

# NORTHPOINT CORPORATE CENTER

WAREHOUSE SPACE FOR LEASE - BUILDING AVAILABLE FOR SALE

**FOR LEASE:** 2329 Circadian Way ±42,319 RSF  
\$1.15/RSF/Month, NNN (NNN=\$0.37)

**FOR SALE:** 2321- 2329 Circadian Way ±54,529 SF  
\$13,632,000 (\$250/SF)



**NEWMARK**

Exclusive  
Listing  
Agent:

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## THE OFFERING

This investment offering is available for a company looking to occupy ±42,319 sf and have additional income to help pay the mortgage. Grow Strong Industries leases ±12,210 sf in 2321 Circadian Way until April of 2026. This will allow the Buyer to expand into the space if they move out or release the space to another quality tenant.

The property is located in Northpoint Business Park which was built in 1986 to accommodate light manufacturing and office and warehouse requirements allowed in BP(business park zoning). Some of the existing tenants in the Business Park are Kaiser Permanente Medical Office Building, Sonic (internet provider) Veteran Administration Office Building, Amy's Kitchen, County of Sonoma department offices, Medic Ambulance service for the County of Sonoma, Satellite Health Dialysis Office and Info-Stor a document storage facility.

The building has 1,600 amps of three phase power 277/480. City Water and Sewer services.

## 2329 CIRCADIAN WAY

The office and warehouse are airconditioned and was previously occupied by a premium wine distribution company to accommodate temperature ranges close to 68 degrees.

The ceiling and walls in the warehouse are insulated and the 4 interior recessed docks and two grade level doors can accommodate large truck deliveries with good circulation around the building.

The interior and exterior of the building have been repainted and updated with new carpet and fixtures.

## 2321 CIRCADIAN WAY

The space has traditional office layout approximately 2,000 sf with offices on the glass line and room for module furniture. The balance of the space is high cube warehouse with 25' clear height warehouse with a grade level door.

The space is currently lease until April 2026.

## RENT ROLL

	2321 Circadian Way	2329 Circadian Way
Tenant:	Grow Strong Industries	Vacant
Approximate Square Feet:	12,210 SF	42,319 SF
Listing Date:	5/1/2023 - 4/30/2026	
Annual Rent:	\$153,840 NNN	
Net Operating Income:		
All leases are triple net with direct pass-throughs of operating expenses.		
Operating Expense details will be provided upon request.		



## **NORTHPOINT CORPORATE CENTER** **2321-2329 Circadian Way - Building for Sale**

### **FOR SALE:**

**TOTAL SQUARE FOOTAGE ±54,529 RSF**

Purchase Price: \$13,632,000 (\$250 PSF)

- Land Area: ±137,300 SF
- Built: 1997
- Zoned BP: Business Park
- Parking: 157 spaces
- Construction: Concrete tilt-up
- Clear Height: 25'
- Slab: 5" concrete
- Roof: Built-up on 1/2" plywood sheets
- Gas & Power: PG&E 1,600 amps, 277/480, 3-phase power
- Sewer/ Water: City of Santa Rosa
- HVAC:
  - In office area in both buildings
  - In warehouse building 2329 for wine storage





## **NORTHPOINT CORPORATE CENTER** **2329 Circadian Way - Building For Lease**

**TOTAL SQUARE FOOTAGE ±42,319 RSF**

\$1.15/SF/Month, NNN (NNN= \$0.37)

### **WAREHOUSE ±38,000 RSF**

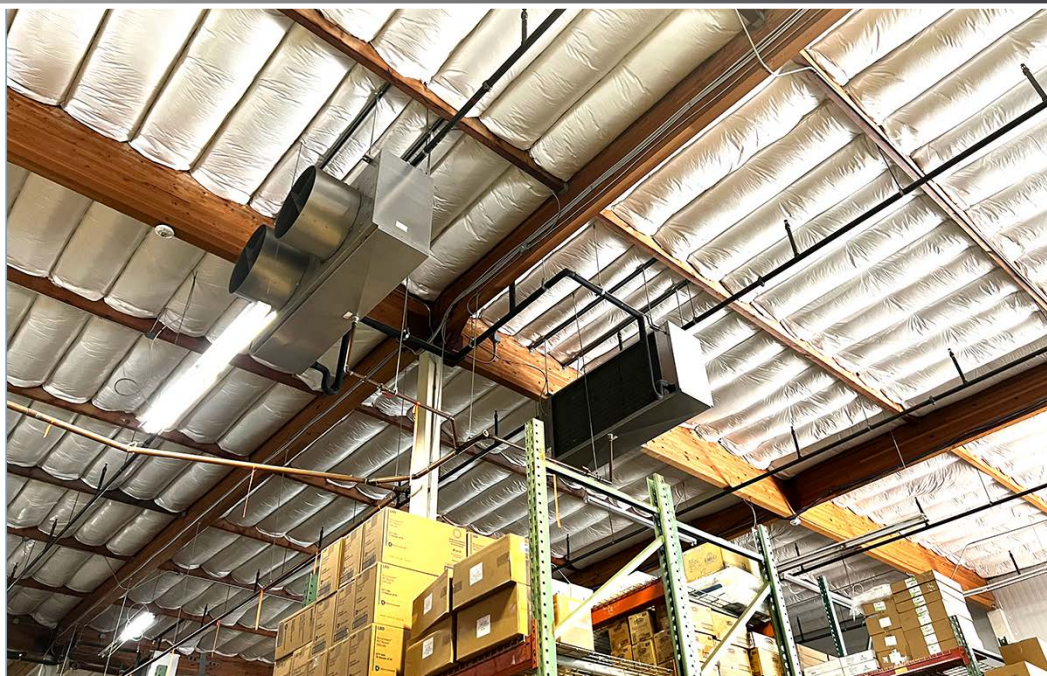
- Air conditioned warehouse with units on roof
- 4 interior recessed docks
- 2 grade-level doors
- Clear height 24'
- Sprinklers
- Insulated ceiling and walls (Previous tenant used for wine storage)

### **OFFICE ±4,319 RSF**

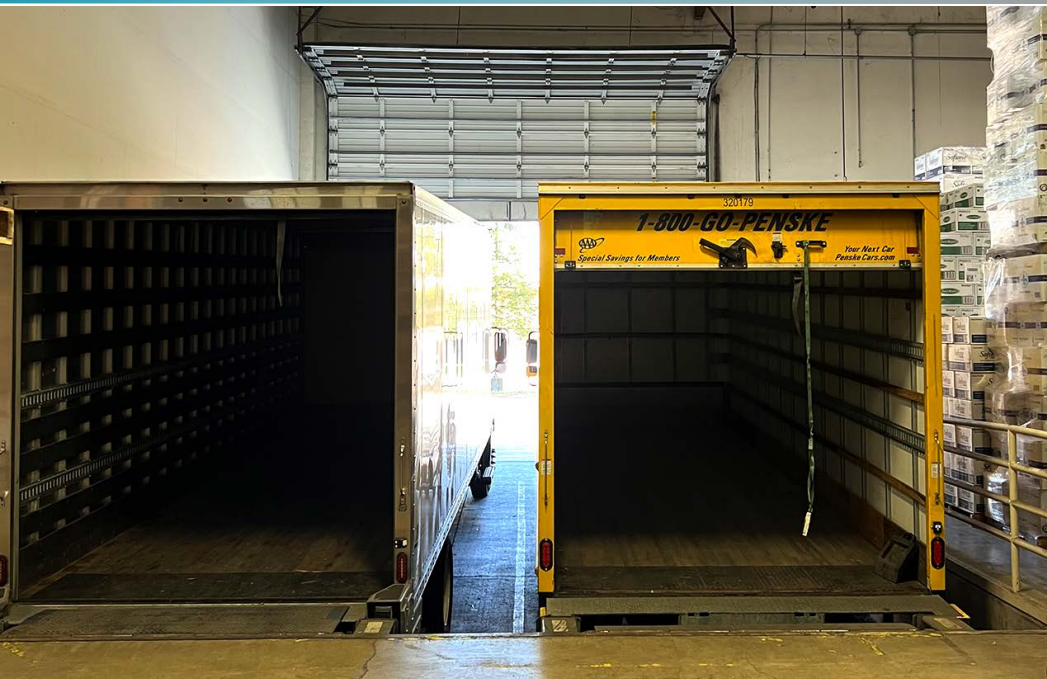
- 5 private offices
- Large bullpen area or showroom
- Staff lounge
- 2 restrooms
- On-site parking 136 spaces (Additional parking available on the street)
- Zoned - BP (Business Park)
- City sewer & water service
- Gas & electric - PG&E
- Power: 1,400 amps, 277/480, 3-phase power

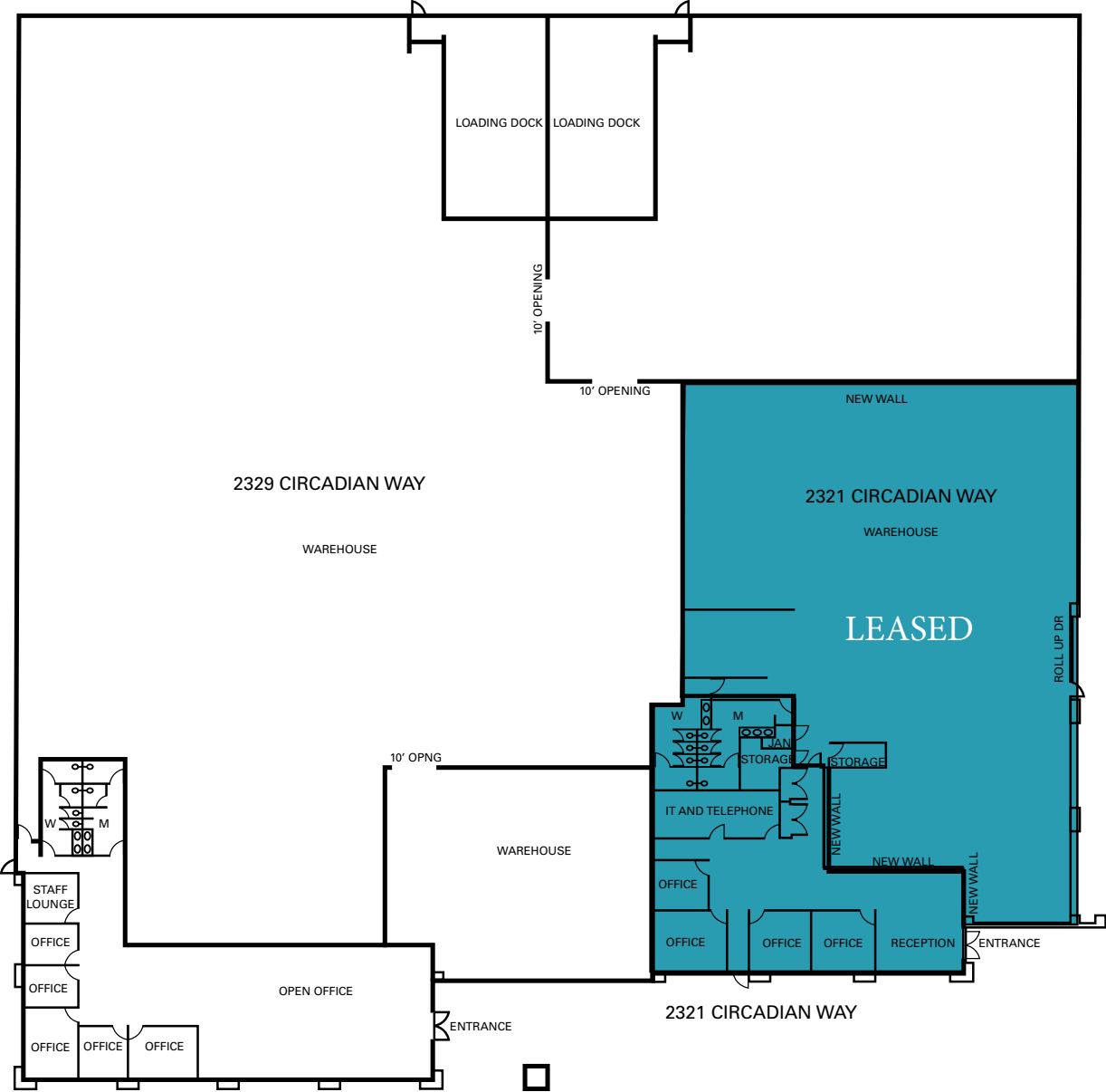














**SUBJECT PROPERTY**

2321-2329 Circadian Way

Santa Rosa, CA

54,529 SF

\$13,632 sale price

\$250/SF



**1431-1433 Grove Street**

Healdsburg, CA

29,757 SF

\$7,240,000 sale price

\$243/SF

1/20/2023 sale date



**1422 Technology Lane**

Petaluma, CA

22,724 SF

\$9,600,000 sale price

\$422/SF

1/20/2023 sale date



**1330 Commerce Street**

Petaluma, CA

17,063 SF

\$7,100,000 sale price

\$17,063/SF

4/15/2022 sale date



**201 Business Park Drive**

Rohnert Park, CA

69,550 SF

\$28,069,500 sale price

\$403/SF

12/15/2021 sale date



**1740 Copperhill Parkway**

Santa Rosa, CA

70,132 SF

\$18,200,000 sale price

\$258/SF

5/9/2022 sale date



**830 Denbeste Court**

Windsor, CA

63,000 SF

\$15,100,00 sale price

\$239/SF

4/29/2022 sale date



## EATERIES

- |                                |                                 |
|--------------------------------|---------------------------------|
| 1 Kamura Sushi                 | 9 Wingstop                      |
| 2 Three Leaves Foods           | 10 Del Valle Mexican Restaurant |
| 3 China Garden Restaurant      | 11 Popeyes Louisiana Kitchen    |
| 4 El Patio Mexiican Restaurant | 12 Pupusas & Tacos Marquez      |
| 5 Pho Vietnam Restaurant       | 13 La Texanita Restaurant       |
| 6 El Potrero Taqueria          | 14 Chicago's Pizza with A Twist |
| 7 Red Bee BBQ                  | 15 Sky Dragon Restaurant        |
| 8 Taqueria California          | 16 Taqueria Super Taco          |

## SHOPPING

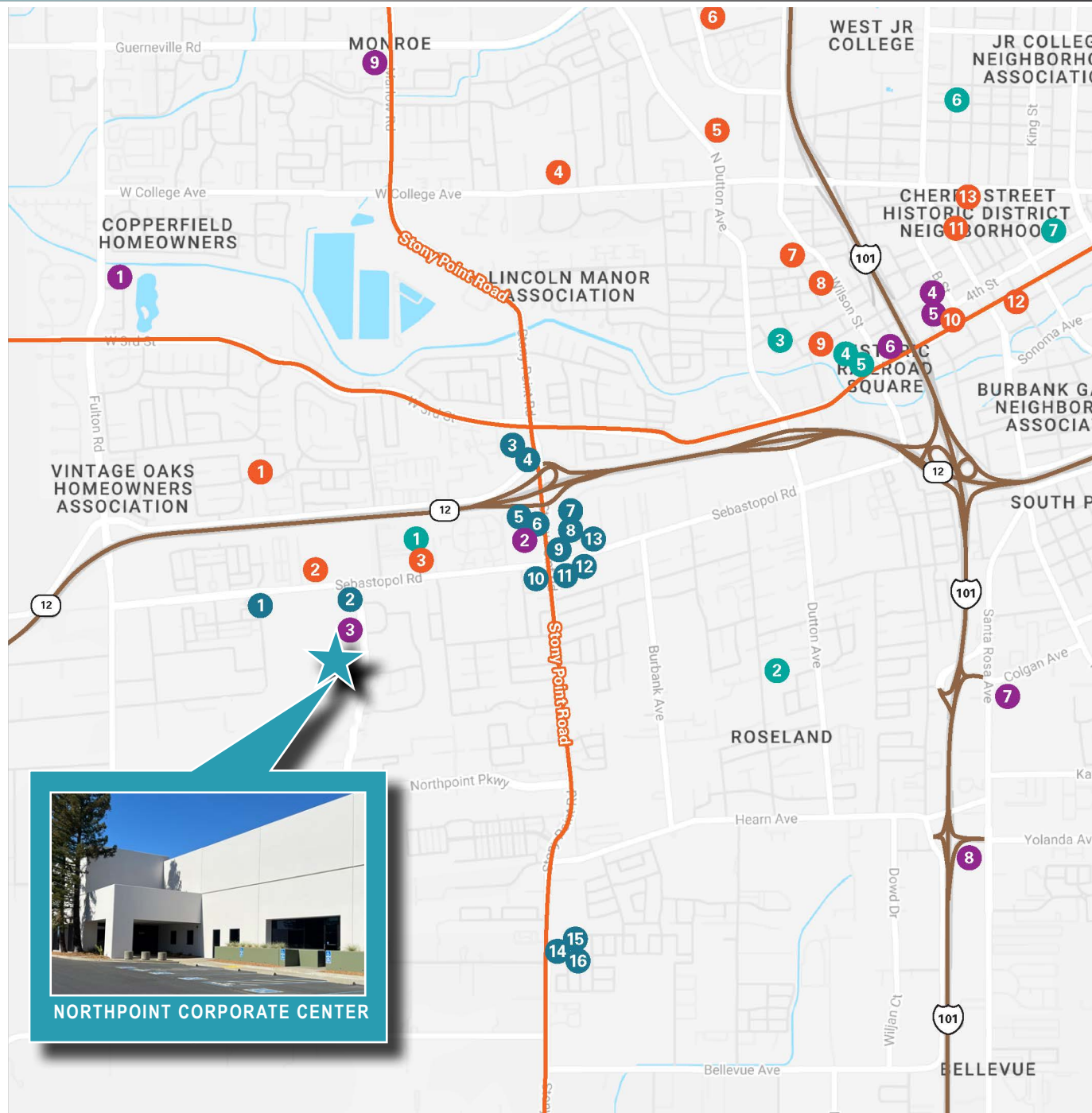
- |                                |                                   |
|--------------------------------|-----------------------------------|
| 1 Big Oak Shopping Plaza       | 6 Historic Railroad Square        |
| 2 Stony Point Plaza            | 7 Santa Rosa Marketplace          |
| 3 975 Corporate Center Parkway | 8 South Sant Rosa Shopping Center |
| 4 Plaza Mall                   | 9 Marlow Center                   |
| 5 Santa Rosa Plaza             |                                   |

## ATTRACTIONS

- |                             |                                     |
|-----------------------------|-------------------------------------|
| 1 Peanuts Statue            | 5 Railroad Square Historic District |
| 2 Bayer Park & Gardens      | 6 ReNasonce Gallery                 |
| 3 DeMeo Park                | 7 Fremont Park                      |
| 4 California Welcome Center |                                     |

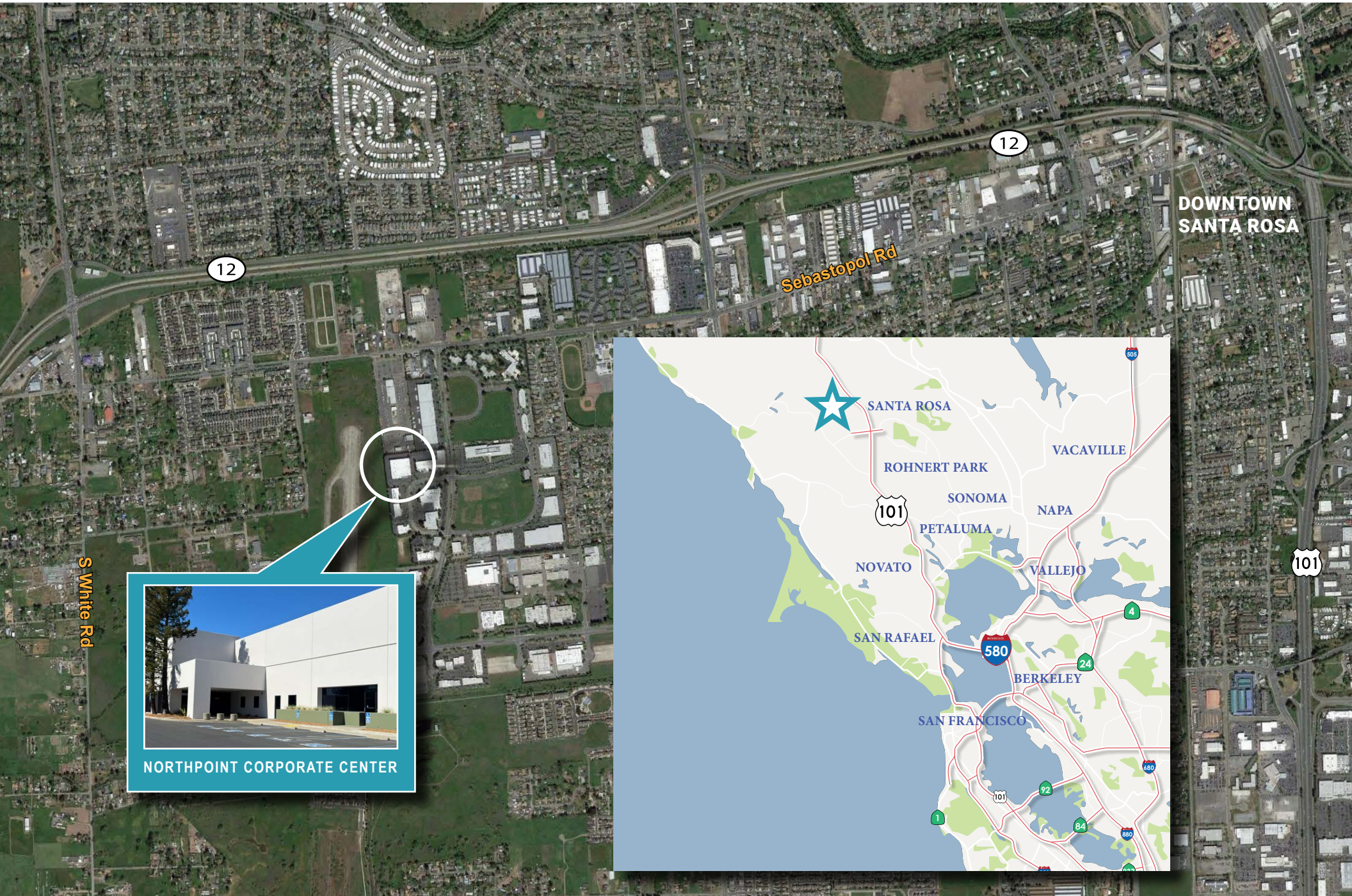
## FITNESS

- |                                    |  |
|------------------------------------|--|
| 1 Dana Jones Fitness Evolution     | 8 Crossfit Proprius- Sonoma Strength Academy |
| 2 Cali Kicks Martial Arts Academy  | 9 Fitness Forward                            |
| 3 Redwood Fitness                  | 10 Fitt Zone                                 |
| 4 Insight Fitness Studio           | 11 Crossfit Northgate                        |
| 5 Parkpoint Health Club Santa Rosa | 12 Santa Rosa Strength                       |
| 6 Crunch Fitness - Santa Rosa      | 13 E Studio Personal Training                |
| 7 Saiyan Strength Gym              |  |



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