

OFFICE / FLEX / R&D
SPACE FOR LEASE

SOMO Village

1500 VALLEY HOUSE DRIVE, 1ST AND 2ND FLOOR, ROHNERT PARK, CA94928



PROPERTY INFORMATION

BUILDING SIZE:	156,000+ SF
AVAILABLE SPACE:	33,000sf Suite 120; 24,613 Suite 210 : 8,000sf Suite 220
MIN. AVAILABLE SF:	6,000sf
RENT:	Negotiable \$0.75 to \$1.50 gross PSF
AVAILABILITY:	Immediately; ready for your tenant improvements
HIGHLIGHTS:	Permitted for Office, R&D, High Tech, or Call Center Certified Platinum LEED Project Plan First One Planet Community in North America Home to Industry Leaders



SOMOVILLAGE

FOR MORE INFORMATION CONTACT

Brad Baker : 707.795.3550 : brad@somoliving.com

Amee Sas : 707.695.7000 : amee@somoliving.com

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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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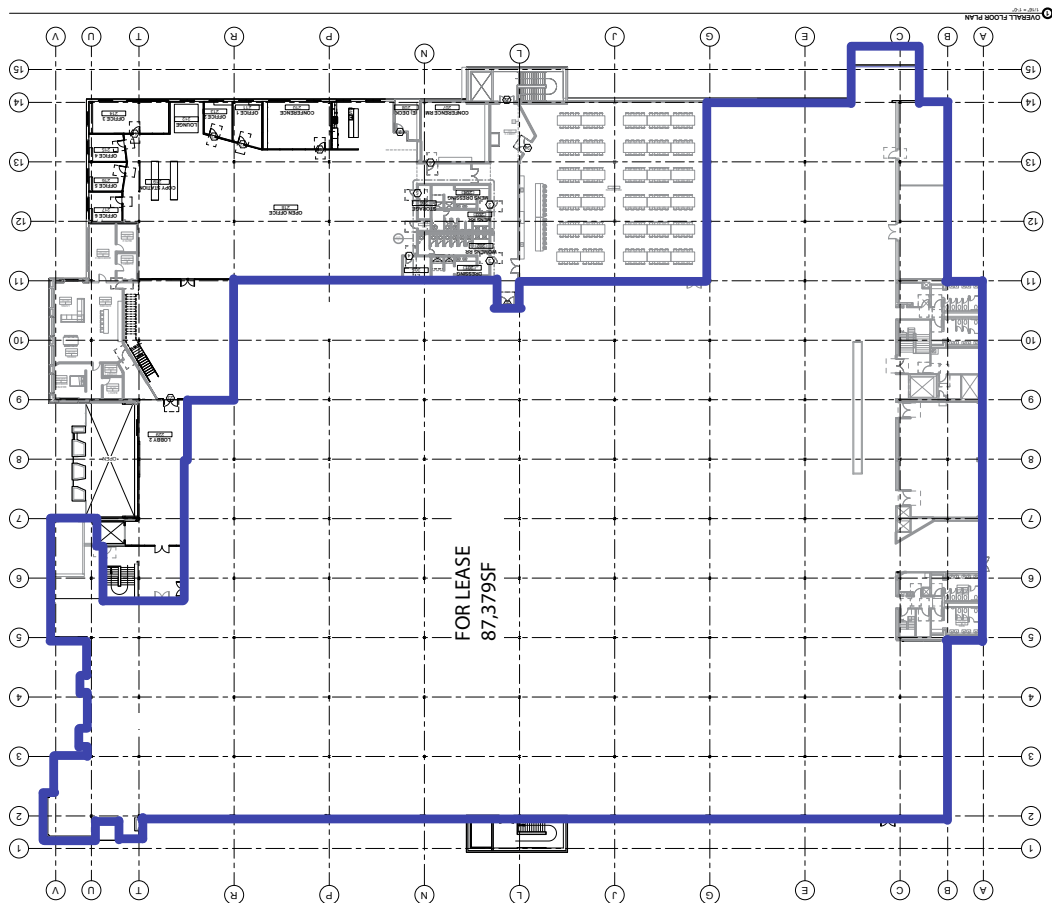
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HIGHLIGHTS:

- Divisible to 12,100 SF
- Finished ceilings available up to 16'
- Up to 10,000 Amps of 480/3-Phase Power Available
- 100% renewable powered
- 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

SOMO Village is an internationally recognized and award winning 175-acre mixed-use redevelopment in southern Sonoma County. The first One Planet Community in North America, certified at the highest Platinum Level by the U.S. Green Building Council Leadership for Energy and Environmental Design (LEED-ND). Our intentional community is a former high tech campus that includes office and industrial buildings, an events center, walking trails and sports courts with plans to include retail, and 1,694 homes of all types and sizes.

Ideal Location

SOMO Village enjoys nearby open space and is at the foot of the Sonoma Mountains in convenient and accessible Rohnert Park in Sonoma County. Just 40 miles north of San Francisco, SOMO Village allows a variety of uses. Sonoma County enjoys the world-class culture of the San Francisco Bay Area, while maintaining its agricultural heritage and rustic charm. Sonoma County was recently ranked as one of the top 100 metropolitan places to live by U.S. News and World Report.

START UPS TO ESTABLISHED COMPANIES AT SOMO

Great Place to Start a Business

Having some of the most affordable housing costs and a more competitive cost-of-doing-business compared to the rest of the San Francisco Bay Area, it's no surprise that young business start-ups are discovering Sonoma County as an ideal place to launch and grow. Nerdwallet.com recently ranked the cities of Healdsburg and Sonoma in the top 20 places to start a business. Sonoma County has also been recognized as one of the top 10 places for supporting Minority-Owned Businesses and Latino Entrepreneurs.

Educated Workforce

Sonoma County was recently ranked as one of the top 55 metropolitan regions in the United States for most-educated residents by Wallethub.com.

Neighboring Sonoma State University, in Rohnert Park, offers degree and credential programs, including one of the only wine business programs nationwide. Nearby, the Santa Rosa Junior College offers associate degree programs. Sonoma County offers a number of top-rated K-12 schools and a variety of innovative charter schools.

DESIGNED JUST FOR YOU AND YOUR EMPLOYEES

Your Happiness Matters

Health and Happiness are community markers. The SOMO Village Event Center hosts concerts, cultural events and offers conference and meeting space. Locally sourced organic food, beverage and catering, plus live entertainment is offered at Sally Tomatoes located within the Event Center. Our 3000-seat outdoor venue is the most unique and enjoyable live performance facility in the North Bay.

Transportation Options

Organized around the Sonoma Marin Area Rail Transit (SMART), the Cotati Station serves SOMO Village via a short 15 minute walk. SMART also boasts a major bicycle path connector from Marin County to the south, Cloverdale to the north, and all the towns in between.

The Charles M. Schulz-Sonoma County Airport (STS) has three carriers servicing Sonoma County. STS offers non-stop daily flights and connections, easy affordable parking and shorter lines than at other Bay Area airports.

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