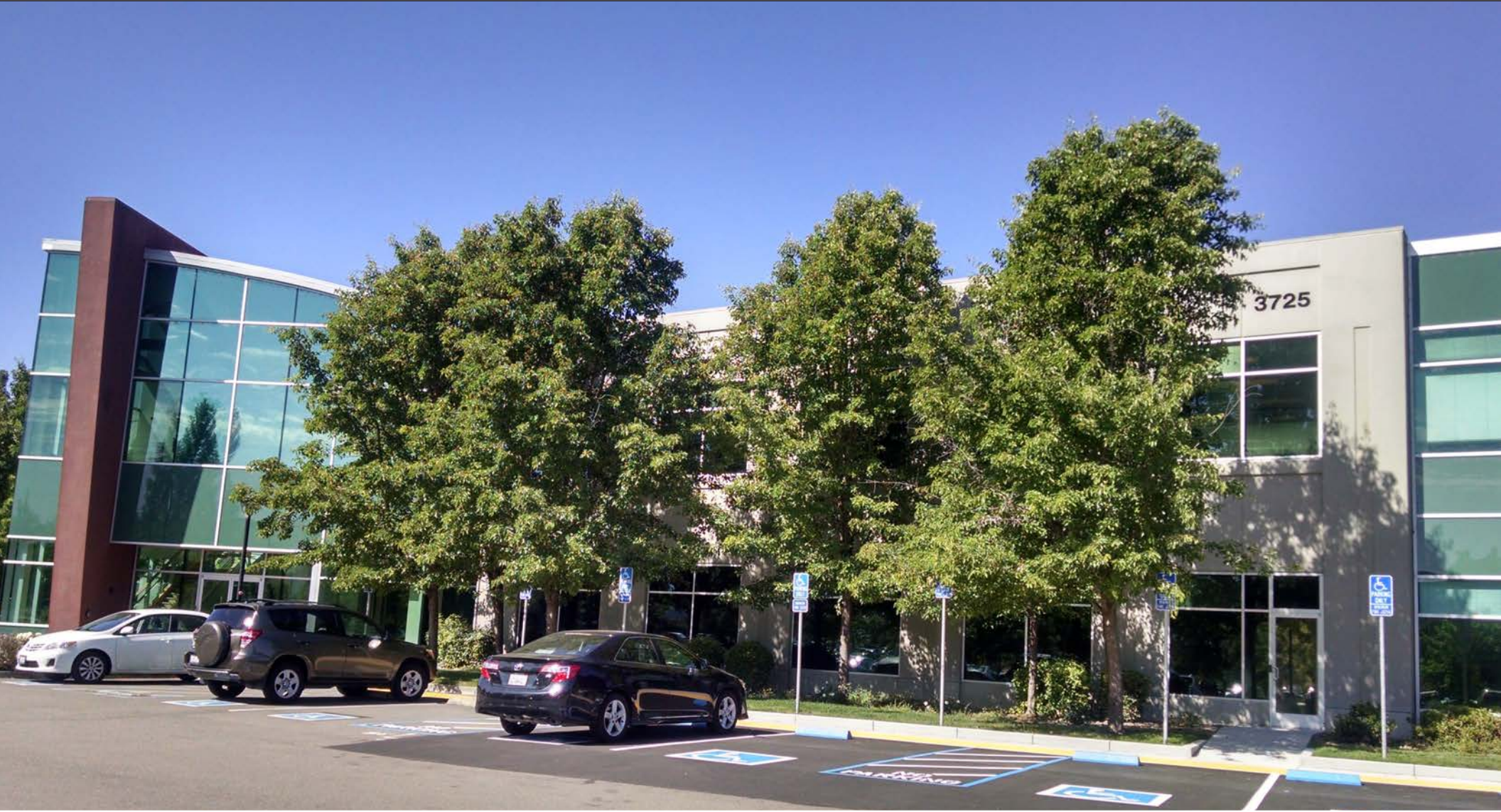


WESTWIND BUSINESS PARK — OFFICE BUILDING FOR SALE
3725 WESTWIND BOULEVARD, SANTA ROSA, CA 95403
66,635± SF — \$17,000,000



KEEGAN & COPPIN COMPANY, INC.

ONCOR INTERNATIONAL
Commercial Real Estate Services

Jeffrey Wilmore, Partner

CA License #: 01241054

101 Larkspur Landing Circle, Suite 112 • Larkspur, CA 94939

(415) 461-1010 • Fax (415) 925-2310

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Dave Peterson, Partner

CA License #: 01280039

1355 North Dutton Avenue • Santa Rosa, CA 95401

(707) 528-1400 • Fax (707) 524-1419

dpeterson@keegancoppin.com

3725 WESTWIND BOULEVARD

SANTA ROSA, CA



Copperhill Pkwy.

Airport Blvd.

N Laughlin Rd.



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WESTWIND BUSINESS PARK OFFICE BUILDING FOR SALE

3725 Westwind Boulevard | Santa Rosa | CA

OFFERING SUMMARY

Keegan & Coppin is pleased to offer for sale the two-story, 66,635 square foot office property at 3725 Westwind Boulevard, located in the Westwind Business Park in Santa Rosa, Sonoma County. The building is 96% leased to the County of Sonoma and the Federal Bureau of Investigation. The County of Sonoma has been the principal tenant in the property since 2006 and has recently extended and expanded one of its leases for 32,347 square feet for a ten year term. The business park is five minutes from the Charles Schulz Sonoma County Airport, which hosts, Alaska, Allegiant and American Airlines.

The property is offered at \$17,000,000 which equates to \$255.12 per square foot and a going in capitalization rate of 6.13%. The tenants also have an additional five (5) year option to renew.

There is one vacancy of 4,161 square feet on the second floor in a warm shell condition, with an entrance located just off the second floor lobby.



OFFERING SUMMARY OVERVIEW

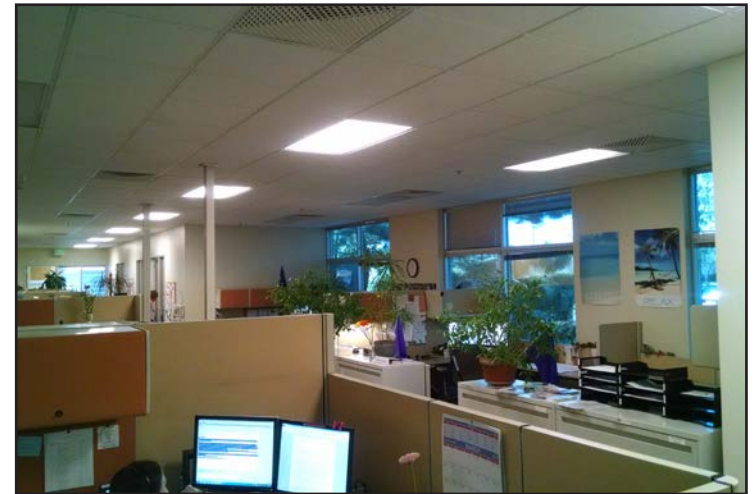


WESTWIND BUSINESS PARK OFFICE BUILDING FOR SALE

3725 Westwind Boulevard | Santa Rosa | CA

OFFERING SUMMARY

PROPERTY TYPE	Multi-tenant Class A, Two-Story Office Building
ADDRESS	3725 Westwind Boulevard, Santa Rosa, CA
OFFERING PRICE	\$17,000,000
PRICE PER SF	\$255.12
CAPITALIZATION RATE	6.13%
CURRENT OCCUPANCY	96%
CURRENT GROSS INCOME	\$1,611,674
ANNUAL EXPENSE	\$489,603
LESS VACANCY (5%)	\$80,584
NET OPERATING INCOME	\$1,041,487
PROFORMA NET INCOME/CAP RATE	\$1,131,614 / 6.66%
APN	059-370-025
ZONING	MP - Business Park
SQUARE FEET	66,635 SF
SITE AREA	4.49 acres / 195,584 SF
YEAR BUILT	2005
PARKING	4.2 per 1,000 SF
CONSTRUCTION TYPE	Concrete tilt-up



OFFERING SUMMARY

