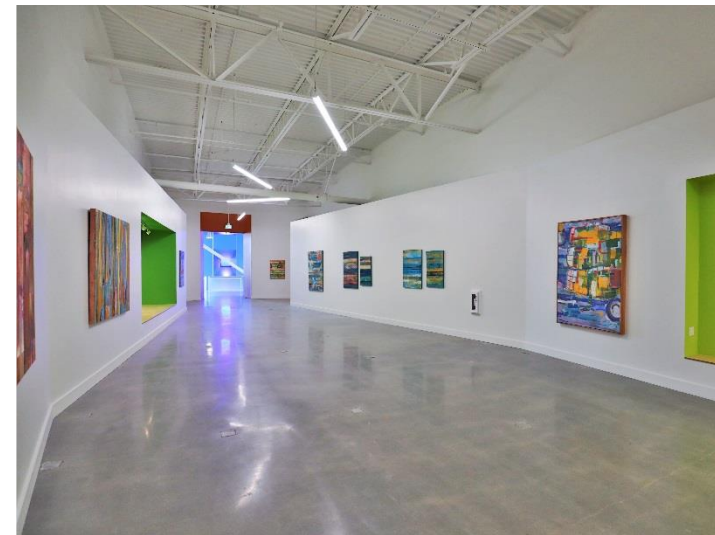


600,000 SF
FLEX OFFICE
SPACE
CAMPUS



SOMO
VILLAGE



 **CUSHMAN &
WAKEFIELD**

ROHNERT PARK | CA



SOMO VILLAGE

Located in the center of Sonoma County is a campus of about 600,000 square feet of office and industrial space. SOMO is a mixed use community that offers the best of everything for their Tenants, such as; The Heirloom Café for lunch or happy hour, on site conference rooms, an art gallery, a tenant lounge for employees to take a mid-day break, and walking/bike paths around the 200 acre property. LEED Certified and a goal of a net-zero environmental impact, SOMO is designed to encourage community living, to reduce the carbon footprint, as well as embrace the outdoors.

- Build to Suit available
- Ceiling heights of +/- 16 feet
- Industrial space available
- Up to 10,000Amps of power
- Electric vehicle charging stations powered by clean energy
- Bike/walking path directly to the Cotati SMART Train Station
- On-site property management and nighttime security
- Seasonal food trucks
- A Sonoma County experience



1 MILE to COTATI STATION

1300

1500

1400

1200

1100



VALLEY HOUSE DR



SOMO VILLAGE

AVAILABLE SUITES

AVAILABILITIES:

+ Building size: $\pm 200,000$ SF
1400 2nd floor: **Suite 210** | $\pm 2,321$ sf

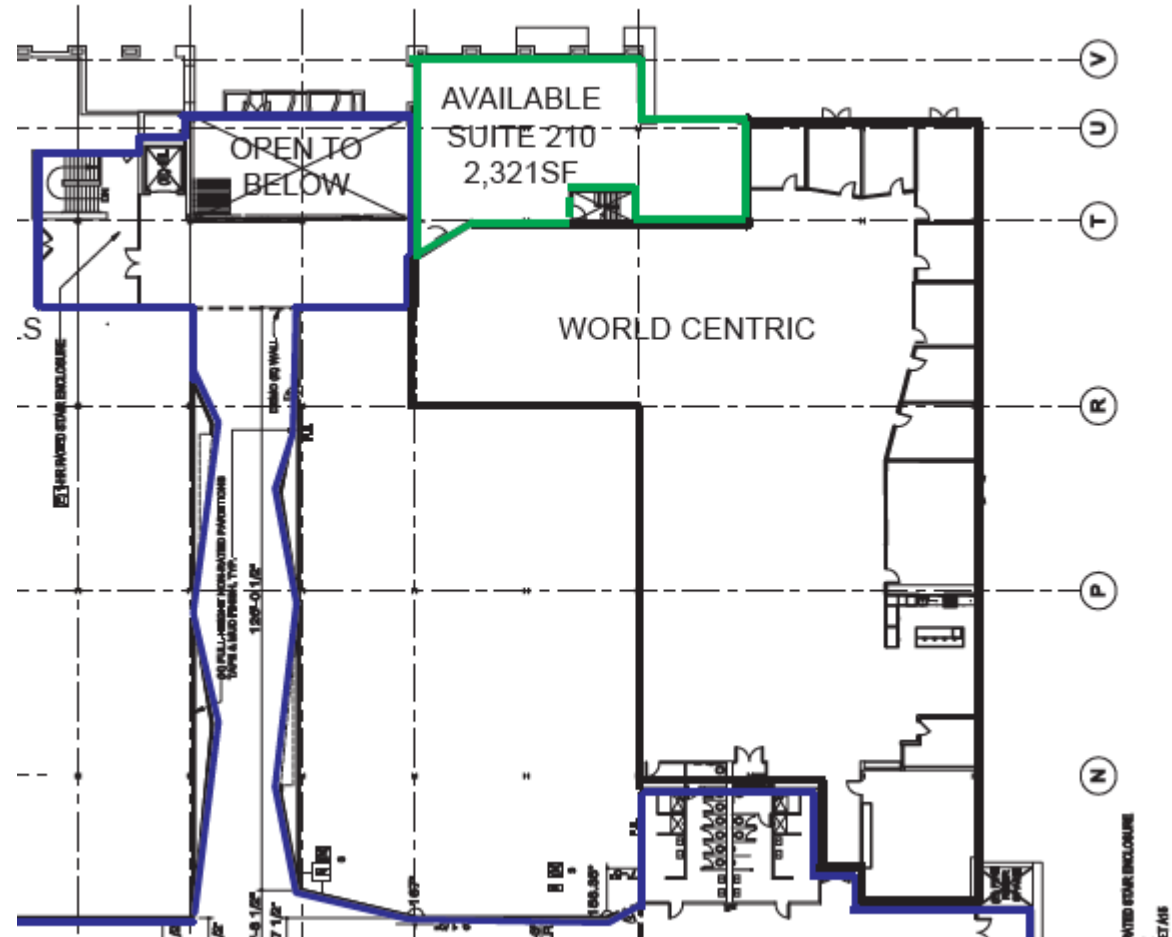
HIGHLIGHTS:

- + Creative Office
- + 16' plus ceiling height
- + Freight elevator accessible
- + Secured access
- + Abundant parking
- + Sonoma Mountain Views

BUILDING1400

SIZE $\pm 200,000$ SF

AVAILABILITY $\pm 2,321$ SF





AVAILABLE SUITES

AVAILABILITIES:

+ Building size: $\pm 132,000$ SF
1500 2nd floor: Suite 200 | $\pm 32,544$ sf

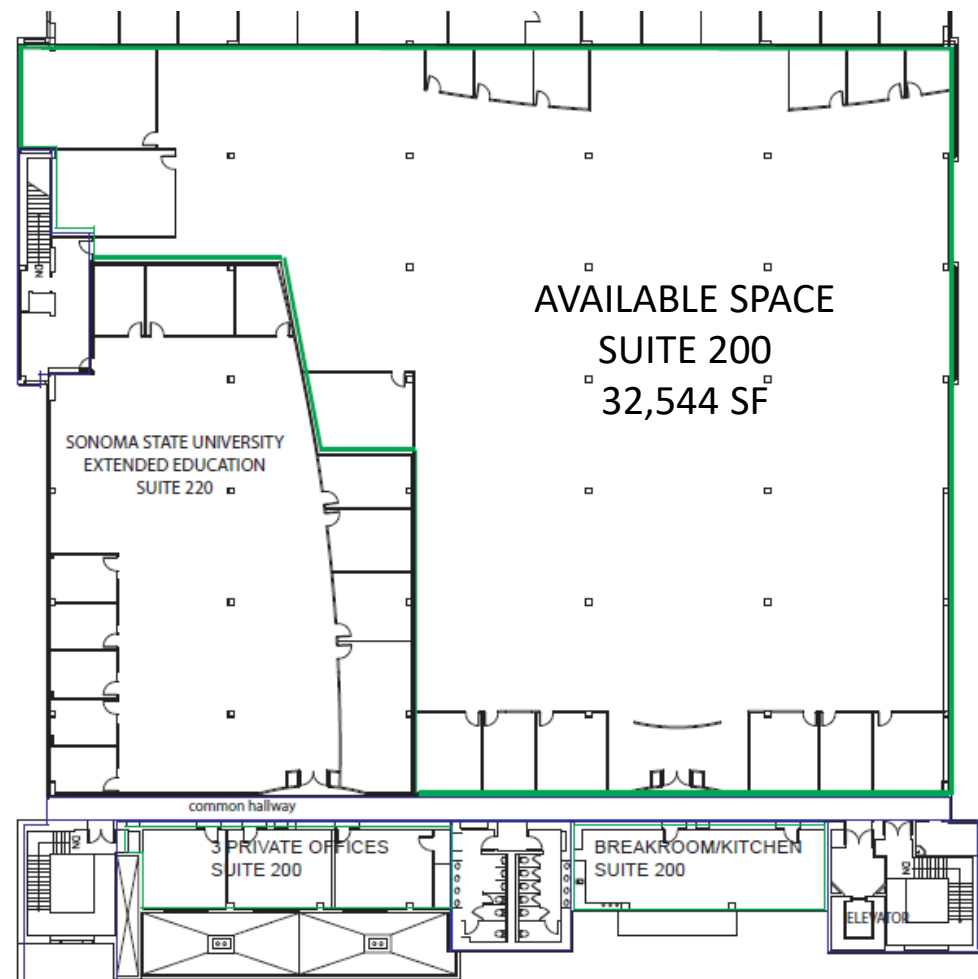
HIGHLIGHTS:

- + Open floor plan
- + 15 private offices
- + 3 conference rooms
- + Full Kitchen
- + 16' ceiling height
- + Secured access
- + Abundant parking
- + 1600 amps/480 volt/3 phase electrical capacity per transformer, 2 transformers.

BUILDING 1500

SIZE $\pm 132,000$ SF

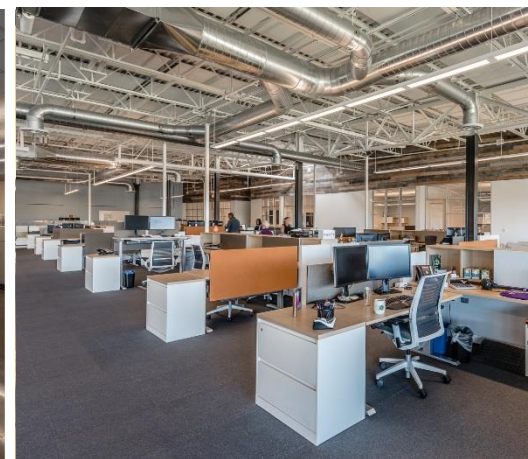
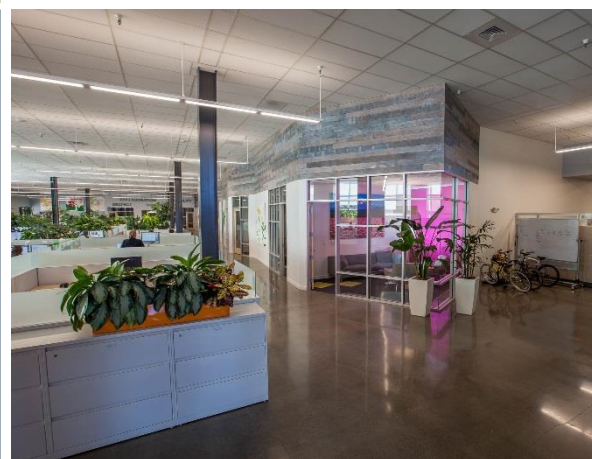
AVAILABILITY $\pm 32,544$ SF





THE SOMO CAMPUS

- Located in the center of Sonoma County
- On site dining, catering, and full bar
- Multiple conference halls
- Tenant Lounge
- Art Gallery
- Direct access to the SMART Train and Bike path
- On site music venue for summer concert series





SOMO VILLAGE

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