



Avion Place

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

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PROPERTY DESCRIPTION

Fantastic office suites available in the Airport Business Park! Three ground floor spaces are currently available totaling 6,653+/- square feet. Suite 100 at 3775 Brickway Blvd. is 1,726+/- square feet offering multiple executive offices with windows, a conference room, bullpen area, and kitchenette. The front building at 3765 Brickway Blvd. offers multiple suites with various layouts ranging from 1,915+/- square feet to 4,927+/- square feet total.

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.

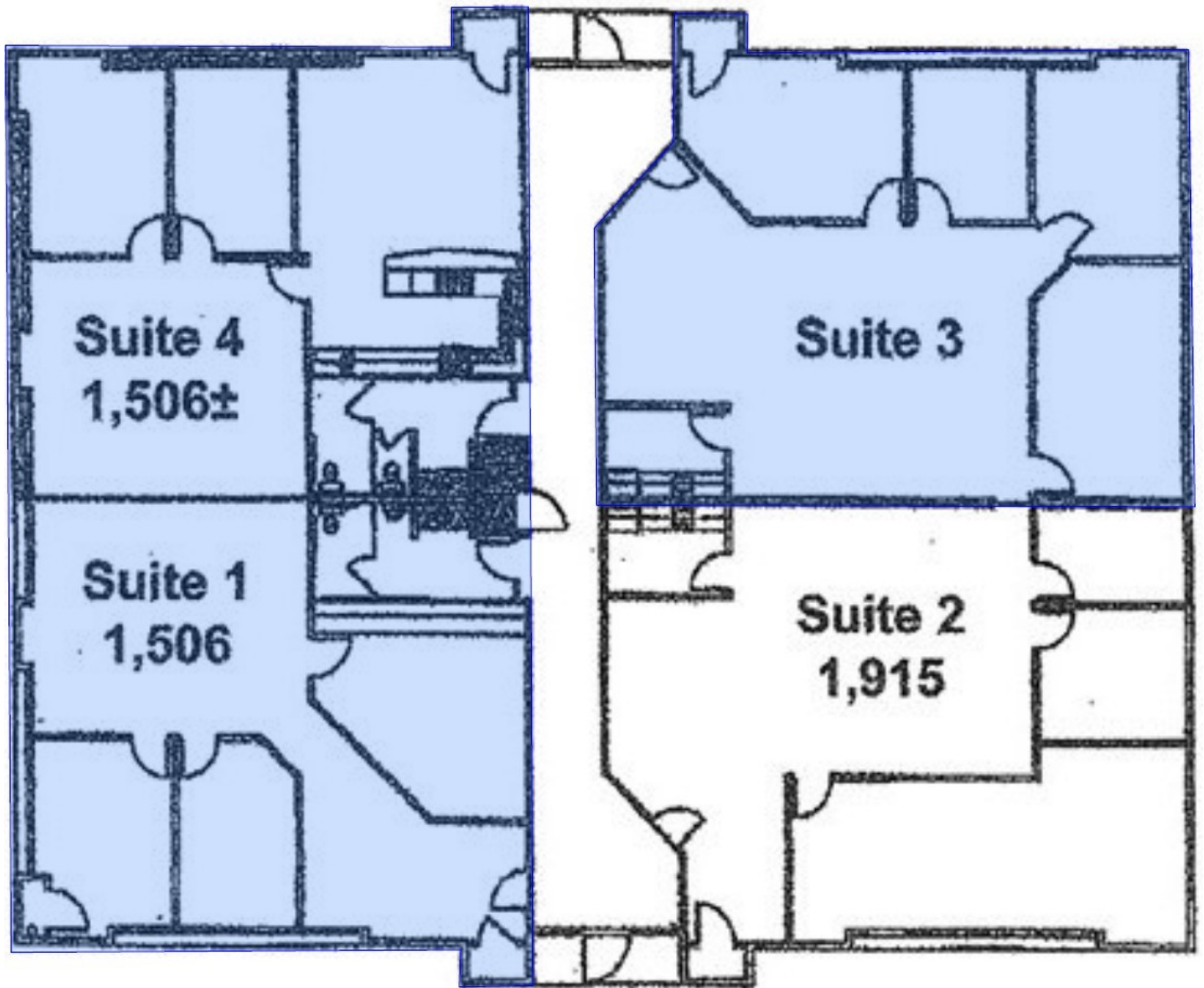
OFFERING SUMMARY

Lease Rate:	\$1.75 - 2.00 / SF / Month
Lease Type:	Modified Gross
Available SF:	1,726 - 6,653 SF
Building Size:	15,574 SF
Lot Size:	1.51 Acres
Year Built:	2006
Zoning:	MP Industrial Park

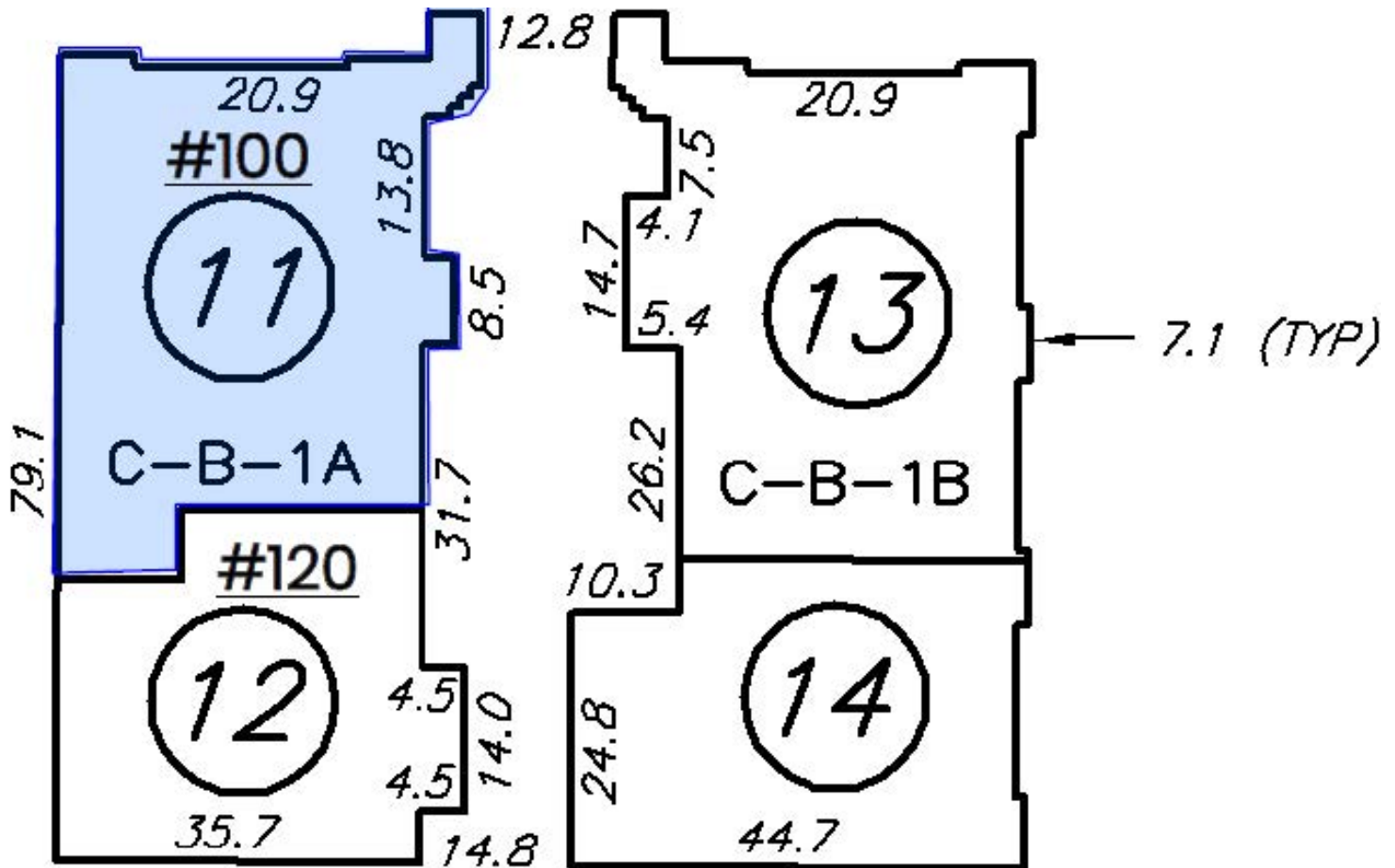
SPACES	LEASE RATE	SPACE SIZE
Suite 100 & 104	\$2.00 SF/month	3,012 SF
Suite 103	\$2.00 SF/month	1,915 SF
Suite 100	\$1.75 SF/month	1,726 SF

Floor Plan – 3765

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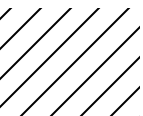


* Floor Plan is not exact. Any modifications above are an estimate. Tenant is advised to investigate and obtain professional inspections to provide exact measurements.



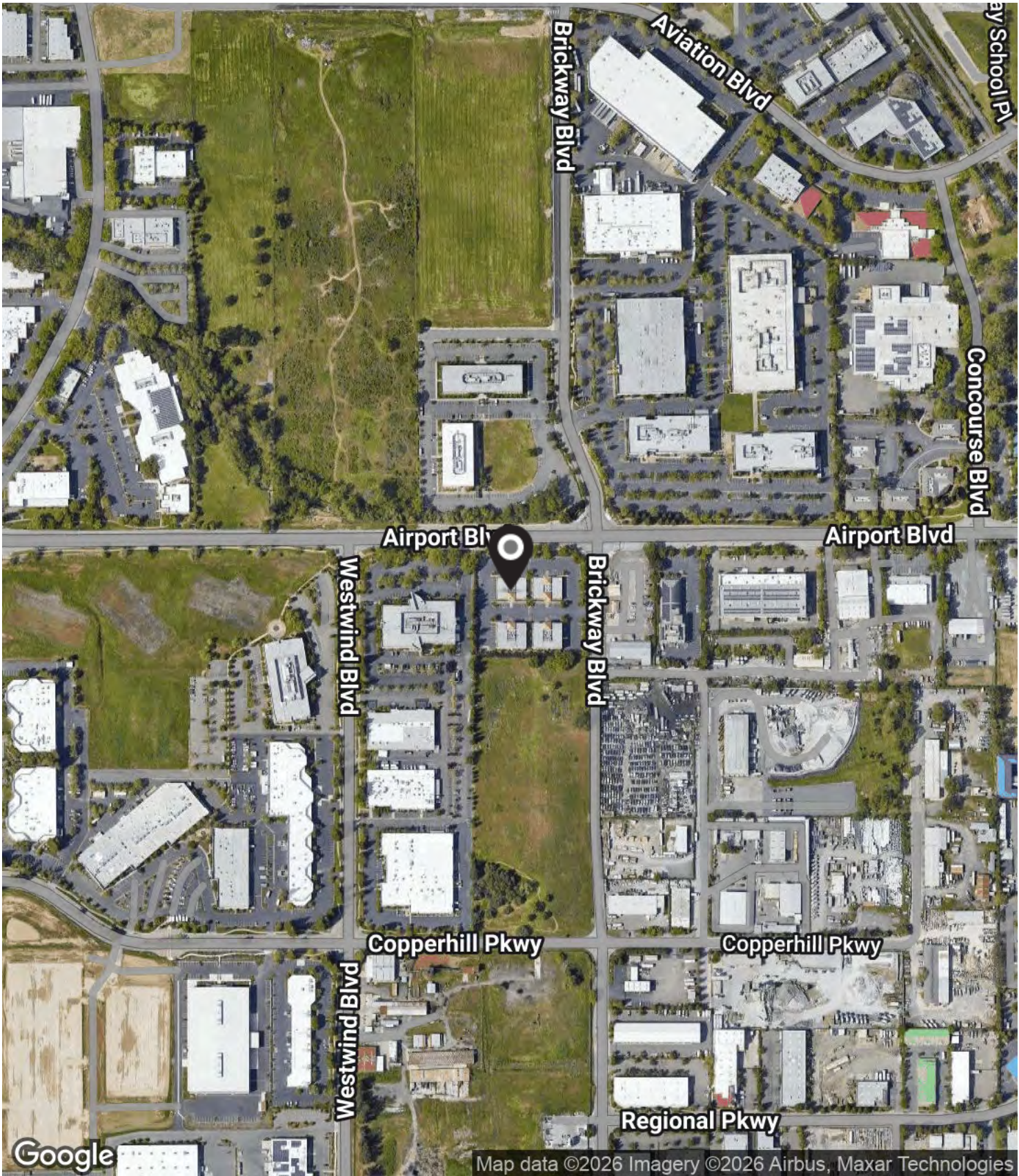
FIRST FLOOR BUILDING B

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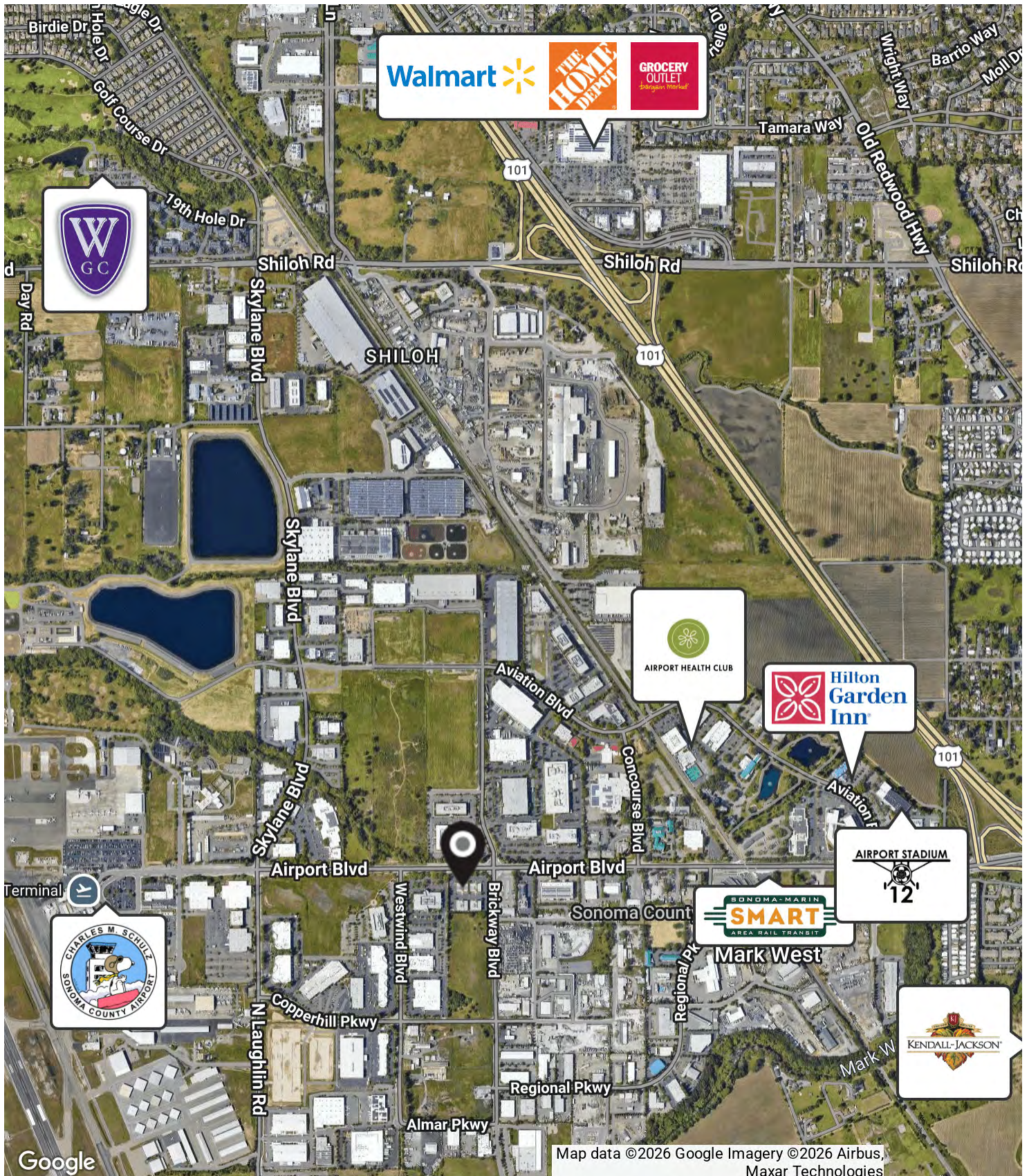
Aerial Map

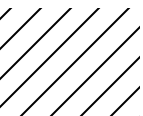
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Location Map

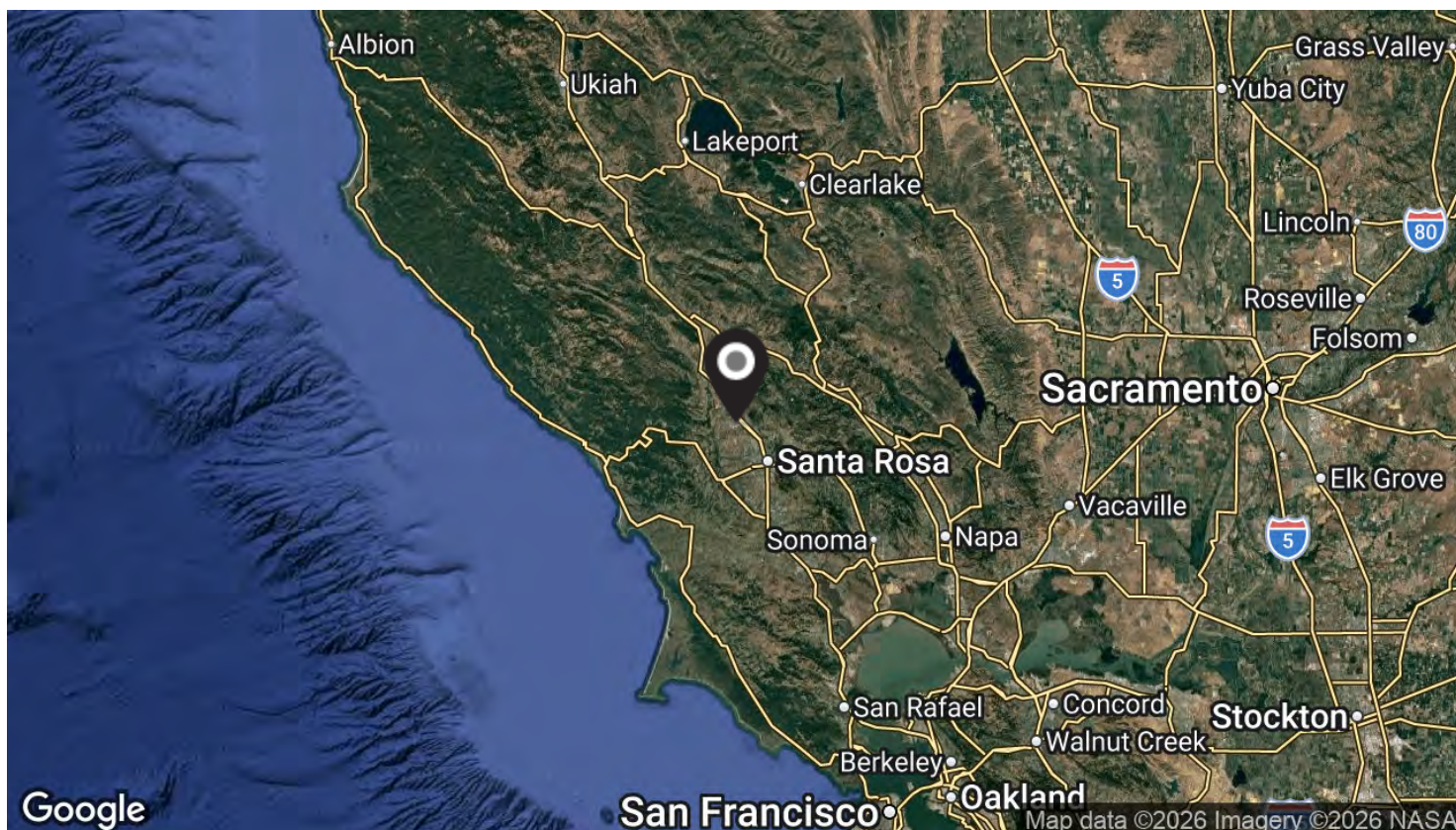
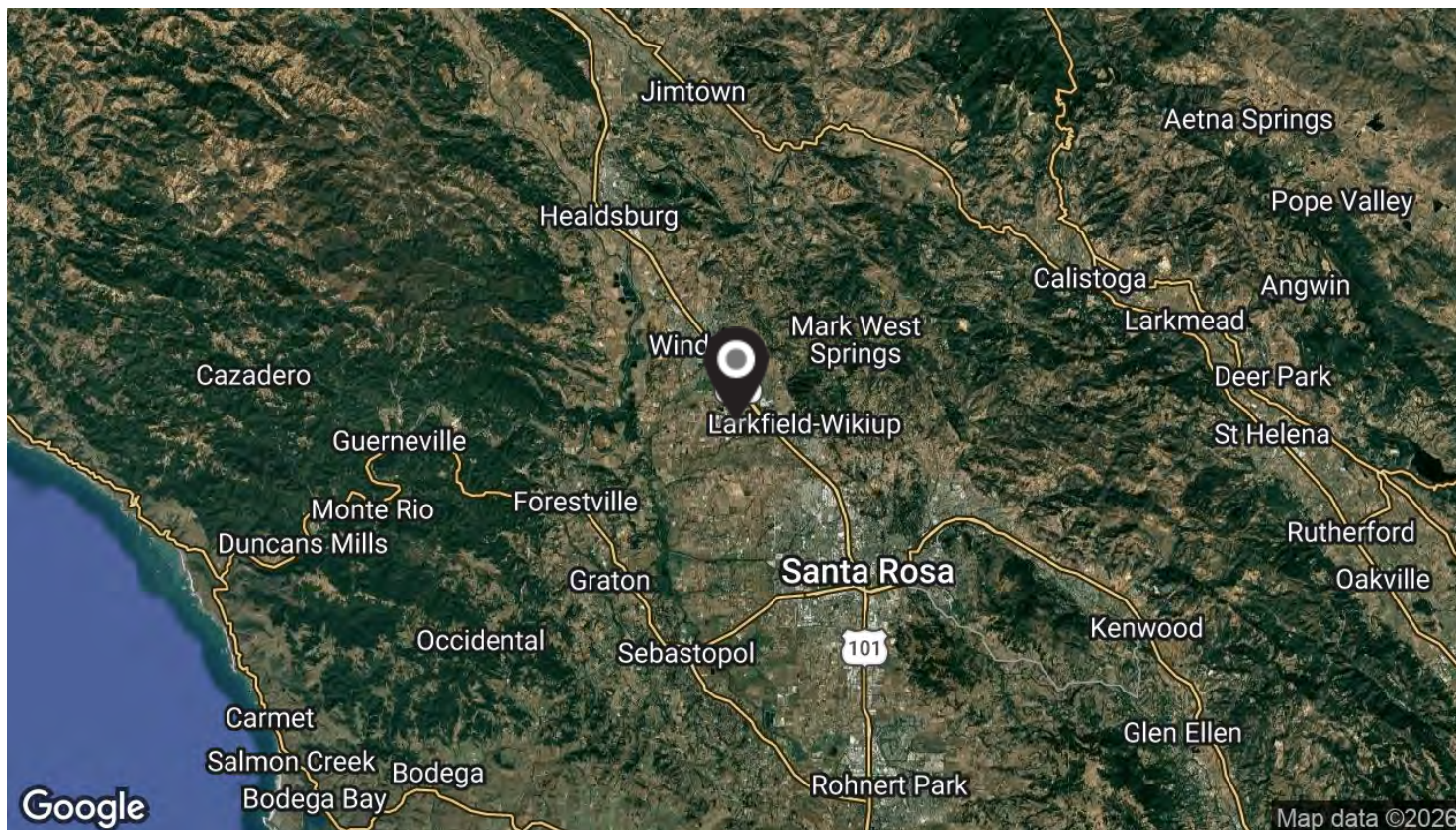
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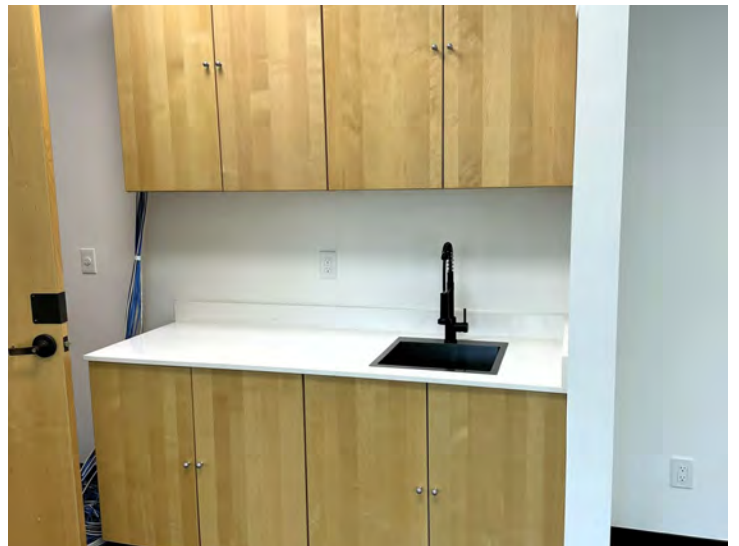




Regional Map

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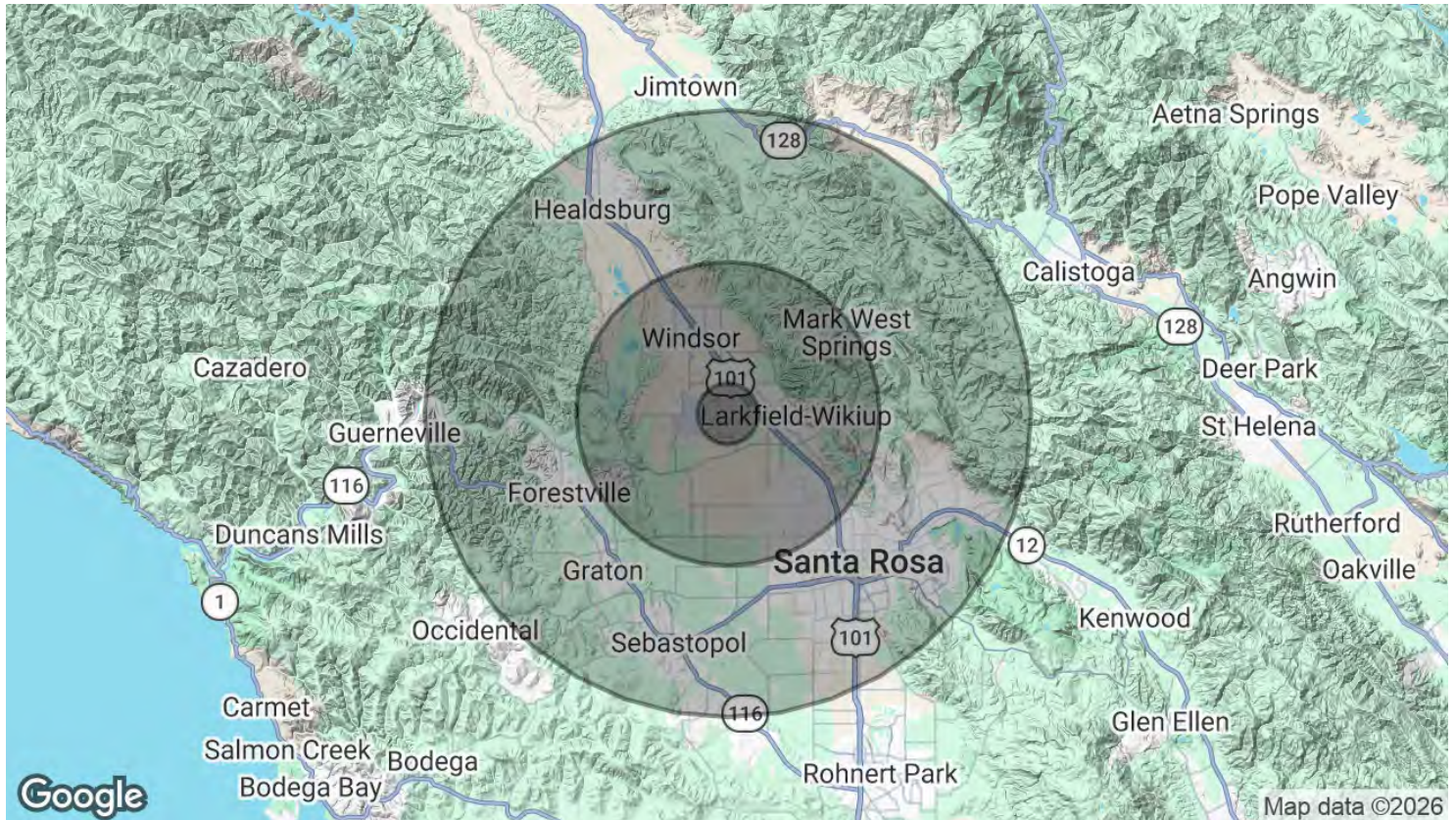






Demographics Map & Report

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,364	72,619	272,211
Average Age	44	42	42
Average Age (Male)	43	41	41
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	555	26,182	101,337
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$115,508	\$151,181	\$134,799
Average House Value	\$783,614	\$831,499	\$816,475

Demographics data derived from AlphaMap