

OFFICE/WAREHOUSE BUILDING FOR SALE

6085 STATE FARM DRIVE

ROHNERT PARK, CA



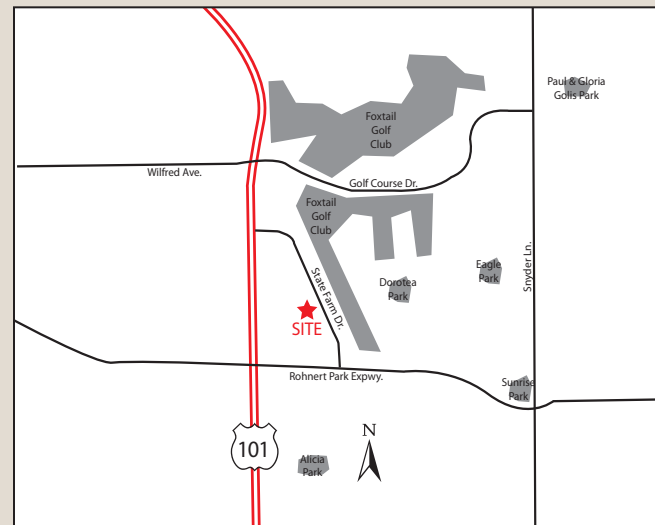
Property Information

Building Size: ±65,000 Square Feet

Asking Price: \$8,500,000

Price Per Sq. Ft.: \$130.00±

- Highlights
- High Quality Two Story Office/Warehouse Building
 - Currently 64% Occupied
 - \$394,929 Gross Annual Income with current leases
 - Building Constructed in 1996
 - High Identity Location
 - ±19,249 Square Feet Office Space Available
 - APN 143-021-078



Contact Exclusive Agents:

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COLLIERS INTERNATIONAL

600 BICENTENNIAL WAY, SUITE 200, SANTA ROSA, 95403 • 707/535-2980

The information contained herein has been obtained from sources we deem reliable, however, we cannot guarantee it.

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General Description:

Total Building s.f.: ±40,000 Office & ±25,000 Warehouse
±65,000 Square Feet Total

Zoned: IL-O - Industrial With Office Overlay

Address: 6085 State Farm Drive

City: Rohnert Park, CA

Current Tenants: Standard of Excellence
Golden Pacific Systems
Shades Unlimited Inc.

Price: \$8,500,000

Description of Building:

This two (2) story building was formerly the home to Motorola/Next Level and is located on a 3.95 acre parcel providing great visibility, ample parking and easy truck access to the dock loading at the rear of the premises. The building is currently 64% occupied by a strong tenant mix, creating an attractive business environment for any business professionals. With mature landscaping and a beautiful rose garden patio, tenants are sure to enjoy the surrounding ambiance. Similarly, the remaining available office suites provide various size options for potential tenants helping to further separate this building from others in the market.

Property Features:

This ±65,000 sq ft flex building is elevator served and features a gorgeous lobby entrance, common shower and restroom core, beautiful stained concrete hallways, and a modern Industrial/High Tech design and architecture. The Building is fully served by HVAC (including the warehouse), features 16-22 foot clear height in the warehouse portion, 2,000 amps of power, and a 3.5:1000 parking ratio for the office space.

Description of Location:

6085 State Farm Drive is located in Rohnert Park, near the bustling Sonoma State University Campus and the 30 acre State Farm Insurance Campus. Local amenities such as banks, retail shopping, medical services and restaurants are all within walking distance. Furthermore, public transit routes are within blocks of this location providing easy public access to this location.

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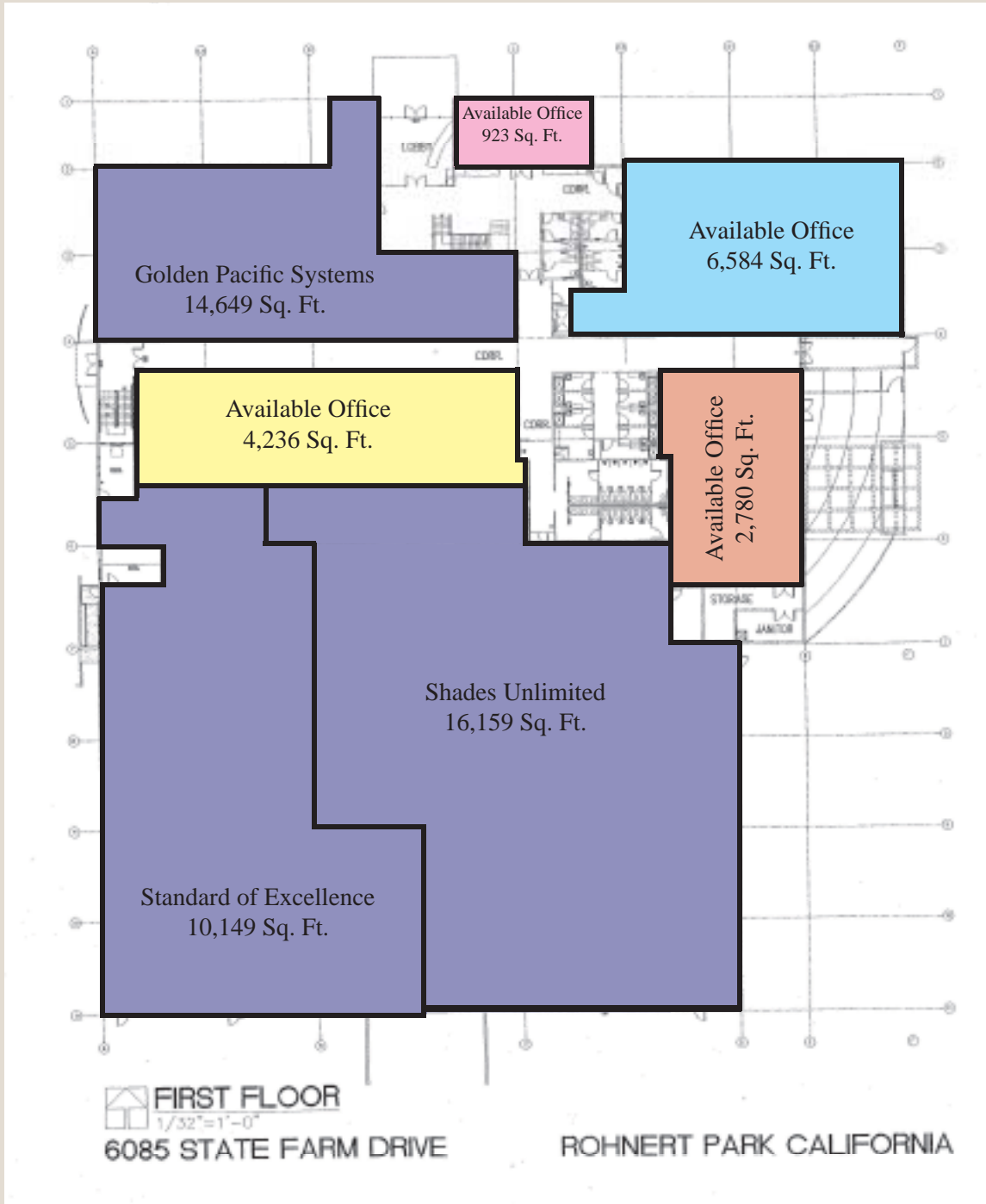
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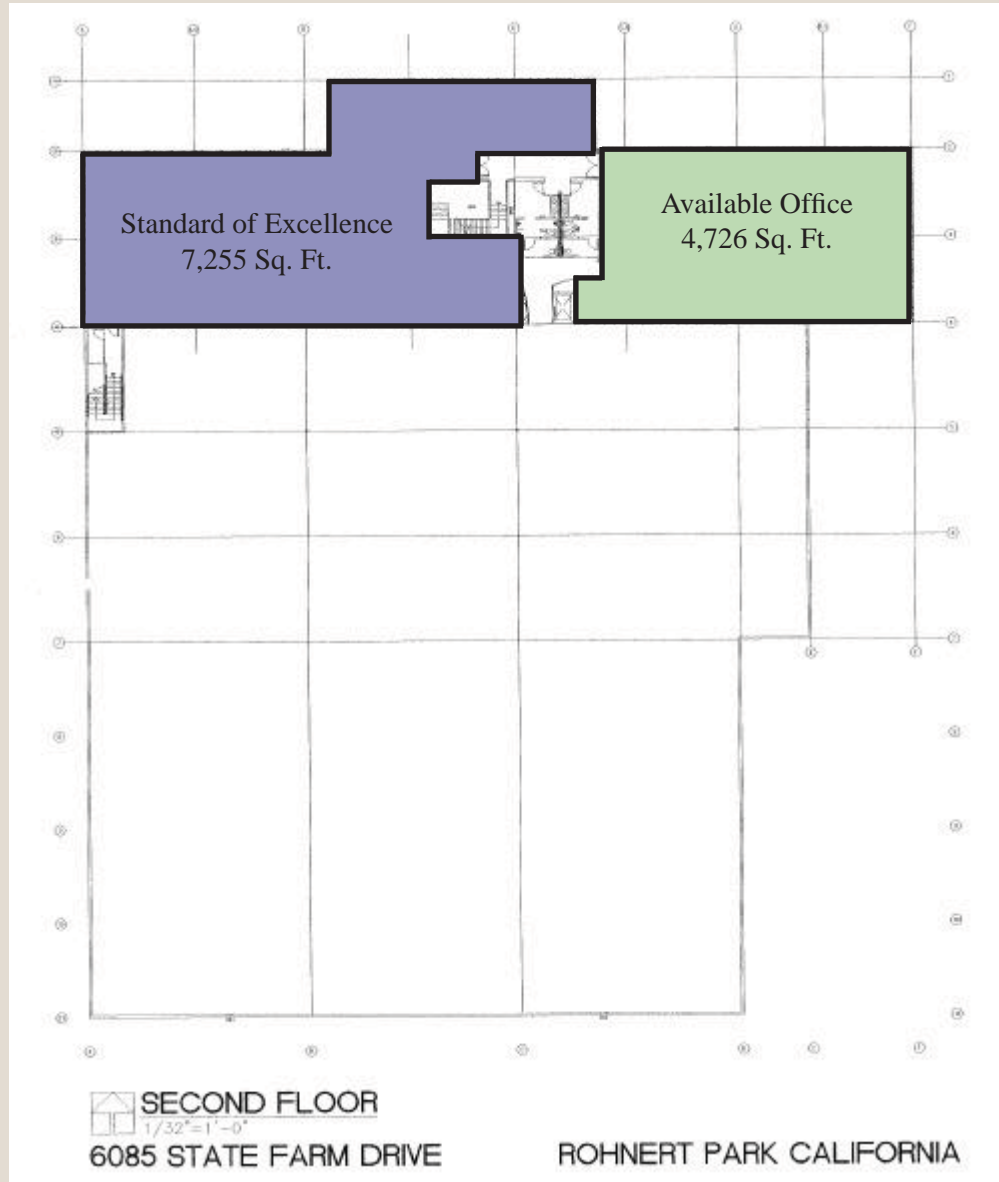
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