



Keegan & Coppin
COMPANY, INC.

SALE / LEASE

1003/1005/1007 GRAVENSTEIN HWY
SEBASTOPOL, CA

**ELEVATED CLASS A OFFICE SPACE
IN SONOMA COUNTY WINE COUNTRY**



MODERN
ARCHITECTURE



AMPLE
PARKING



WAREHOUSE
ON-SITE

Go beyond broker.

PRESENTED BY:

DEMI BASILIADES, SENIOR REAL ESTATE ADVISOR
LIC # 02080190 (707) 664-1400 , EXT 105
DBASILIADES@KEEGANCOPPIN.COM



CAMPUS DETAILS CLASS A OFFICE



1003/1005/1007 GRAVENSTEIN HWY.
SEBASTOPOL, CA

CLASS A OFFICE AND MIXED-USE
CAMPUS FOR SALE OR LEASE

Welcome to Gravenstein Collective, a newly envisioned Class A campus in the heart of West Sonoma County. Originally built in 2001 for O'Reilly Media with no expense spared, this 90,500+/- square foot property features high-quality construction, abundant natural light, and modern infrastructure. Now re-imagined as a dynamic multi-tenant hub, the Collective offers a full range of leasing options. Tenants can choose from single-room executive offices with access to shared amenities, private suites starting at 500+/- square feet, or entire floors and full-building opportunities.

Located on a professionally landscaped campus with generous on-site parking, Gravenstein Collective enjoys excellent visibility and access along Gravenstein Highway North. The property is zoned to support a wide variety of uses, including office, food service, fitness, and creative production. It is ideally suited for professional firms, startups, wellness providers, and artisan businesses. With flexible layouts, a proactive ownership team, and negotiable terms that include custom tenant improvement packages, this is a prime opportunity to join a thriving commercial community in the heart of Sebastopol.

HIGHLIGHTS

- 90,000+/- SF campus - Flexible suite sizes from 500+/- sf
- Class A design - Modern architecture and natural light
- Creative buildouts - Ideal for office users, flex, artisan uses
- Executive Offices Available
- Warehouse space - 6,696+/- SF with roll-up access
- Versatile OLM zoning - Office, food, fitness, and more
- Ample parking - Generous on-site surface parking
- Campus feel - Landscaped, professional environment
- Prime location - Minutes to downtown Sebastopol

SALE INFORMATION

Price

Available Upon Request

LEASE INFORMATION

Rate

Available Upon Request

Warehouse Rate

Available on request



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AREA DESCRIPTION



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SEBASTOPOL SUMMARY

The City of Sebastopol is a small semiurban community located in California, on the western edge of the Santa Rosa plain. It lies about 60 miles north of San Francisco, 8 miles west of Santa Rosa, 10 miles from Bodega Bay, and 15 miles from the Russian River. The City, incorporated in 1902, currently has a population of about 7,800 people and serves a trade area population in excess of 50,000 people.

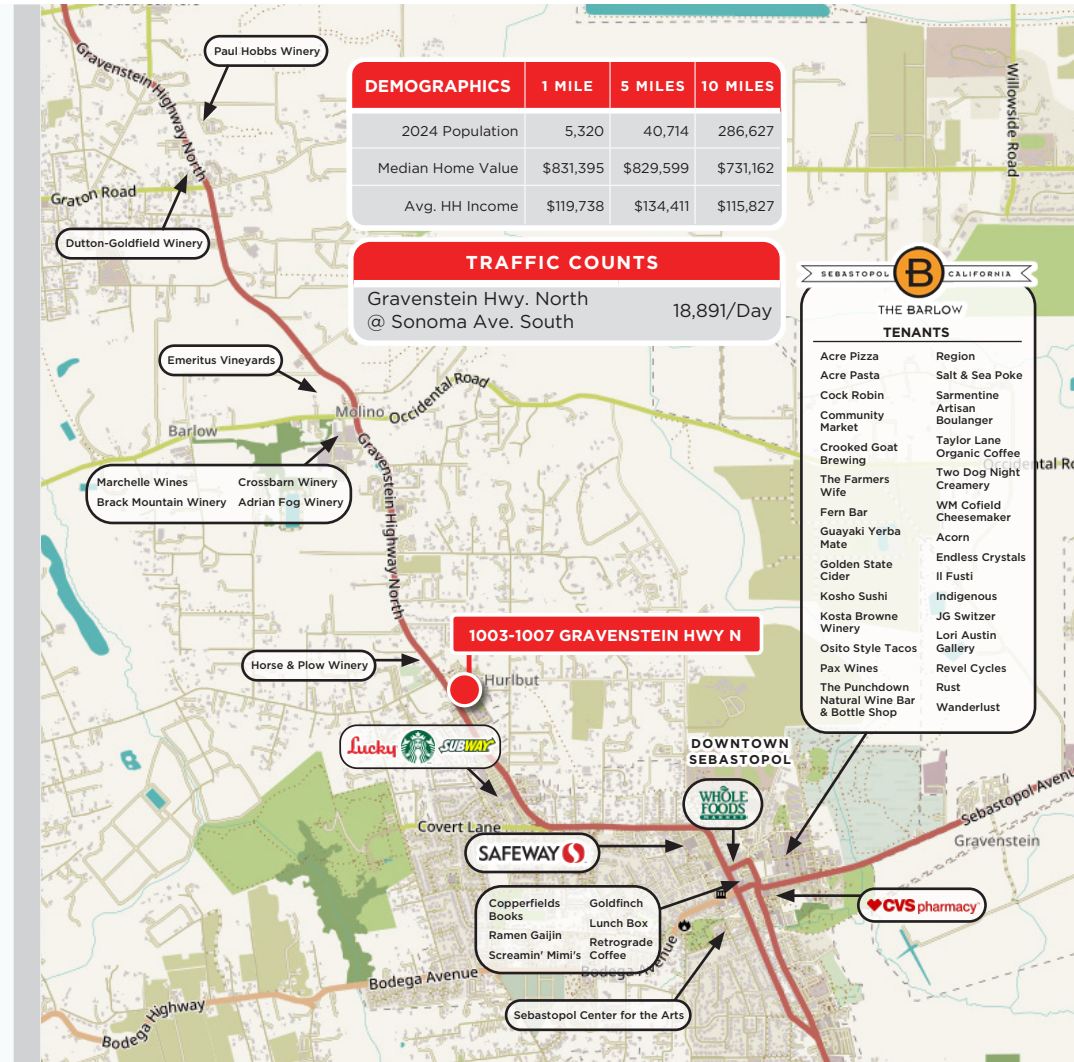
ECONOMIC DEVELOPMENT

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RECREATION

Regional highway access to the Sebastopol downtown comes from the Highway 101 corridor via designated scenic State Highways 12 and 116. More than 50,000 residents in West Sonoma County use Sebastopol as their center of commerce for shopping, entertainment, and business.

Sebastopol's downtown is located at the main cross roads to Bodega Bay, the Sonoma coast and the Russian River wine and recreation region. A mix of restaurants, retail shops and professional offices line Sebastopol's downtown area. The downtown plaza invites residents and visitors alike with local art installations, live music, and, a weekly farmer's market.



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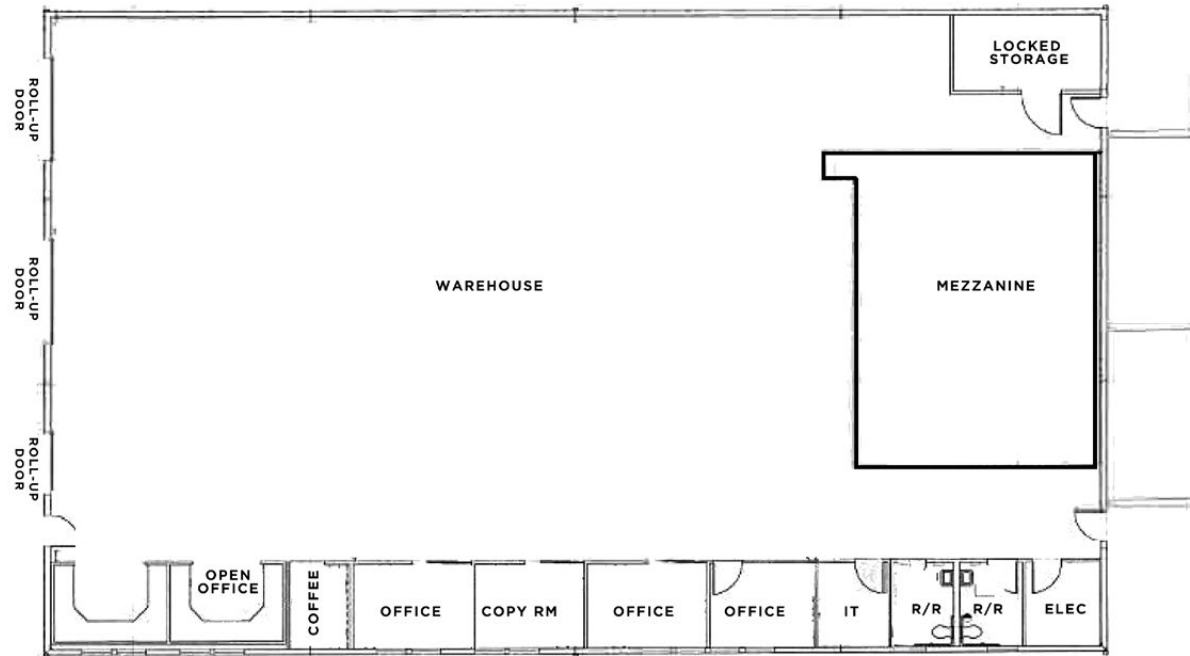
WAREHOUSE FLOOR PLAN

1007 GRAVENSTEIN HWY.



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WAREHOUSE HIGHLIGHTS

- Clear Height is 35 ft to Highest Point
- 5 Offices
- IT Room
- Power is 400 AMPS
- Storage Room
- 3 Roll-up doors

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PROPERTY PHOTOS



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LOCATION MAP



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Keegan & Coppin Co., Inc.
1355 North Dutton Avenue
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

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.

REPRESENTED BY:

DEMI BASILIADES, SREA
LIC # 02080190 (707) 664-1400 , EXT 105
DBASILIADES@KEEGANCOPPIN.COM