

For Lease- Office/Bank/Retail Space

High Identity Location- Railroad Square

Lease Rate: \$1.95/ Sq. Ft. Triple Net



201 3rd Street, Santa Rosa, CA

Ground Floor - 2,763 ± RSF Available



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Property Summary

- Excellent location for professional firms, retail, financial institutions, business services, wine tasting/hospitality.
- Located at the corner of 3rd and Davis Streets in Railroad Square across from the Hyatt Regency.
- Zoning: Suburban Mixed-Use (SMU-H). Office, General Commercial and Retail.
- Exterior building tenant signage available on the east and west side of the building visible from Hwy 101.
- Onsite parking and adjacent City parking under Highway 101 between 3rd and 4th Streets.
- Common area lobby on the ground floor.
- Built in 2006 with modern interior improvements.
- Existing bank vault/storage room/wine storage.
- ATM room/wall opening available and existing vault.



First Floor Davis Street Entrance



First Floor Office Area

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First Floor Plan

Parking Lot



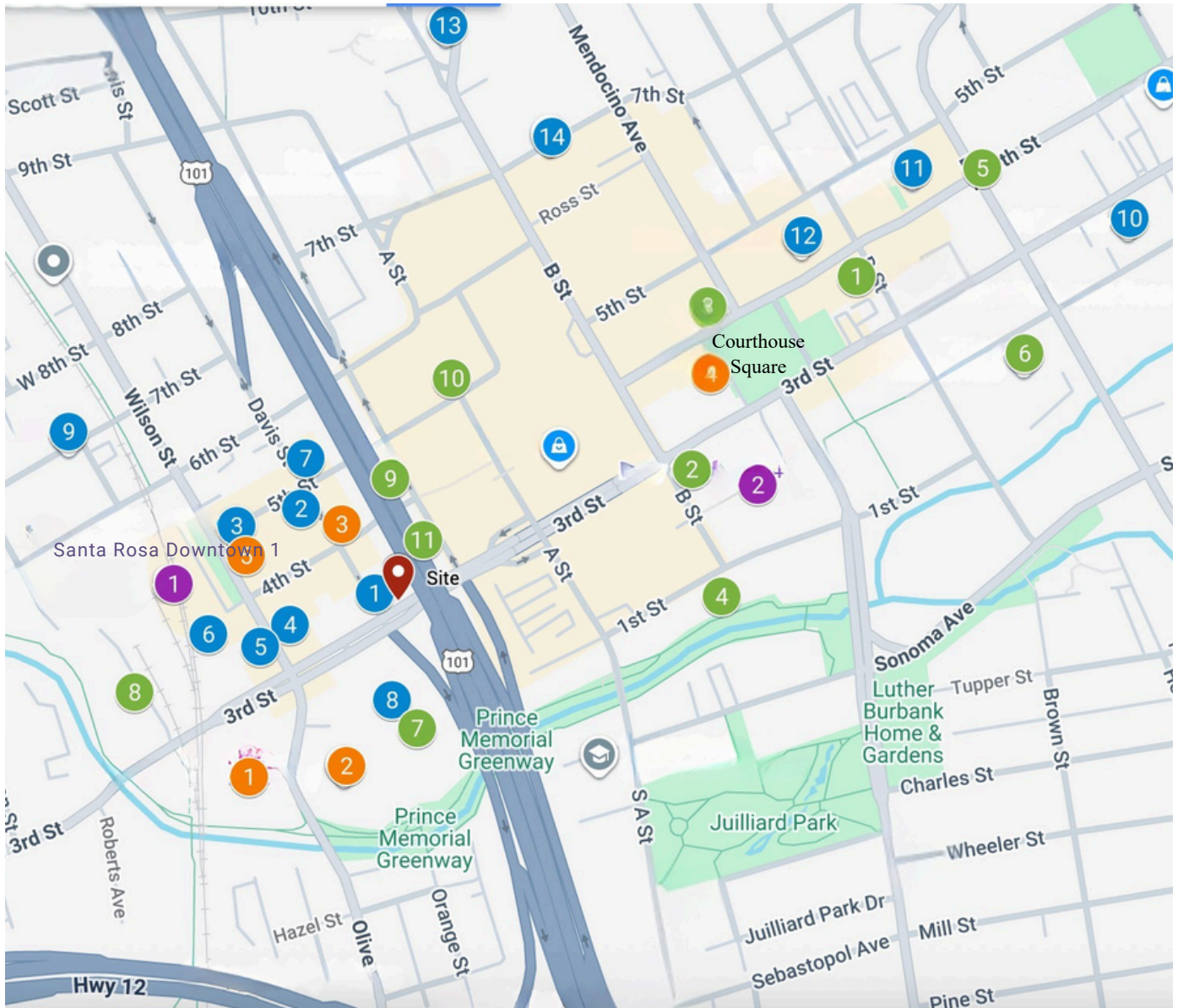
Legend:

- Circulation/Vertical Space
- Common Area

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Amenities Map



Cafe's & Restaurants

- 1 Marla SR Bakery and Cafe
- 2 Jackson's Bar and Oven
- 3 Grossman's Noshery & Bar
- 4 La Gare French Restaurant
- 5 Chevys
- 6 The Branch Line
- 7 Americana
- 8 Railroad Stop
- 9 Stark's Steak & Seafood
- 10 Ca'Bianca
- 11 Russian River Brewing
- 12 L'Oro di Napoli
- 13 Brew Coffee and Beer House
- 14 Haku Sushi

Services

- 1 FedEx Office Center
- 2 WaFd Bank
- 3 Exchange Bank
- 4 Poppy Bank
- 5 Bank of America
- 6 US Postal Service
- 7 Tesla Destination Charger
- 8 Railroad Square Parking
- 9 City Public Parking
- 10 B Street Parking
- 11 More Parking Under Hwy 101

Hotels

- 1 Marriott Hotel
- 2 Hyatt Regency Sonoma
- 3 AC Marriott
- 4 Hotel E
- 5 Hotel La Rose

Transportation

- 1 Smart Train Depot
- 2 Santa Rosa Transit Mall

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Downtown Santa Rosa

The heart of Santa Rosa is in the midst of an exciting period of revitalization with several new developments. First of these is the recent completion of the \$10 million reunification of Old Courthouse Square. The Square serves as the center of and focal point for financial, cultural and business activity in Santa Rosa.

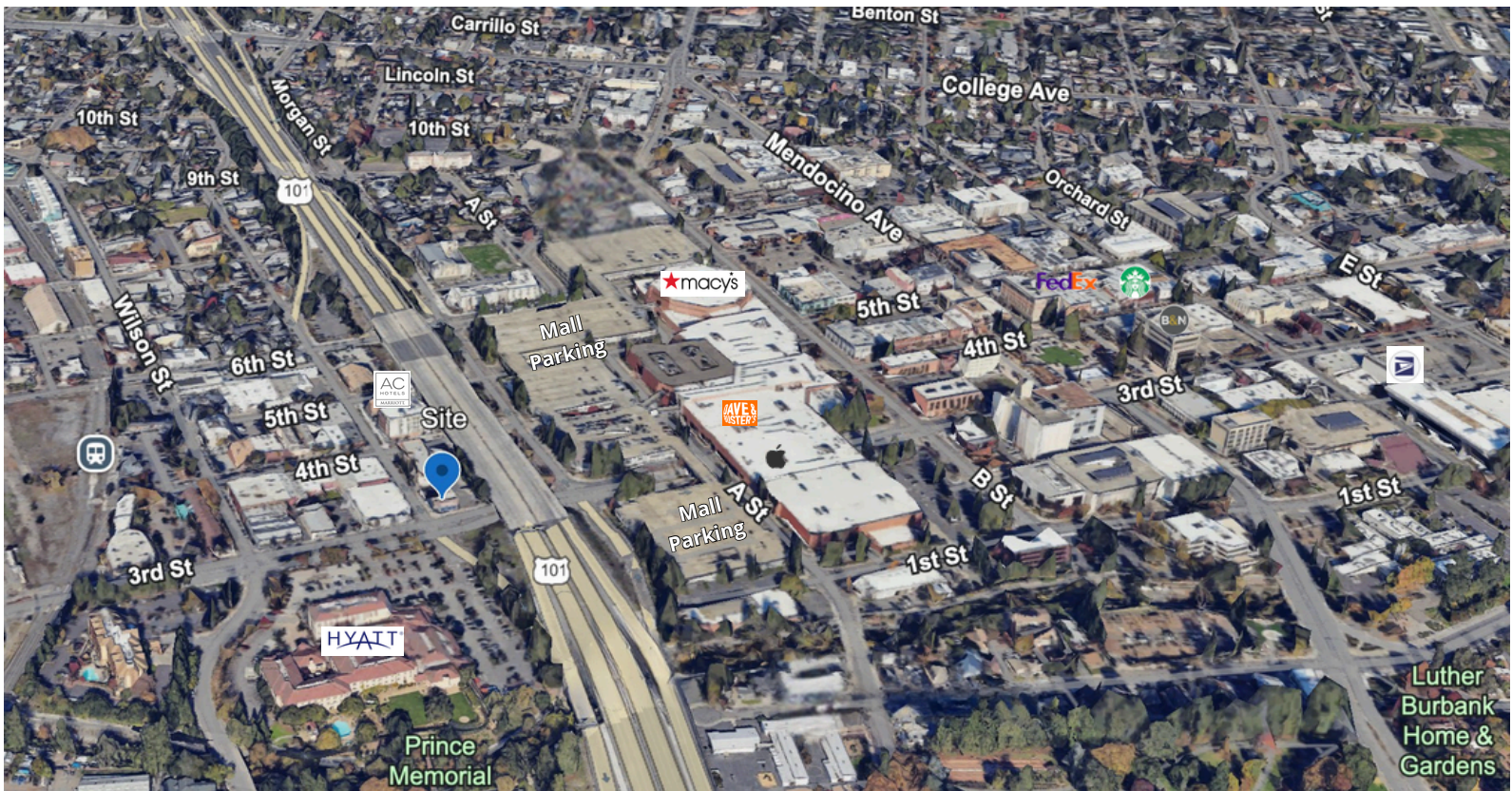
The SMART Train is now running and serves the Downtown area with multiple stops each day at the Railroad Square Depot, walking distance from Courthouse Square. The SMART Train travels to and from San Rafael several times daily along with many stops along the way including Rohnert Park, Petaluma, and Novato to the south and the Sonoma County Airport area to the north. Residents and business people can travel to and from Downtown Santa Rosa to destinations throughout the North Bay. And soon construction will begin on a new boutique hotel overlooking Courthouse Square.

Business people, visitors and local residents enjoy the Courthouse Square plaza, the high-quality craft breweries such as Russian River Brewing and 3rd Street Aleworks, the Wednesday Night Farmer's Market, the annual Iron Man Triathlon, the Amgen of California Bicycle Tour race, Movie Nights, Street Sales, Car Shows, the Luther Burbank Rose Parade, as well as various community gatherings held regularly throughout the year.

111 Santa Rosa Ave. is located 2 blocks from Courthouse Square and within walking distance to the major civic center of Santa Rosa with Federal, State and City government offices. There are over 15 banks, the main Santa Rosa U.S. Post Office, an excellent variety of restaurants, locally owned retail stores, museums, movie theaters, coffee houses and night clubs, all conveniently located just a short stroll away. The hip and revitalized South A

Arts District is located a few blocks away as well, offering fine dining, retail stores and galleries. Also located in the area is "Santa Rosa Plaza", a major indoor mall, with many contemporary retail establishments.

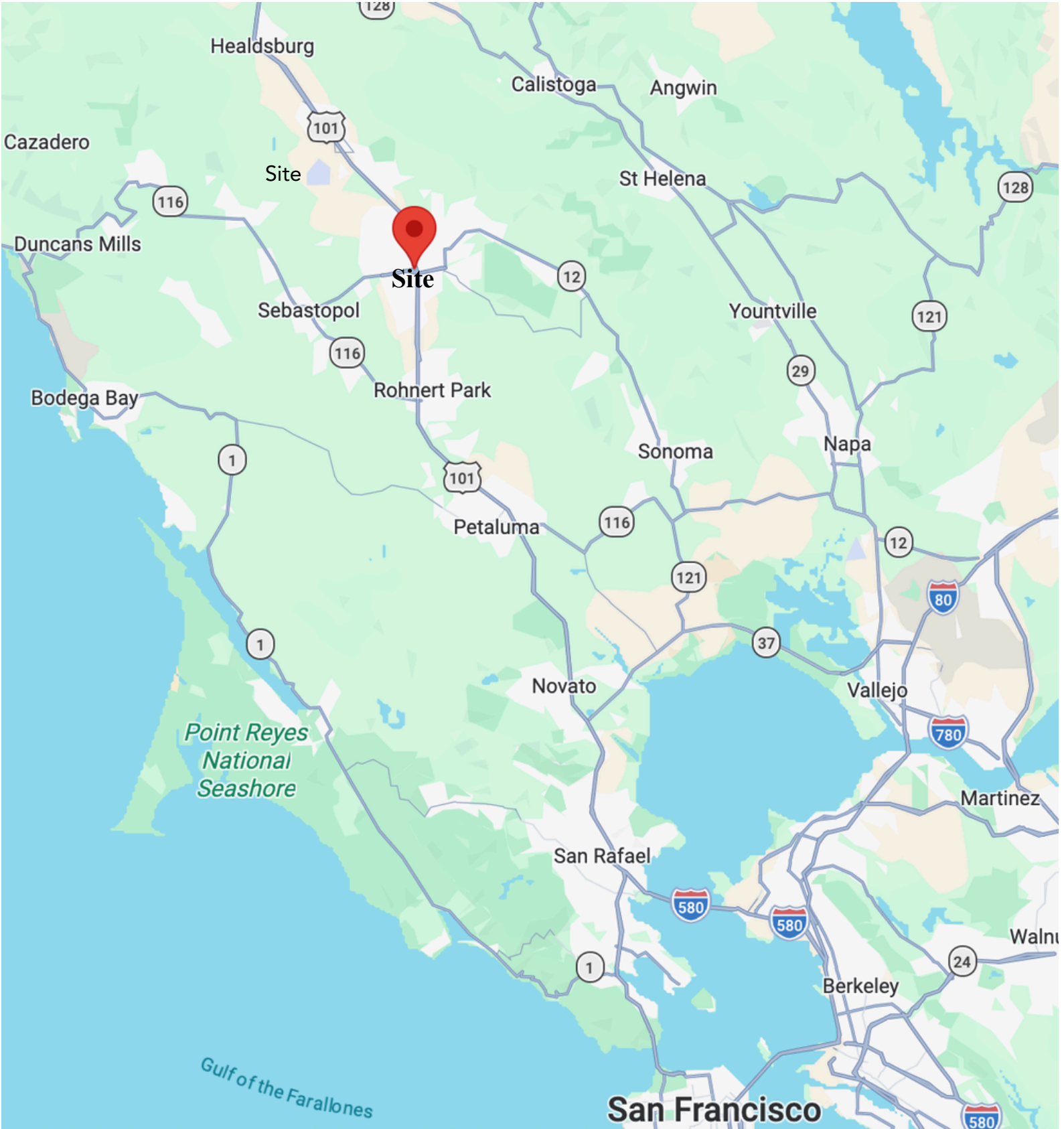
The Prince Memorial Greenway is an adjacent public pedestrian and bicycle path along Santa Rosa to the town of Sebastopol 7 miles to the west in a quiet setting. The Greenway provides cyclists and walkers access to daytime exercise along the creek.



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Regional Map



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First Floor - 3rd Street Entry Lobby & Parking



Downtown Santa Rosa - Courthouse Square



Railroad Square



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Santa Rosa/Sonoma County

Santa Rosa is the County Government seat and largest business and economic center between San Francisco and Portland, OR. This beautiful mid-sized city has a population of approximately 176,000 and is the governmental, financial, medical, and retail center of Sonoma County. Santa Rosa is located 45 miles north of the Golden Gate Bridge in the world class Sonoma County Wine Country.

Sonoma County has a population of approximately 500,000 and is known for its incredible natural beauty, technology base and bioscience firms, diverse landscape, world-class foods and beverages including approximately 250 wineries and 25 craft beer breweries, 16 American Viticultural Areas (AVA's) nestled between the Mayacamas Mountains and the gorgeous Pacific Coast/Bodega Bay to the Russian River and Sonoma Valley. Employment and innovation leaders include Medtronic, Keysight (formerly Agilent), Viavi, Tri Vascular Medical Devices, American Ag Credit, Kaiser Hospital, St. Joseph Health, and Sutter Health.

Sonoma County educational institutions include Sonoma State University, Empire College, Santa Rosa Junior College and a branch of San Francisco State University.

A Mediterranean climate with exceptional air quality and four distinct seasons, the weather in Sonoma County is ideal. Sonoma County is bordered to the south by Marin County, to the east by Napa County and to the north by Mendocino County. There is immediate access to San Francisco and the entire Bay Area, and is a commercial hub of the North Bay.

Sonoma County is the home to a burgeoning craft beer industry led by world- renowned breweries including Lagunitas Brewing Co., Russian River Brewing Co., Fogbeltd Brewing Co. and Bear Republic Brewing Co. The annual release in Downtown Santa Rosa of Russian River Brewing Company's 'Pliny the Younger' draws thousands of beer aficionados from around the world for two weeks each February and is ranked among the world's top craft beers. The economic impact of the craft brewing industry in Sonoma County is estimated to be over \$125,000,000.

During the last 30 years, the popularity and significance of Sonoma County wines have given rise to a variety of cultural amenities, attractions and experiences including wine tasting, winemaker dinners, vineyard cycling and competitive cycling events, the Green Music Center, Luther Burbank Center for the Arts, and the recent boom in craft breweries tours.

Sonoma County was also the home of Peanuts cartoonist Charles Schulz, and the Sonoma County Airport is named after Mr. Schulz. Air service to the Sonoma County Airport includes Horizon Air Flights to Seattle, Portland, Los Angeles and San Diego, Orange County, Phoenix and Minneapolis.

Links:

Santa Rosa Chamber of Commerce — www.santarosametrochamber.com

Sonoma County Economic Development Board — www.sonomaedb.org

City of Santa Rosa — www.srcity.org

Press Democrat Newspaper — www.PressDemocrat.com

North Bay Business Journal — www.NBBJ.com

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