

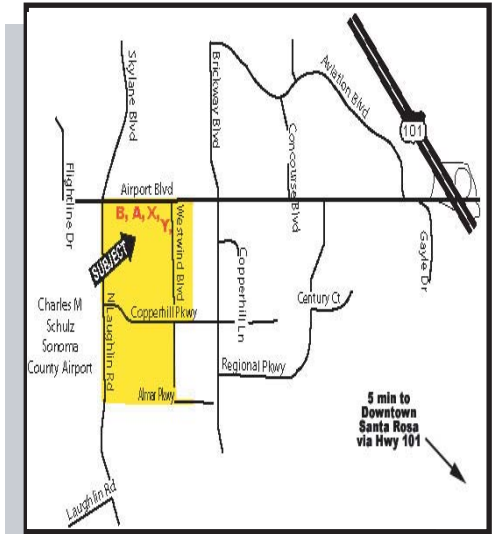
WESTWIND

BUSINESS PARK

Developed & Professionally Managed by:
Brondi Development

68,409 SF - Class 'A' - 2-Story Professional Office Building
On Airport Boulevard, Santa Rosa, CA

**3725 Westwind Blvd
Building Y**



LOCATION

**Prime location fronting the intersection
of Westwind Blvd. and Airport Blvd.**

Minimum tenant size of 2,500-3,000 sf

4.13 parking spaces per 1,000 sf

**Expansion possible into three other adjacent 2 story
pad ready office buildings for a total of 280,000± sf**

Abundant natural light and views in all directions

Keegan & Coppin Company, Inc.

ONCOR INTERNATIONAL



Contacts: Jeffrey Wilmore, Partner
Dave Peterson, Agent

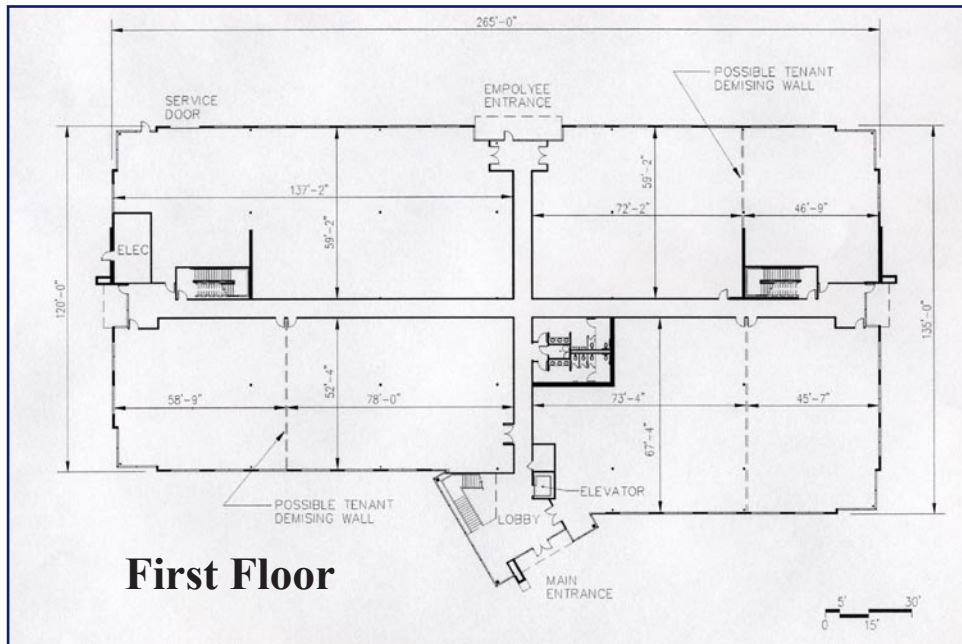
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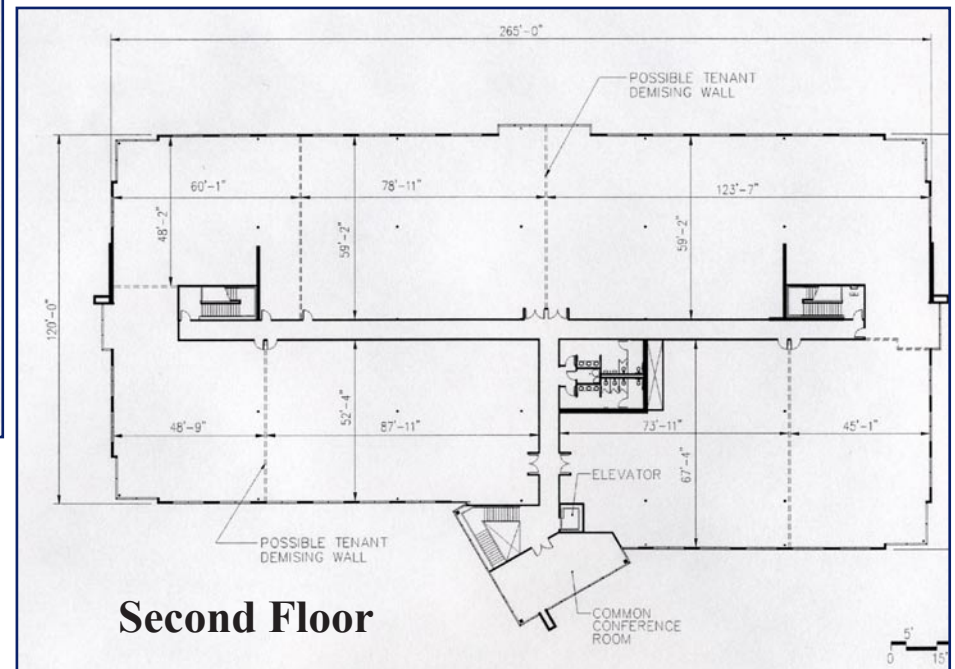
BUSINESS PARK

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Floor Plans Building Y



First Floor



Second Floor

Building Features:

- * Class A Office space
- * 2,500 s.f. to 68,782 sf
- * Warm shell condition
- * Turn-key office improvements
- * High quality 2-story office building
- * 4.13/1,000 sf parking ratio
- * 1/2 court basketball & sand volleyball courts
- * Restrooms with showers
- * Rent \$2.10 psf full service

Contact:

Jeffrey Wilmore or Dave Peterson, Agents

KEEGAN & COPPIN COMPANY, INC.

(707) 528-1400 ♦ Fax (707) 524-1419

Email: JWilmore@KeeganCoppin.com ♦ DPeterson@keegancoppin.com



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BUSINESS PARK

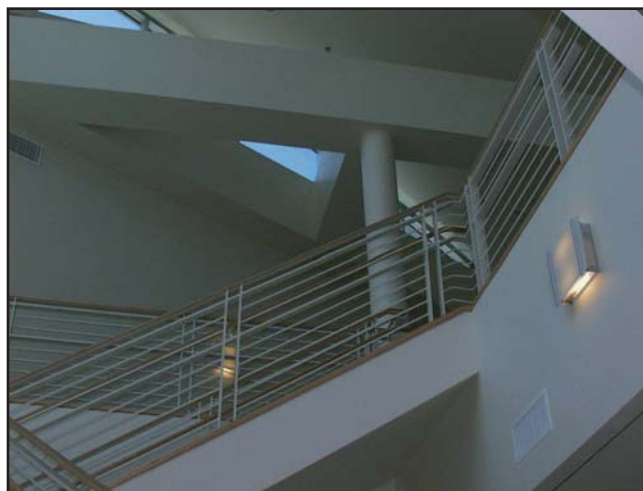
*Developed & Professionally Managed by:
Brondi Development*

Buildings A, B, X, & Y Site Plan

Airport Boulevard



Westwind Boulevard



MASTER PLAN

Developed & Professionally Managed by:
Brondi Development

Westwind Business Park
Santa Rosa, California



BUILDING SUMMARY

Building	Area	Bldg. Type
Bldg. A	69,620 sf	2 Story
Bldg. B	69,620 sf	2 Story
Bldg. C	36,383 sf	1 Story
Bldg. D	36,873 sf	1 Story
Bldg. E	65,547 sf	1 Story
Bldg. F	30,416 sf	1 Story
Bldg. H	56,927 sf	1 Story
Bldg. I	26,815 sf	1 Story
Bldg. J	70,952 sf	2 Story
Bldg. K	70,952 sf	2 Story
Bldg. L	70,952 sf	2 Story
Bldg. M	70,952 sf	2 Story
Bldg. N	55,200 sf	1 Story
Bldg. O	102,330 sf	1 Story
Bldg. P	30,600 sf	1 Story
Bldg. Q	25,000 sf	1 Story
Bldg. R	45,044 sf	1 Story
Bldg. S	45,044 sf	1 Story
Bldg. T	70,281 sf	2 Story
Bldg. U	28,466 sf	1 Story
Bldg. V	28,466 sf	1 Story
Bldg. W	59,504 sf	1 Story
Bldg. X	69,620 sf	2 Story
Bldg. Y	69,620 sf	2 Story

Total: ±1,306,886 sf
Site Area: ±83.4 Acres

WESTWIND BUSINESS PARK FEATURES

- Corporate campus environment in master-planned park.
- Over 80 acres of finished parcels ready for expansions or build-to-suit.
- On-site property management.
- Prime location adjacent to Sonoma County Airport.
- Easy Highway 101 access.
- Fiber optic capability.
- 4:1,000 SF Parking.