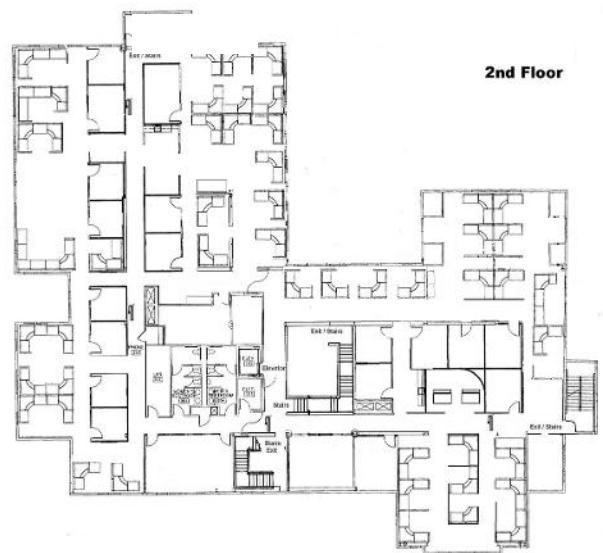
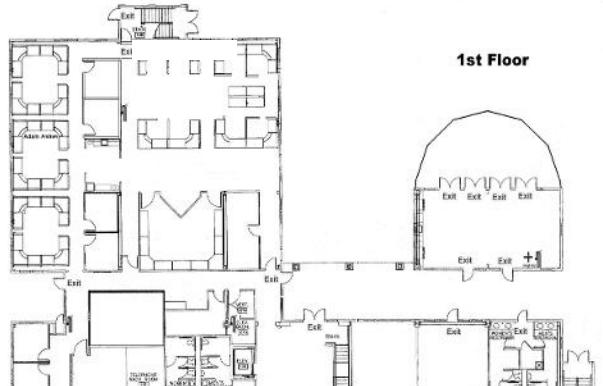
Floor 3: 10,303± SF



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Floor Plans

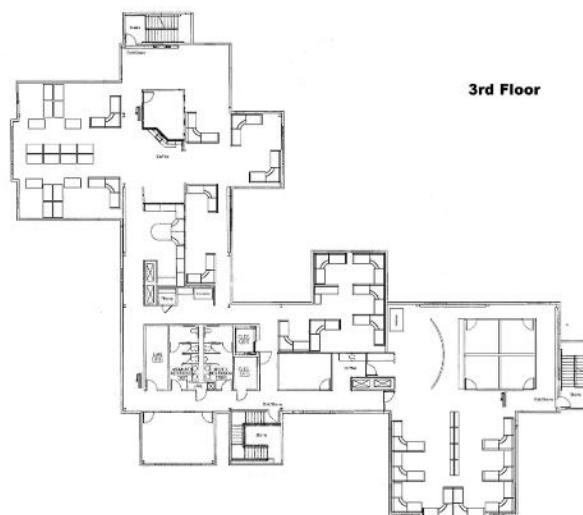


1005 Gravenstein Highway, N.

Floor 1: 16,243± SF

Floor 2: 14,941± SF

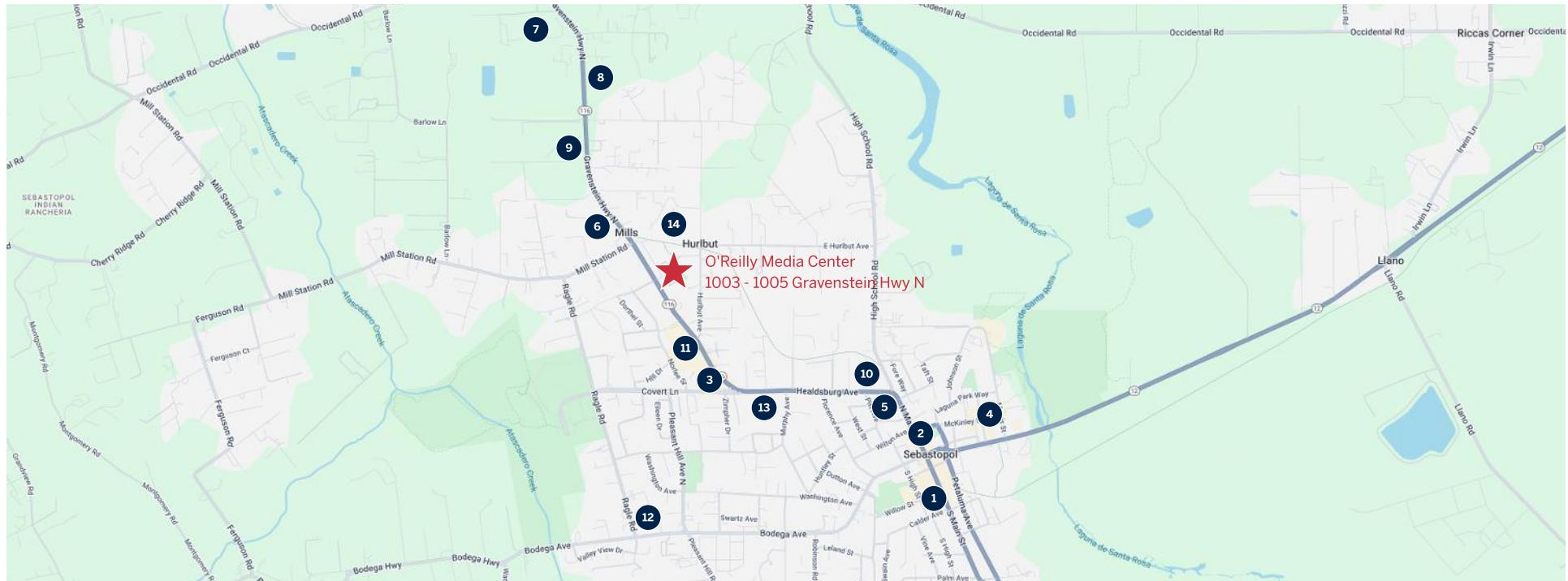
Floor 3: 10,003± SF



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Local Map



Subject Property

★ O'Reilly Media Center

Restaurants and Cafes

1 Muir's Tea Room

2 Cozy Plum

2 Ramen Gaijin

3 Fandee's Restaurant

4 The Farmer's Wife

5 Starbucks Coffee

Wineries and Tasting Rooms

6 Horse & Plow Tasting Room

7 Brack Mountain Wine

7 Crossbarn Winery

Markets and Grocery Stores

2 Whole Foods

3 Pacific Market

8 Andy's Produce Market

9 Hales Apple Farm

Entertainment and Experiences

2 Rialto Cinemas

4 The Barlow

10 Brown Barn Films

Retail and Specialty Businesses

11 Sebastopol Hardware

7 Sonoma Organics

7 Darye Brands

7 Redwood Hill Farm

Wellness, Spas, and Fitness

2 Soft Medicine Sanctuary

12 Langermann Health Club

7 Bliss Organic Day Spa

13 Radiant Body | Holistic Wellness & Massage

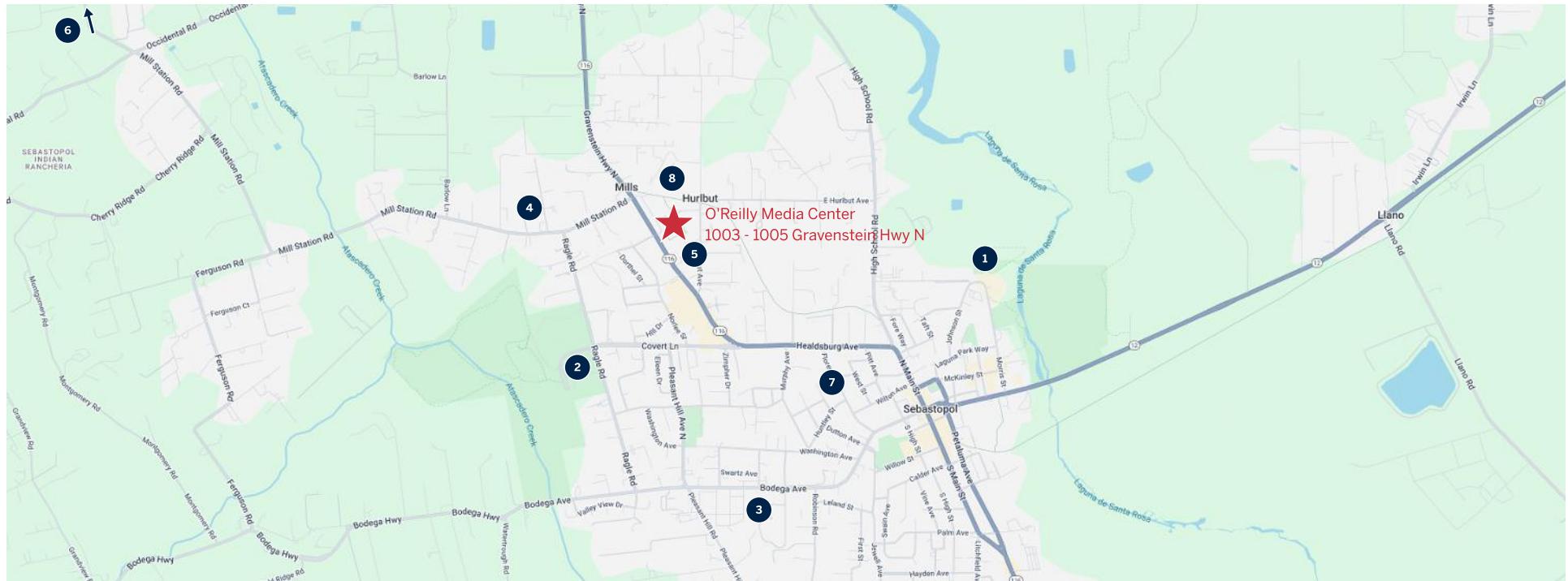
Education

14 Sebastopol Charter School

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Regional Map



Subject Property

- ★ O'Reilly Media Center

Nature and Parks

- 1 Laguna Wetlands Preserve
- 2 Ragle Ranch Park | Gravenstein Apple Fair

Gardens and Agriculture

- 3 Luther Burbank's Gold Ridge Experiment Farm
- 4 Pink Barn Farm
- 5 Ceres Community Garden
- 6 Climate Farm School | Green Valley Farm

Art and Cultural Landmarks

- 7 Patrick Amiot | Florence Avenue

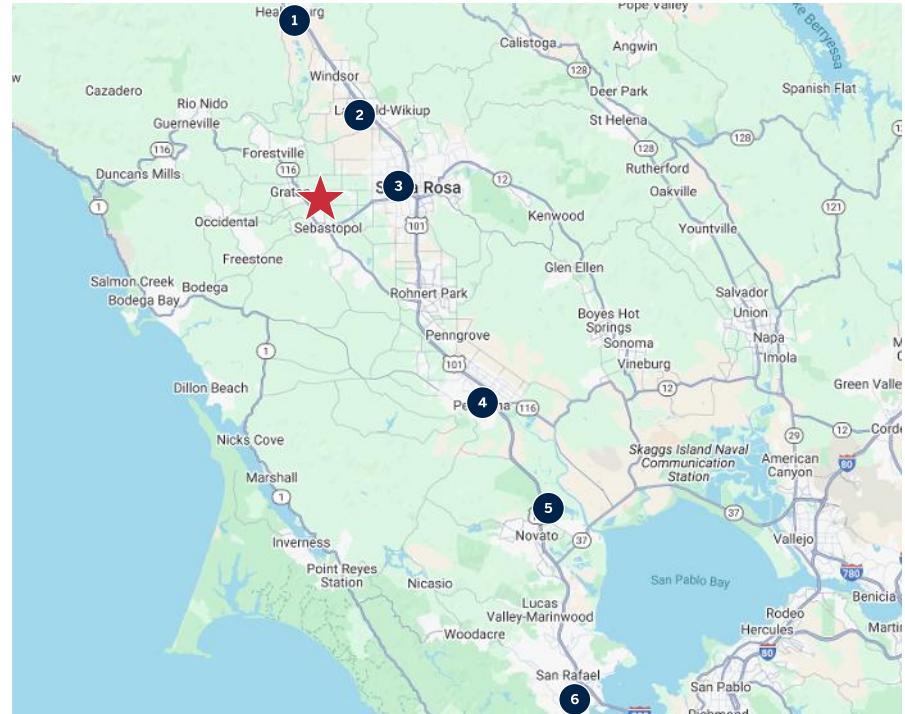
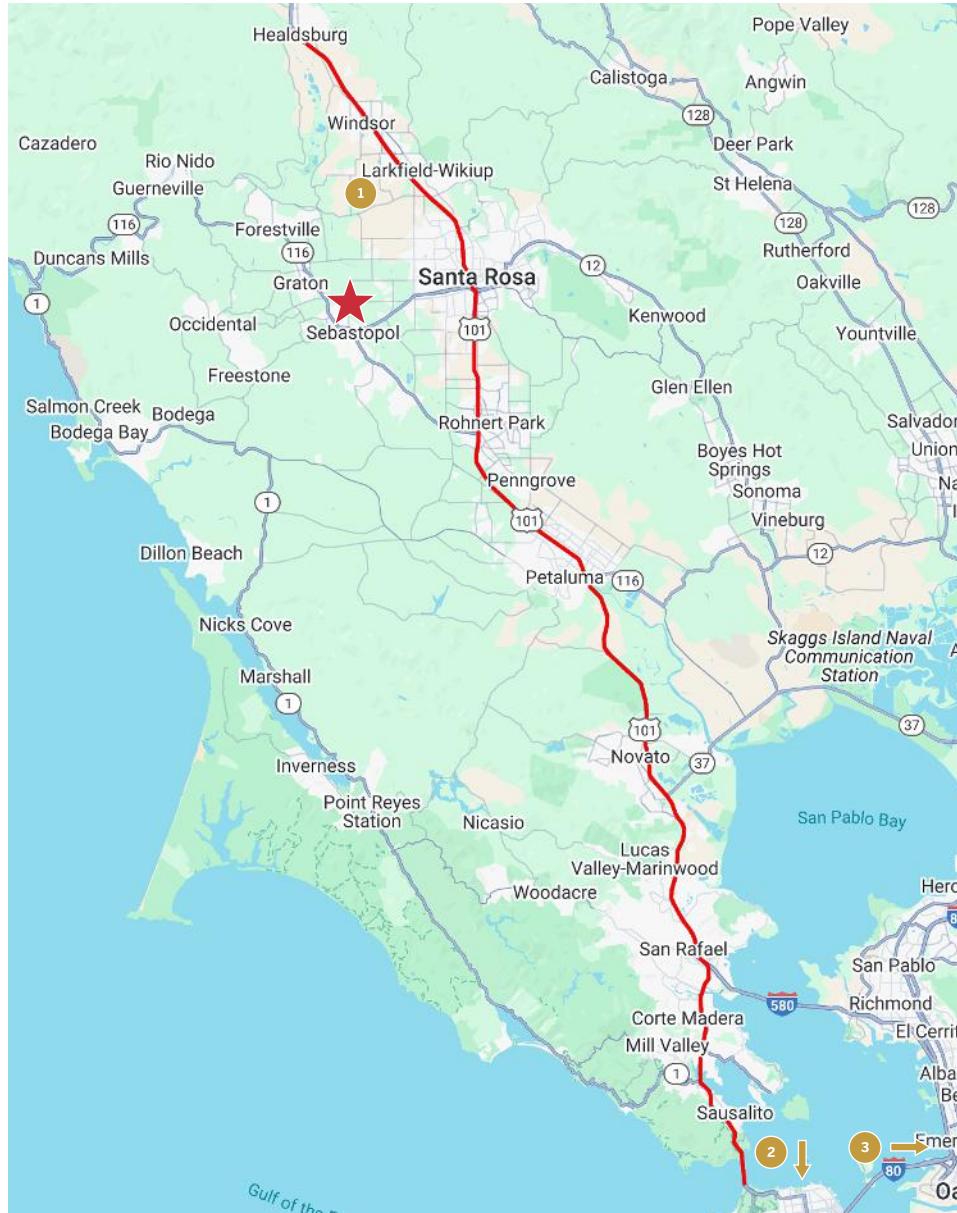
Education

- 8 Sebastopol Charter School

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Transportation Map



Subject Property

★ O'Reilly Media Center

U.S. Highway 101

— U.S. Highway 101

Airports

1 Sonoma County Airport

2 San Francisco Int'l Airport

3 Oakland International Airport

SMART Train Stops

1 Healdsburg (Coming Soon)

2 Sonoma County Airport

3 Santa Rosa

4 Petaluma

5 Novato

6 Larkspur Landing

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Meet The Team



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