

# FOR SALE

## LEASED INVESTMENT OPPORTUNITY



± **3,372 SF** CLASS "A" OFFICE BUILDING

# 35 MAPLE STREET

SONOMA, CA 95476

### Project Highlights:

- Tenant has signed a new five year lease
- Approximate net operating income of \$65,900.00
- ±3,372 SF two-story, class "A" office building available for sale
- Mix of open areas & private offices on two floors, conference room, breakroom; balcony on 2nd floor
- Abundant downtown amenities within walking distance (0.2 miles)
- Convenient access just off Broadway/Highway 12
- 8 onsite parking stalls (+1 handicap)
- Building constructed in 1991
- Asking price: \$1,800,000



± **3,372 SF** CLASS "A" OFFICE BUILDING



**RARELY AVAILABLE STAND-ALONE OFFICE BUILDING  
IN DOWNTOWN SONOMA, CA**

**SONOMA PLAZA**

**4-MIN WALK**  
TO DOWNTOWN PLAZA

0.2 MILES

**SONOMA PLAZA**

- 30+ Wine Tasting Rooms
- 25+ Restaurants
- Variety of Retail Stores
- Children's Park, Picnic Areas
- Events Year-Round

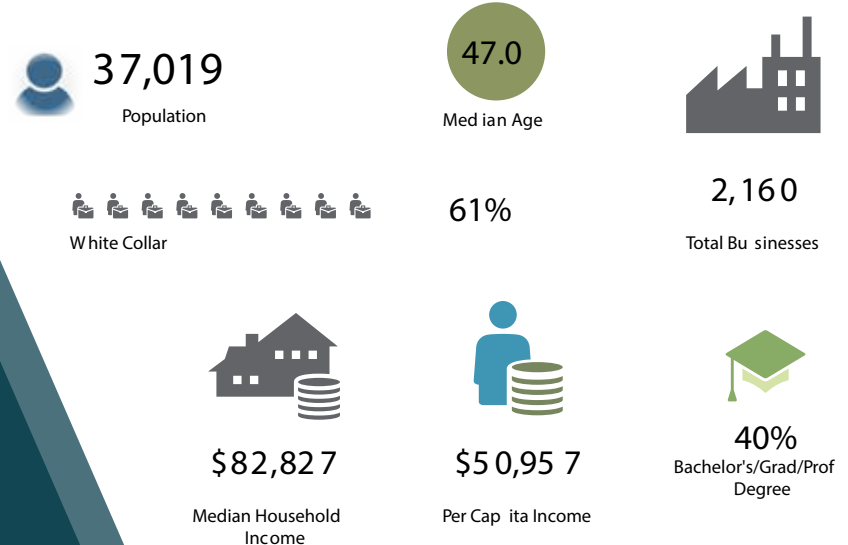


**EXCELLENT LOCATION IN THE  
HEART OF WINE COUNTRY**



- Less than 1 hour drive from San Francisco and Walnut Creek
- A short 4 minute walk (.2 miles) to Downtown Sonoma Plaza
- Sonoma Valley offers skilled & growing labor pool
- Convenient access just off Broadway / Highway 12
- Immediate access to abundant amenities in the downtown area

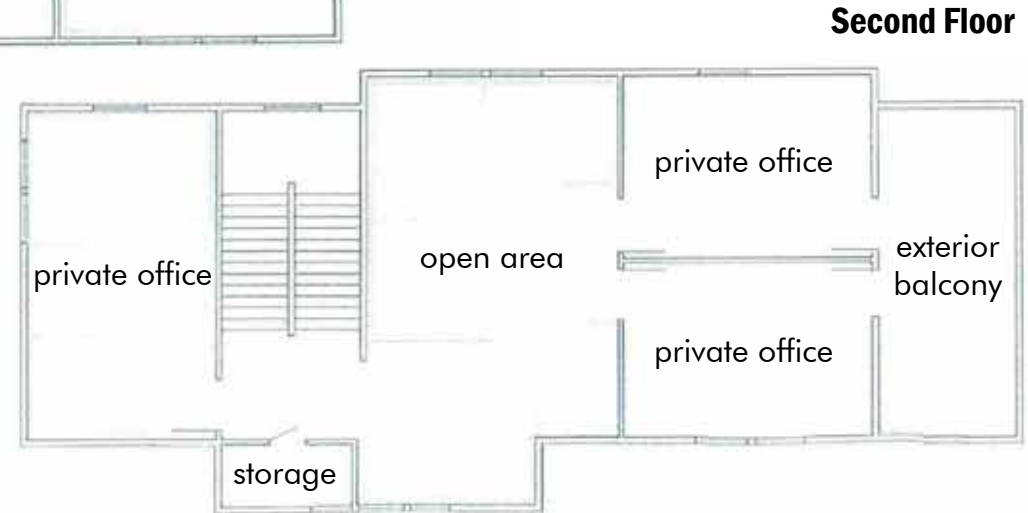
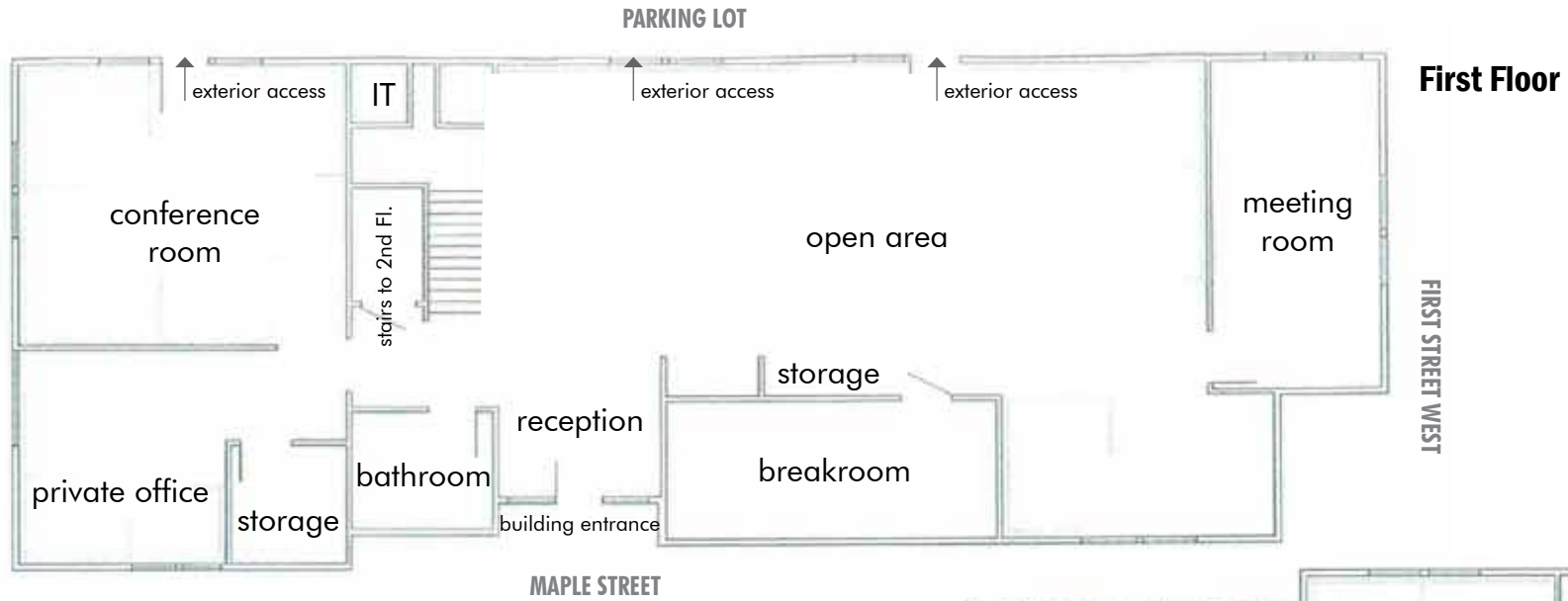
**SONOMA VALLEY DEMOGRAPHIC SNAPSHOT**



35 MAPLE STREET SONOMA, CA 95476

# FLOOR PLANS

35 MAPLE STREET



**EXCLUSIVELY LISTED BY:**

**Jones Lang LaSalle Brokerage, Inc.**

**Laura Duffy**

+1 415 299 6864

[laura.duffy@am.jll.com](mailto:laura.duffy@am.jll.com)

RE #: 01922792

**Glen Dowling**

+1 415 299 6868

[glen.dowling@am.jll.com](mailto:glen.dowling@am.jll.com)

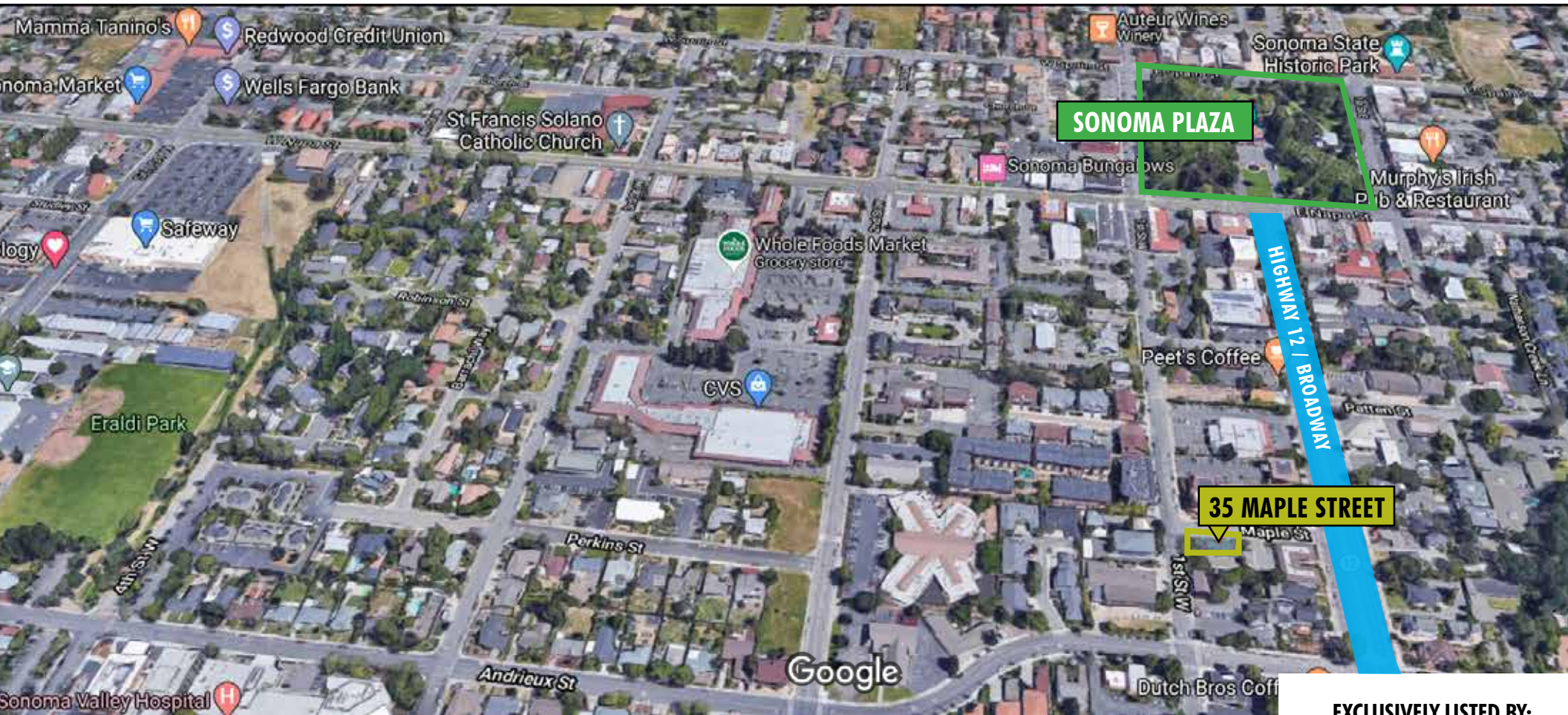
RE #: 00890450



JLL Real Estate License #: 01856260

[www.JLL.com](http://www.JLL.com)

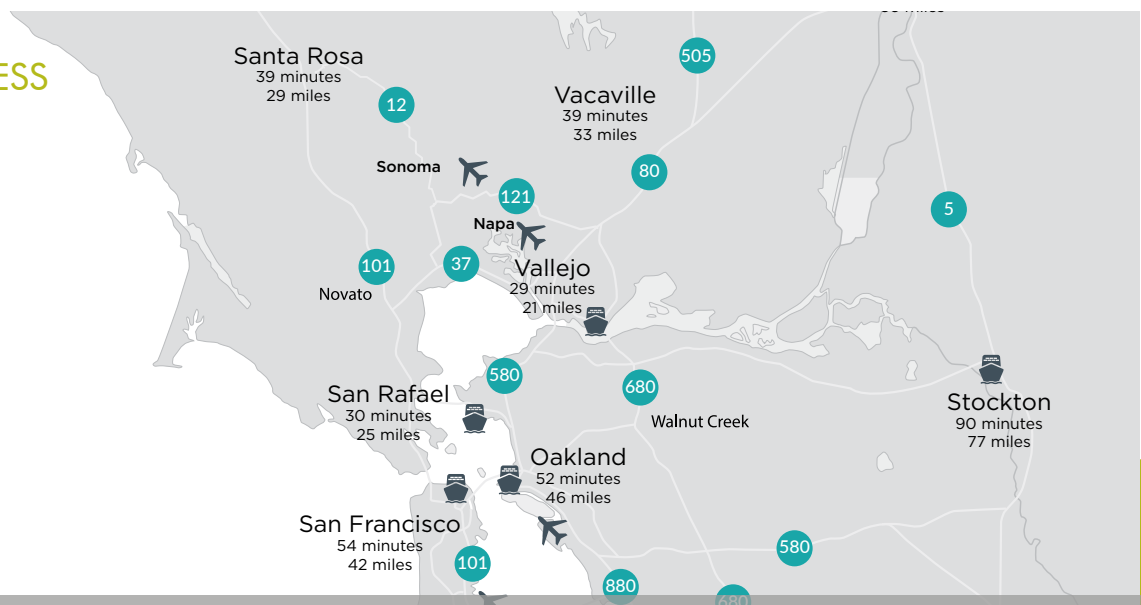
©2020 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 018562



## CONVENIENT BAY AREA ACCESS

### DRIVE TIMES TO SONOMA FROM:

- PETALUMA.....15 MINS
- NAPA.....15 MINS
- SANTA ROSA.....40 MINS
- SAN RAFAEL.....30 MINS
- NOVATO.....20 MINS
- VACAVILLE.....30 MINS
- WALNUT CREEK.....46 MINS
- SAN FRANCISCO.....54 MINS



### EXCLUSIVELY LISTED BY:

**Jones Lang  
LaSalle Brokerage, Inc.**

**Laura Duffy**  
+1 415 299 6864  
laura.duffy@am.jll.com  
RE #: 01922792

**Glen Dowling**  
+1 415 299 6868  
glen.dowling@am.jll.com  
RE #: 00890450

JLL Real Estate License #: 01856260  
www.JLL.com

