FOR LEASE

1244 APOLLO WAY

SANTA ROSA, CA

HEADQUARTERS OPPORTUNITY

±35,841 SF

OFFICE BUILDING

±215 PARKING STALLS (6/1,000 SF)





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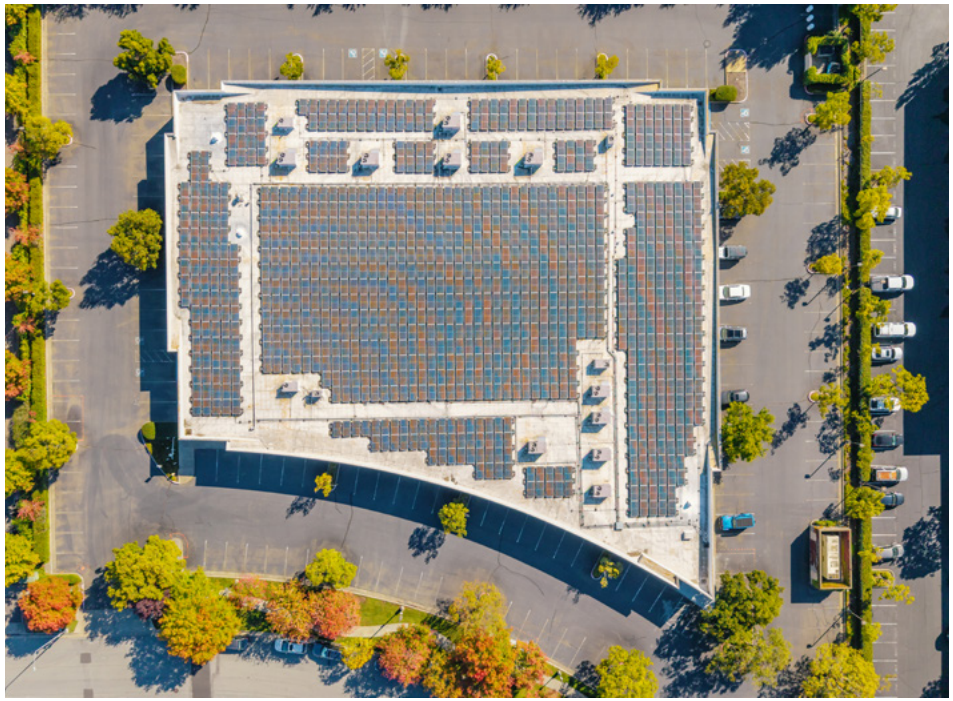
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1244
APOLLO WAY

PROJECT HIGHLIGHTS

- Single-tenant office building for lease
- ±35,841 SF on ±3.09 acres
- Quality construction completed in 2005
- Interior renovated in 2019
- High quality finishes throughout
- Zoning: BP – Business Park
  (flexible use - medical use allowed)
- ±215 surface parking spaces (6/1,000 RSF)
- Convenient access to Hwy 12 and Hwy 101
- Solar powered building
- UPS (Uninterrupted Power System)





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FLOOR PLAN

- ±25 private offices
- 2 large training rooms (50+ capacity)
- 2 conference rooms (one with kitchenette)
- Large tenant lounge
- Large break room area with full kitchen
- Hospitality stations throughout space
- Prominent lobby for public-facing uses
- Multiple restrooms throughout the space
- Outdoor tenant seating area
- Move in ready
- Existing workstations/furniture available



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PHOTOS

1244
APOLLO WAY













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NEIGHBORING TENANTS

1244
APOLLO WAY



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BAY AREA CONNECTIVITY

ROHNERT PARK	11 MINS
PETALUMA	17 MINS
NOVATO	25 MINS
SONOMA	40 MINS
NAPA	47 MINS
FAIRFIELD	65 MINS
RICHMOND	50 MINS
OAKLAND	53 MINS
SAN FRANCISCO	47 MINS
SACRAMENTO	93 MINS

AIRPORTS

Sonoma County Airport
Oakland Airport
SFO Airport



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