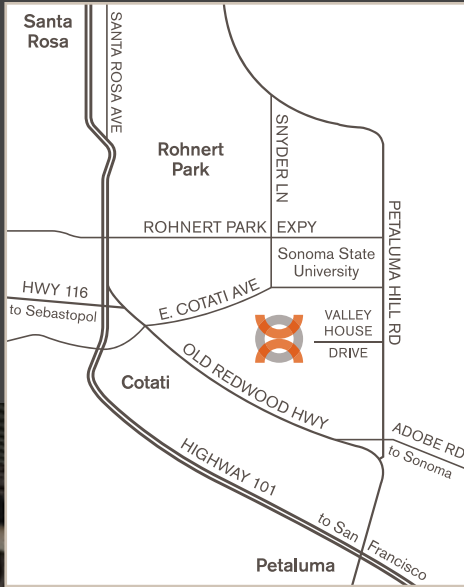


CLASS A/OFFICE FLEX
SPACE FOR LEASE

Sonoma Mountain Village

1400 VALLEY HOUSE DRIVE, 2ND FLOOR, ROHNERT PARK, CA 94928



PROPERTY INFORMATION

- BUILDING SIZE:** 200,000+ SF
- AVAILABLE SPACE:** 102,000 Class A Office/Flex Space on 2nd floor
- MIN. AVAILABLE SF:** 15,000
- RENT:** \$1.50 to \$2.00 gross PSF
- AVAILABILITY:** Immediately; ready for your tenant improvements
- HIGHLIGHTS:**
- Permitted for Office, R&D, High Tech, or Call Center
 - Dramatic Lobby and Exterior Facades Available
 - Fully Insulated with HVAC



**CODDING
LEASING**



FOR MORE INFORMATION CONTACT:

Lois Codding : 707.795.3550 x126 : loisc@coddingleasing.com

1400 VALLEY HOUSE DRIVE, SUITE 100 :: ROHNERT PARK, CA 94928 :: 707.795.3550 :: WWW.CODINGLEASING.COM

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM THE OWNERS OR FROM OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY BUT REGRET WE CANNOT GUARANTEE IT. ALL PROPERTIES SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

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PROPERTY INFORMATION

HIGHLIGHTS:

- Divisible to 15,000 SF
- Finished ceilings available up to 16'
- Up to 10,000 Amps of 480/3-Phase Power Available
- Over 2 MW of Solar Power
- Former Manufacturing Facility with Abundant HVAC/Power/Telco Infrastructure
- Abundant Parking (Fleet Vehicle Parking Available)



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THE BENEFITS OF BEING A PART OF THIS COMMUNITY

Award Winning

Sonoma Mountain Village is home to the first One Planet Community in North America and winner of the Governor's Economic and Environmental Leadership Award. The project plan has been certified by the US Green Building Council at the highest Platinum level. The 200 acre mixed-use community is set to prove that we can solve our biggest environmental challenges while enjoying business success. Plans include retail, office, industrial businesses and 1,694 homes of all types and sizes.

Energy Efficient

Save energy cost with renewable energy. Sonoma Mountain Village has one of the largest solar energy systems in Northern California generating 2.14 megawatts of power for businesses.

BEING A GOOD CORPORATE CITIZEN

Transportation

Organized around a rail transit corridor and within one mile of a University. We're helping build major bicycle path connections to nearby towns and encourage car-sharing and carpooling through out the community.

Reducing Usage

Waterless urinals and double flush toilets equipped with low flow equipment have been installed in all the Sonoma Mountain Village restrooms helping reduce water and sewage. Reclaimed water is used for all landscape irrigation.

Power And Fiber

As a former manufacturing facility there is significant electrical capacity available to our Tenants. We are re-using this capacity to support our future Green Data Center along while providing great fiber and communications. Recently acquired Opteman high-speed service with up to 1 gig-a-byte of speed is available at a discounted rate.

DESIGNED JUST FOR YOU AND YOUR EMPLOYEES

Employee Satisfaction

By cutting out the toxins that are often part of construction, Coddling Leasing can provide superior indoor air quality and comfortable temperatures. Buildings offer an abundance of natural light. The on-site Event Center is capable of hosting more than 500 guests. Sally Tomatoes Cafe & Bar within the Event Center is open to the public and also offers full catering services. Amenities include walking paths, a soccer and baseball field, basketball court, and horseshoe pits for recreation.

Responsible Tenant Improvements

Choosing tenant improvements by affiliate Coddling Construction assures building interiors include low-VOC paints & glues, low-emission carpets, woods with no added formaldehyde, efficient lighting, heating and cooling. Coddling Construction is committed to recycling at least 75% of your construction debris and using the waste concrete as road base for all construction at Sonoma Mountain Village. Visit www.coddlingconstruction.com for more.



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