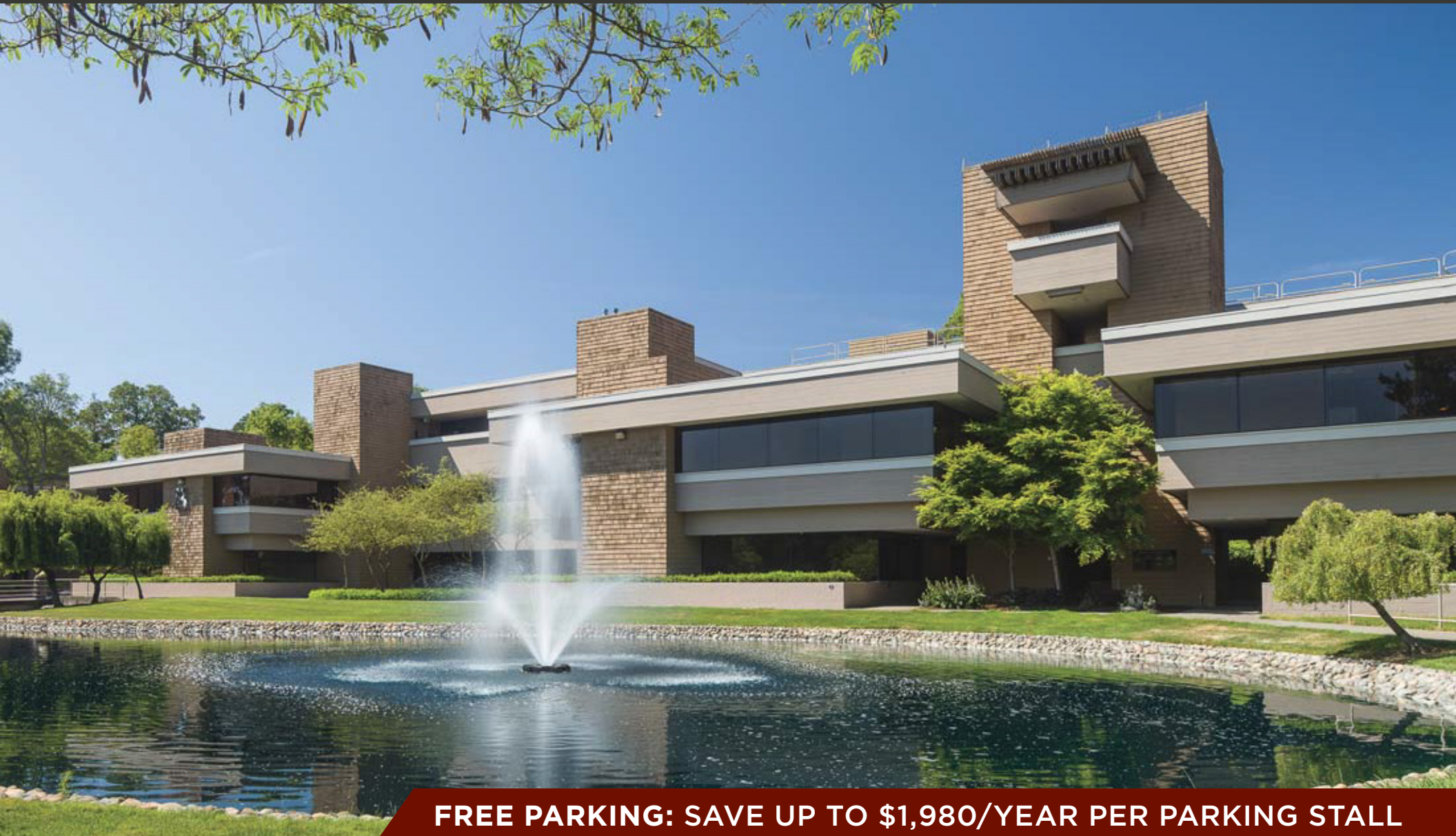


FOR LEASE 2455 Bennett Valley Road, Santa Rosa CA

Waterfall Towers



FREE PARKING: SAVE UP TO \$1,980/YEAR PER PARKING STALL

A Connected Campus in Bennett Valley



FOR LEASE **2455 Bennett Valley Road, Santa Rosa CA**

Waterfall Towers



Class A Offices in Southeast Santa Rosa Business Park

Type:
Office

Address:
**2455 Bennett Valley Road
Santa Rosa, CA**

Total SF
95,056

of Floors
**Three Buildings:
Two 2 Stories
One 3-Story**

Parking
**FREE On-site
(Comparable Downtown Stalls are
\$165/Month per Stall)**

DESCRIPTION

Waterfall Towers is a 3-building complex totaling 95,056 square feet of Class A office space. The campus, located in the Eastside submarket, is situated on over five acres overlooking the hills of Santa Rosa. Situated in a park-like setting, it features a lake and dramatic fountain that creates a picturesque work environment.

LOCATION

Waterfall Towers is located at the crossroads of Hwy 12 and Farmers Lane, with easy access to both Highways 12 and 101. In the immediate surrounding area are Farmers Lane Plaza, Montgomery Village Shopping Center and downtown Santa Rosa which feature lots of shopping, dining and assorted services.

AMENITIES

The property offers a common conference room, walking distance to food and retailers and a bucolic park-like setting overlooking the Santa Rosa hills as well as a beautiful lake with a dramatic fountain. This property is locally owned and managed.

KEY TENANTS

Soka Gakki International USA Structural Design Group Inc.
In Home Health LLC

CRAIG SHAFER, REGIONAL MANAGER PM DESIGN GROUP: "Basin Street is top notch. Organized, quick, efficient and accommodating."



EXCLUSIVELY MARKETED BY:
Peter Briceño
DRE#: 01885655

Dave Peterson
DRE#: 01280039

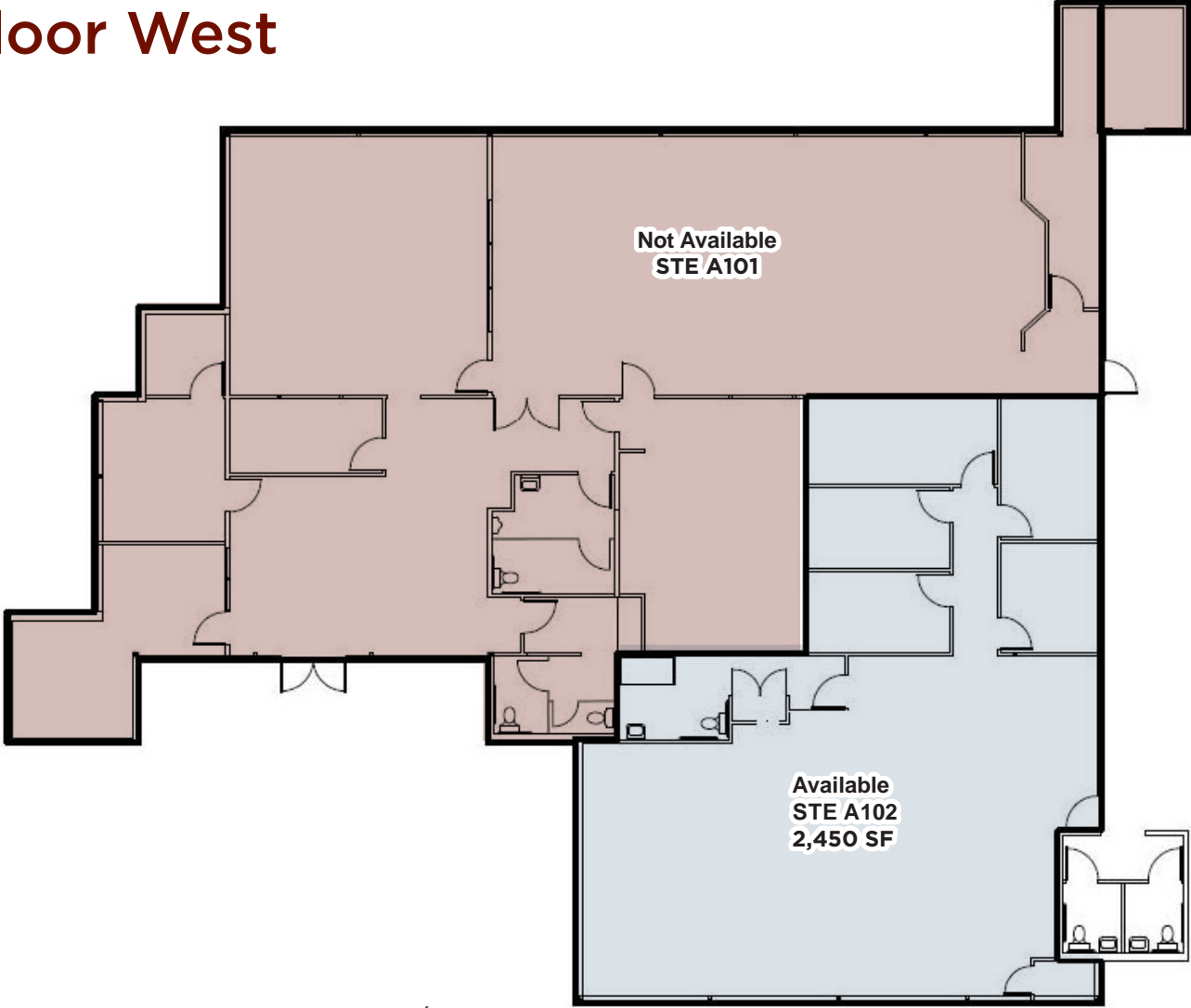
FOR LEASE **2455 Bennett Valley Road, Santa Rosa CA**
Waterfall Towers



EXCLUSIVELY MARKETING BY:
Peter Briceño
707.528.1400 ext. 255

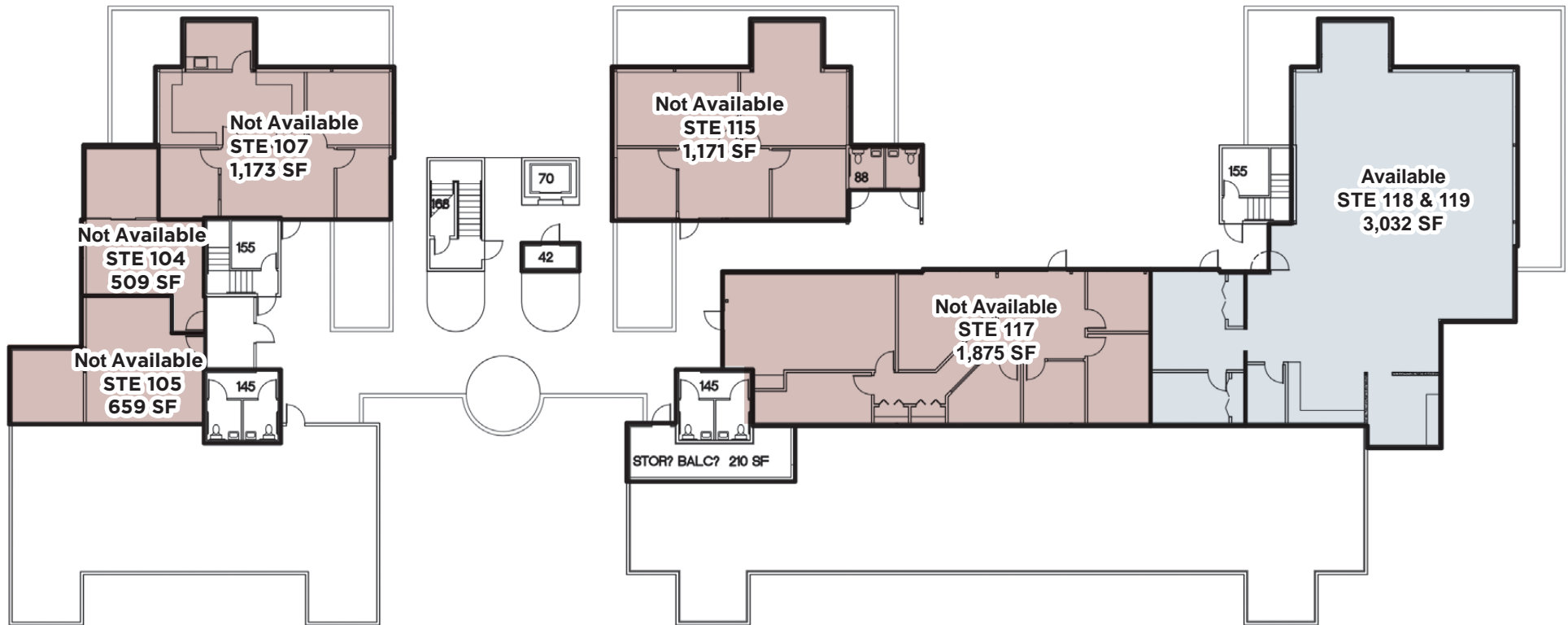
Dave Peterson
707.528.1400 ext. 210

Building A, 1st Floor West



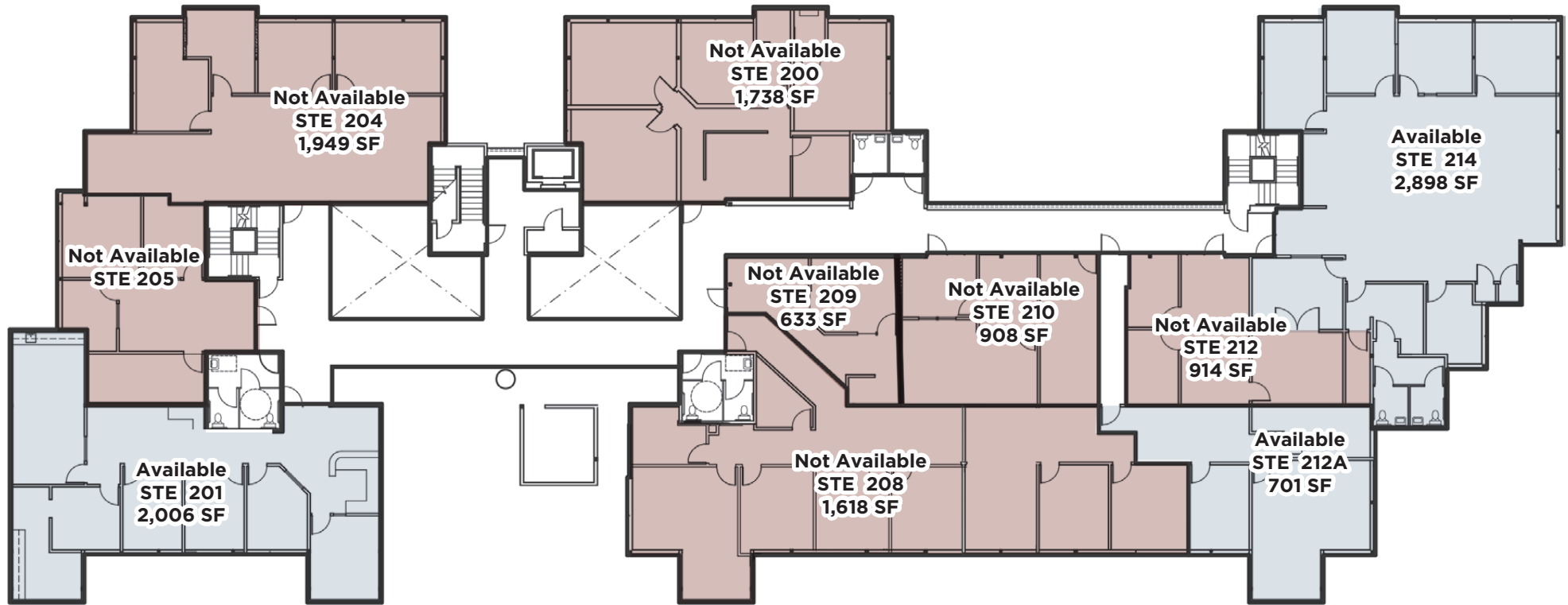
- Suite A102: 2,450+/- sf

Building B, 1st Floor



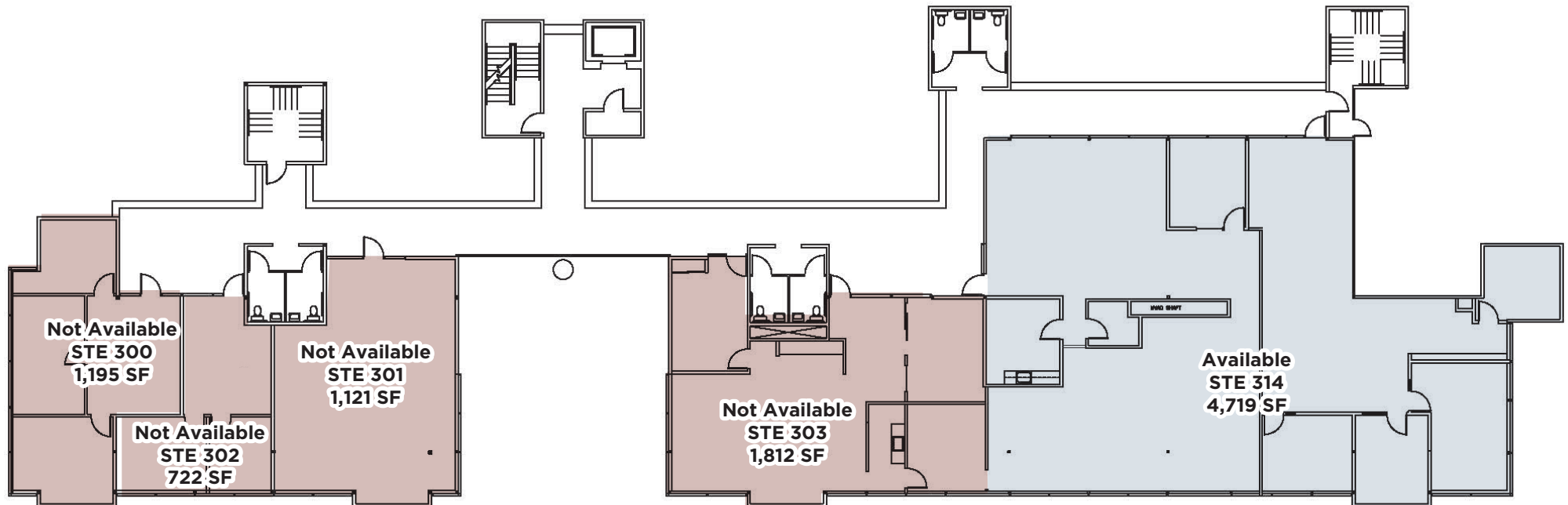
- Suite 118 & 119: 3,032+/- sf

Building B, 2nd Floor



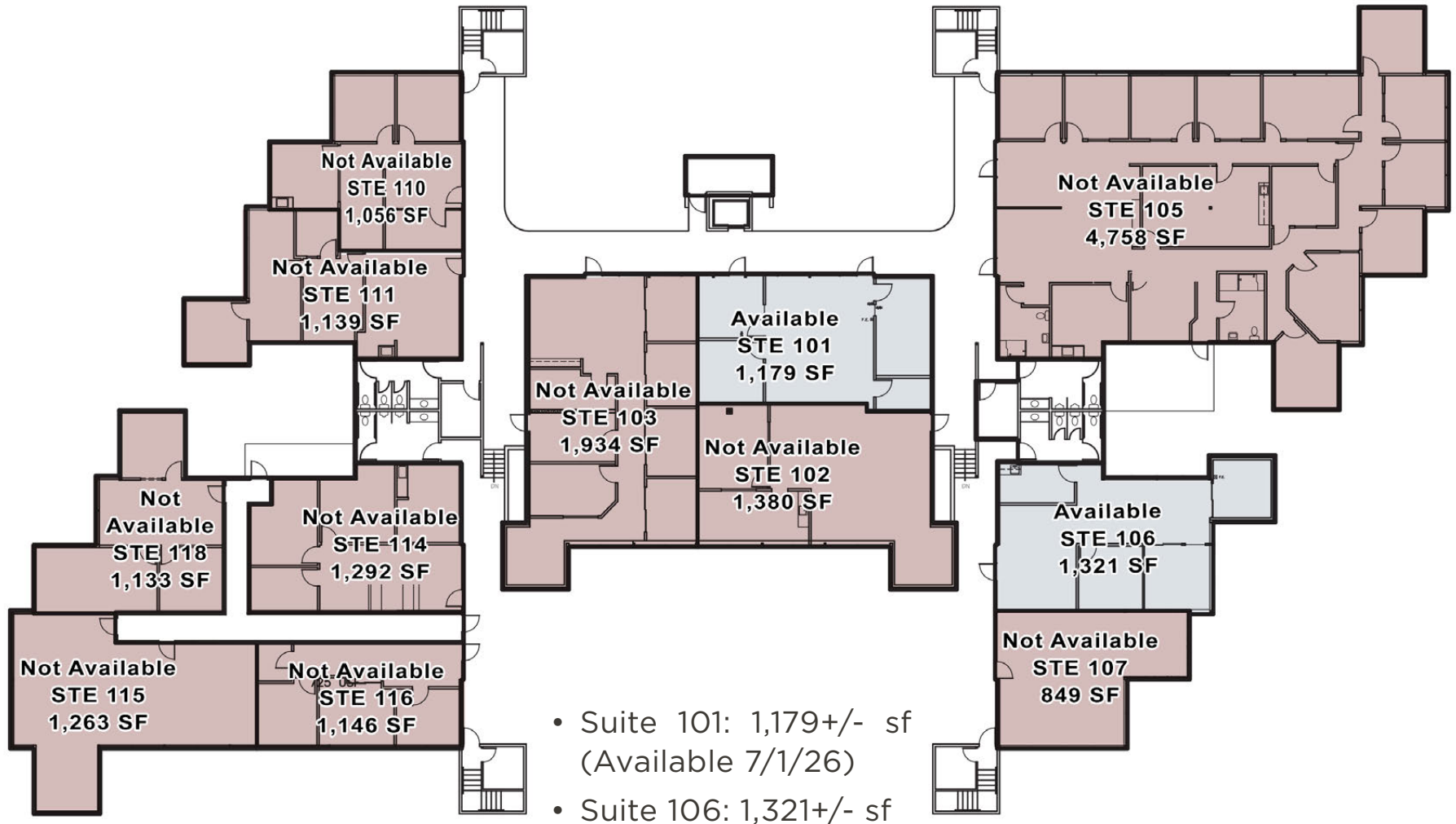
- Suite 201: 2,006+/- sf (Available 8/1/26)
- Suite 212A: 701+/- sf
- Suite 214: 2,898+/- sf

Building B, 3rd Floor



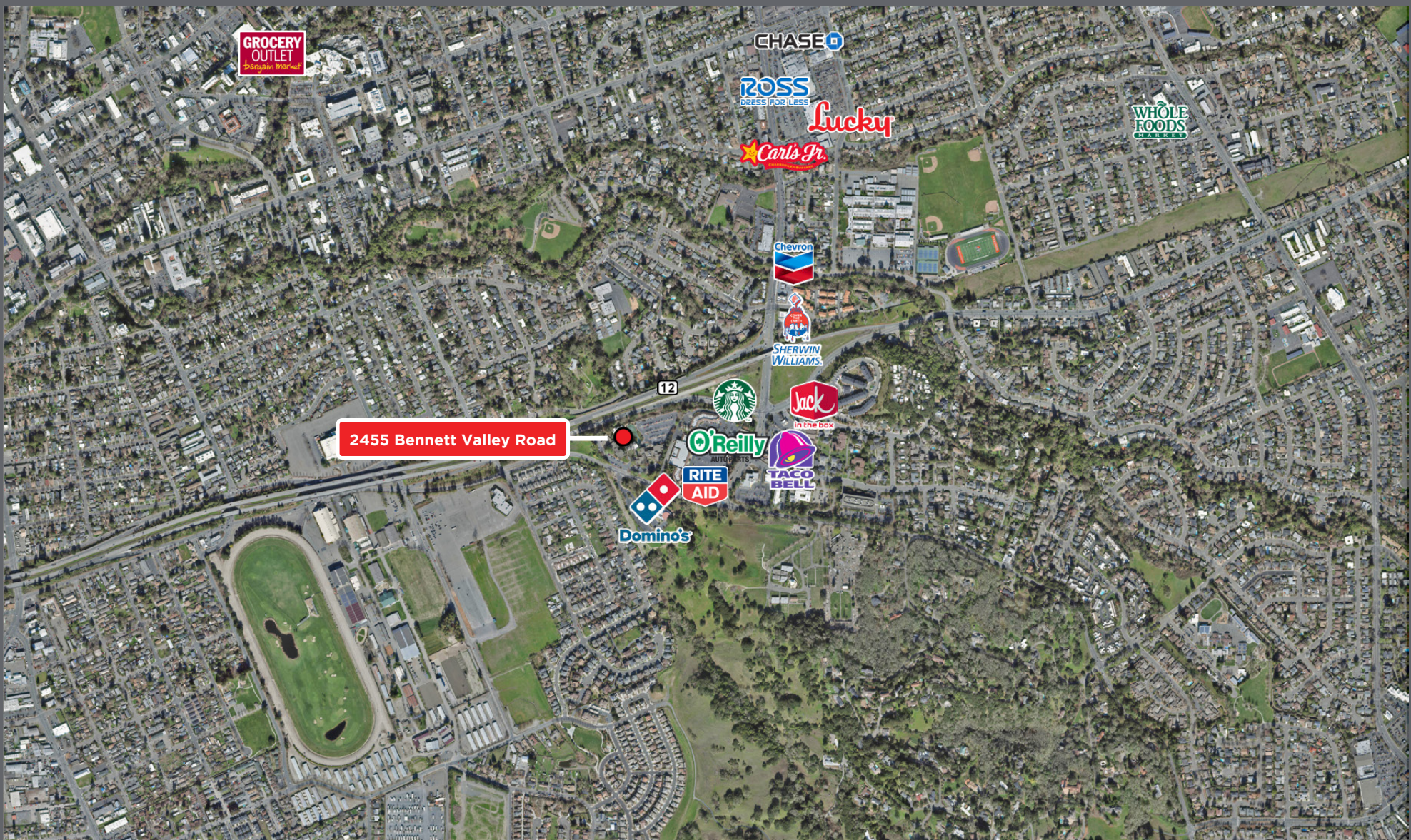
- Suite 314: Can be divided to 2,065+/- sf & 2,654+/- sf

Building C, 1st Floor



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Waterfall Towers

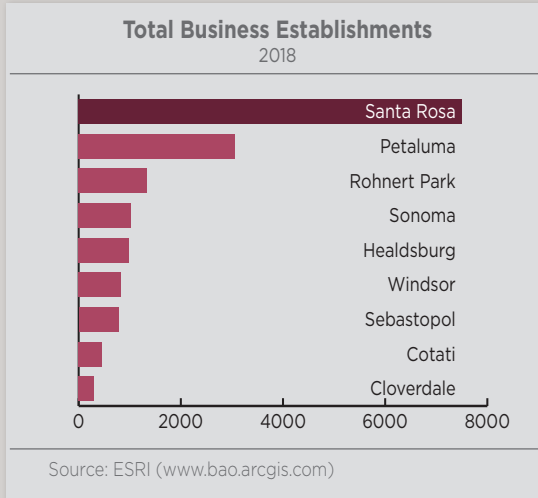


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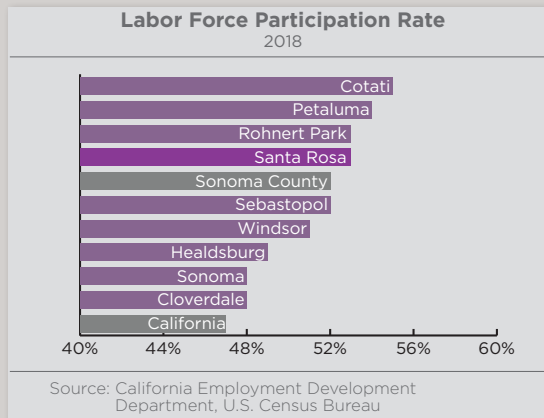


MARKET OVERVIEW

Santa Rosa is the sixth largest city in the San Francisco Bay Area. The City serves as a business and service hub for California's North Bay Region and serves as the Sonoma County Seat. Sonoma County is located north of the San Francisco Bay. The county's real estate development and business infrastructure is primarily located along Highway 101, which serves as the main arterial connection to Napa, Sacramento, San Francisco. Sonoma County is 35 miles north of San Francisco, which serves as a main attraction to the area. The North Bay is expected to have 17,000 jobs in the area by 2040.

LABOR FORCE

Santa Rosa's 53% labor force participation rate remained higher than the county and California.



COMMUTERS

In 2018, Santa Rosa accommodated 105,159 jobs and 109,520 resident workers, suggesting that 4,359 workers commuted out of Santa Rosa for their work. working-age population.

BUSINESS

Santa Rosa's total number of businesses ranked highest among Sonoma County cities at 7,502, and the amount of businesses per resident stood at 46 businesses per 1,000 residents.