



FOR LEASE

3725 WESTWIND BOULEVARD
SANTA ROSA, CA

Class A Office Building

REPRESENTED BY:

JEFFREY WILMORE, PARTNER
LIC # 01241054 (707) 528-1400, EXT 252
JWILMORE@KEEGANCOPPIN.COM

DAVE PETERSON, PARTNER
LIC # 01280039 (707) 528-1400, EXT 210
DPETERSON@KEEGANCOPPIN.COM



PREMIER OFFICE SPACE FOR LEASE



3725 WESTWIND BLVD.
SANTA ROSE CA

**CLASS A OFFICE
BUILDING**

PROPERTY INFORMATION

HIGHLIGHTS

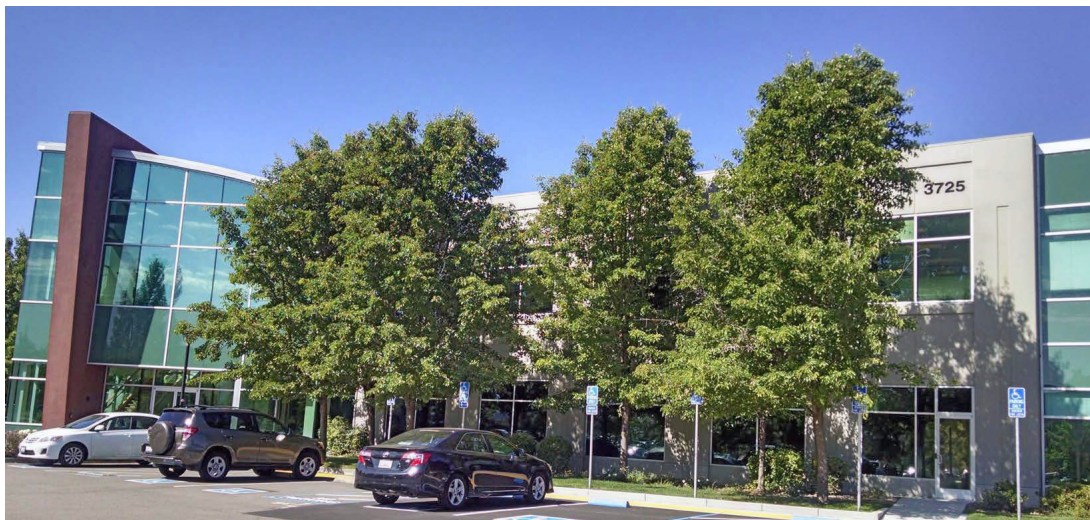
- Class A office space
- Well maintained exterior landscape
- ISDN and T1 capable
- Restrooms with showers
- High-quality 2-story office building
- Turn-key office improvements
- 10" high ceilings
- Easy access to Highway 101

OFFICE SPACE

Second Floor: 4,161+/- sq ft

DESCRIPTION

Warm shell condition (build to suit in 90 days)



LEASE TERMS

Size

4,161+/- sq ft

Rate

\$1.75 per sq ft

Terms

Full service

Parking

4.13/1000 parking ratio

Total Building Size

NEED SF INFO+/- sq ft

Keegan & Coppin Co., Inc.
101 Larkspur Landing Circle, Ste. 112
Larkspur, CA 94939
www.keegancoppin.com
(415) 461-1010

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.

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DESCRIPTION OF AREA

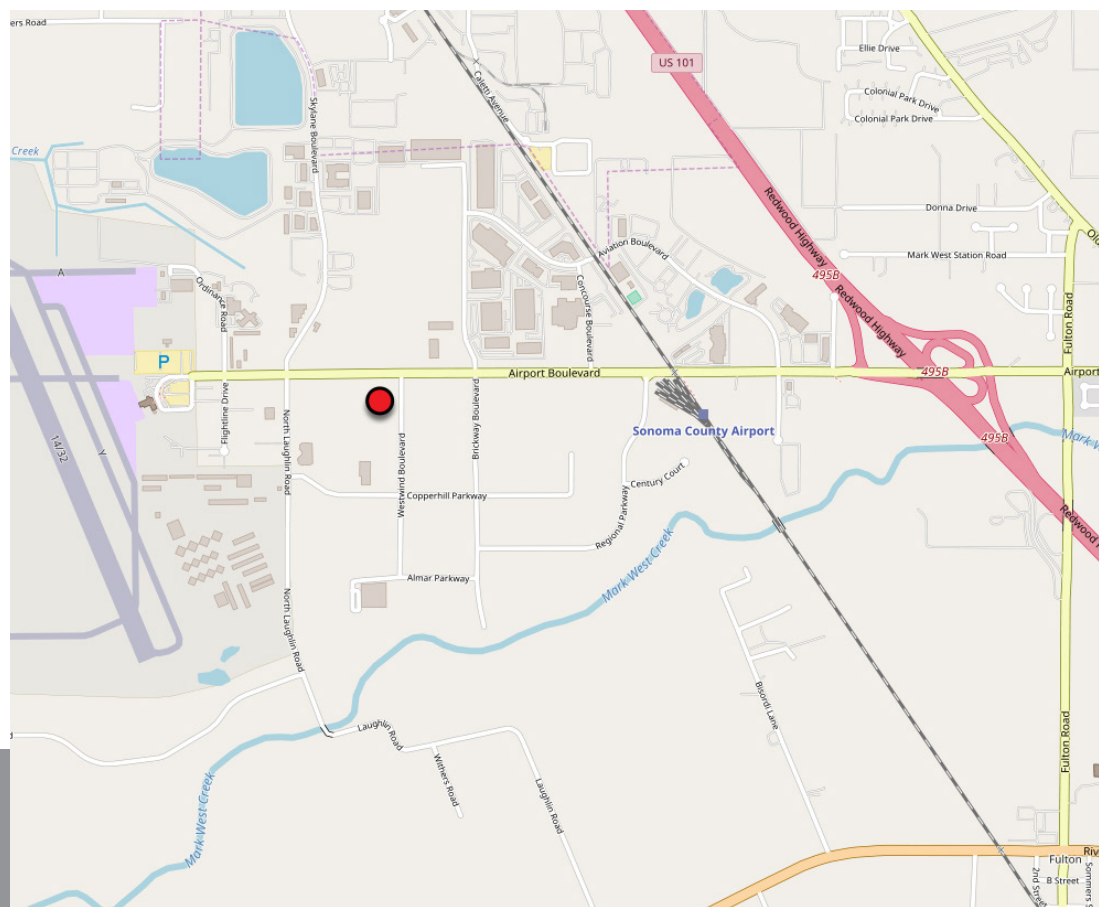
3725 Westwind Boulevard is located just 52 miles north of San Francisco, in the urban heart of wine country in Central Sonoma County. Its thriving downtown boasts three distinct shopping districts, five historic residential neighborhoods, arts and culture, events, great restaurants, famous chefs, wine tasting rooms, brew pubs, and a comfortable inviting atmosphere.

NEARBY AMENITIES

- Within 1/2 mile to a choice of amenities including:
 - Popular restaurants, banks and shopping centers
 - Hilton Hotel
 - Airport health club
 - Windsor Golf Course

TRANSPORTATION ACCESS

- Sonoma County Airport, 1/2 mile
- Downtown Santa Rosa SMART Train Station, 7.5 miles
- Golden Gate Transit Mall, 7.7 miles



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3725 WESTWIND BOULEVARD FLOOR PLAN & INTERIOR PHOTOS



3725 WESTWIND BLVD.
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**CLASS A OFFICE
BUILDING**

SECOND FLOOR
4,161+/- SF



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