



FOR LEASE—OFFICE / FLEX SPACE
5,000 +/- Sq Ft | \$1.45/SQ FT GROSS
200 AMERICAN WAY, WINDSOR

Northern California's Premier Commercial Real Estate Firm



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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. Any interested party should verify the status of the property and the information herein.



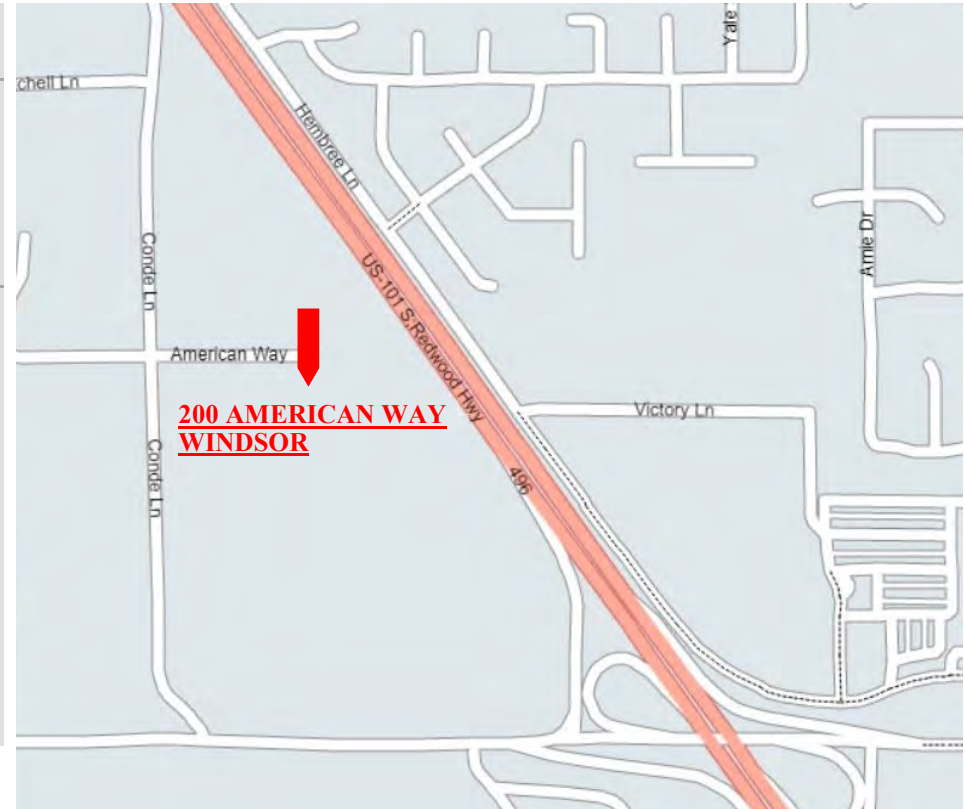
FOR LEASE SUMMARY

PRICING

| | |
|--------------|-------------------------|
| Rental Rate: | \$1.45/ Sq. Ft. / Month |
| Lease Type: | GROSS |

SITE / BUILDING

| | |
|----------------------------|-----------------------------|
| Approximate Space Sq. Ft.: | 5,000 +/- |
| Use: | Office / Flex Space |
| Power Supply | 200 Amps |
| Warehouse Space | Can deliver 2,100 +/- Sq Ft |
| Sprinklers | Yes |
| Loading: | 1 Grade Level Door |
| Parking: | Dedicated Lot |

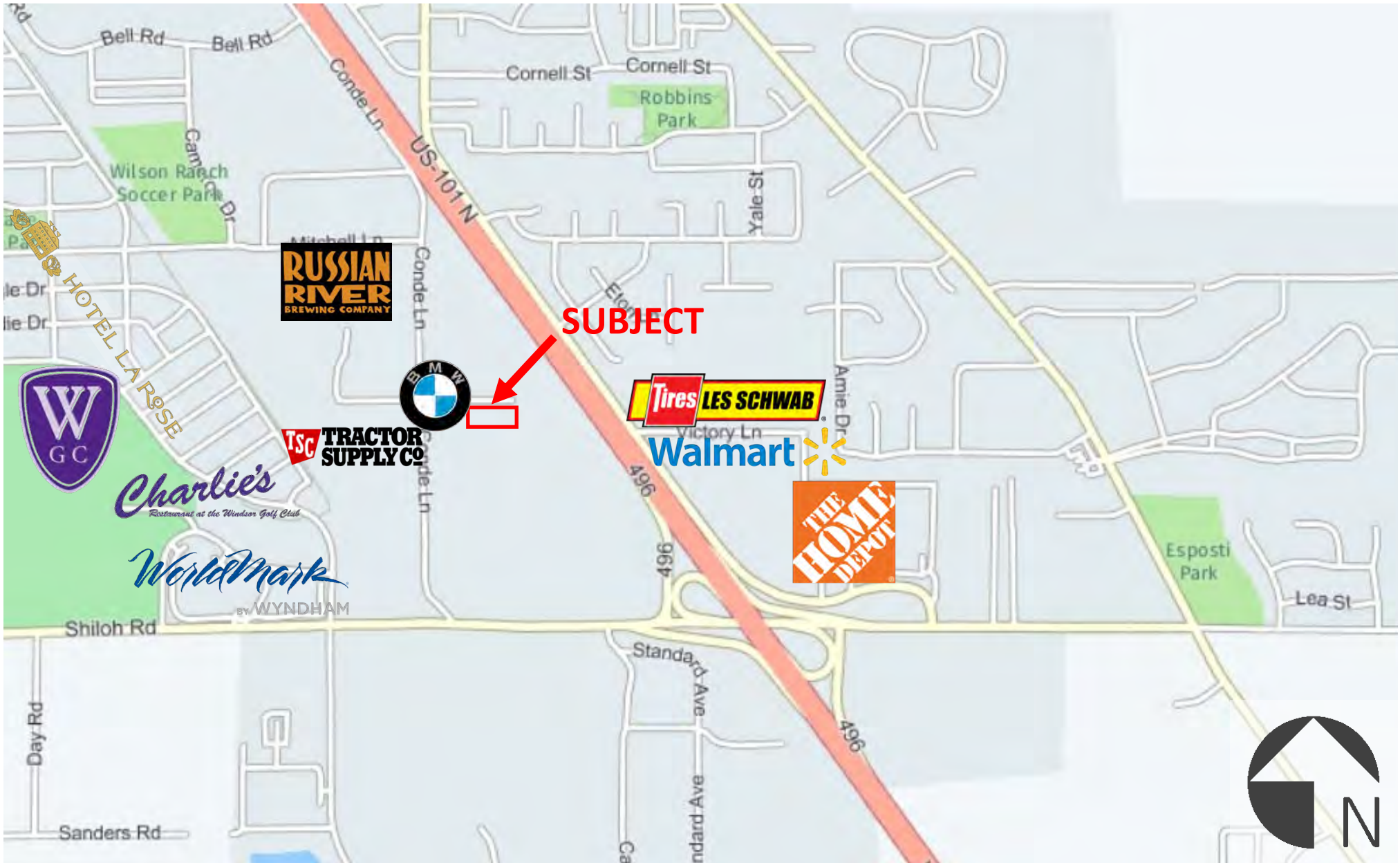


200 AMERICAN WAY, WINDSOR

Stunningly attractive, Industrial/Flex building located just north of Sonoma County Airport. Property offers true, Class A presentation with concrete construction, park like setting and attractive interior improvements. Space currently offers 5K sq.ft of office space, including full kitchen, large break room, 4 private office, open work areas. The rear 2K sq.ft could be converted to warehouse, with 1 roll up door and retain the private office and break areas. Clear high is about 18', offers 1 grade level door, sprinklers. Men's and Women's restrooms with showers and lockers. Current zoning is PD, under the IL General Plan designation. Parking on the east side of the premises could become fenced to provide secure yard area. Landlord open to TI's and other upgrades on a case by case basis. Walking distance to Russian River Brewing, less than 5 minutes to Sonoma County Airport and SMART Rail Station, 12 minutes to downtown Santa Rosa.



NEIGHBORHOOD MAP



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PHOTOS



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BROKER TEAM



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