



FOR LEASE
Westwind Business Park
Up to 65,547+/- Sq. Ft. Office/ Industrial



1747-1755 Copperhill Pkwy
Santa Rosa, CA 95403

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The above information, while not guaranteed, has been secured from sources we believe to be reliable.

This is not an offer to sell or lease and is subject to change or withdrawal. An interested party should verify the status of the property and the information herein.

**Address:**

**1747-1755 Copperhill Pkwy, Santa Rosa,
CA 95403**

APN # 036-400-021

Summary:

LEASE RATE: Office: \$1.60 psf Gross
Warehouse: \$.85 psf Gross

SQUARE FEET: 65,547+/-

1747 Copperhill (East portion):
23,347+/- Sq. Ft.

1755 Copperhill (West portion):
42,200+/- Sq. Ft.

PARKING: Abundant parking

POWER: 2,000 Amp/ 3-Phase

CEILING HEIGHT: 15' +/-

Up to 65,547 Square Feet of office/industrial space. Currently demised into two units. Both spaces are a mix of open office areas and private offices. The building features high ceilings approximately 15' (higher in some areas), 2,000 Amp power, and natural light. Good Clear span, column spacing approx 48'. There is abundant on site parking.

Ownership can deliver either warehouse, R&D or office space. Grade level and Dock doors exist. Space can be demised from approx. 16,000+/-Sq. Ft. to 66,000+/- Sq. Ft. Professional ownership. Well maintained property with new roof, new paint and exterior upgrades.

The property is located near the Sonoma County Airport and approximately a half mile from Highway 101. The SMART rail is located just down the street.



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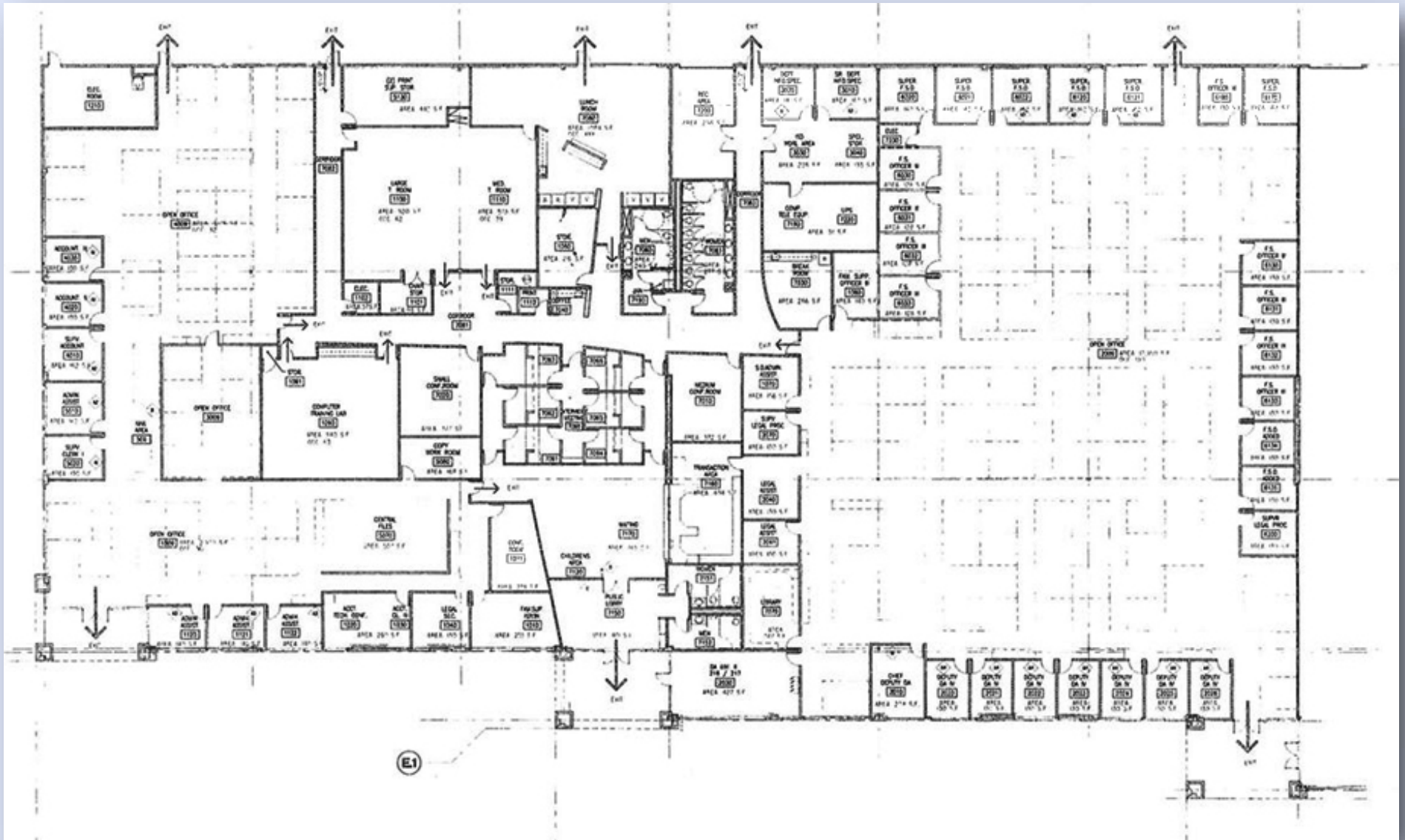


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EXISTING WESTERN PORTION
1755 COPPERHILL PARKWAY



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