

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:

Barry Palma, CCIM
Senior Managing Director
barry.palma@nrmk.com
707.583.8410
CA DRE #00901364

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)

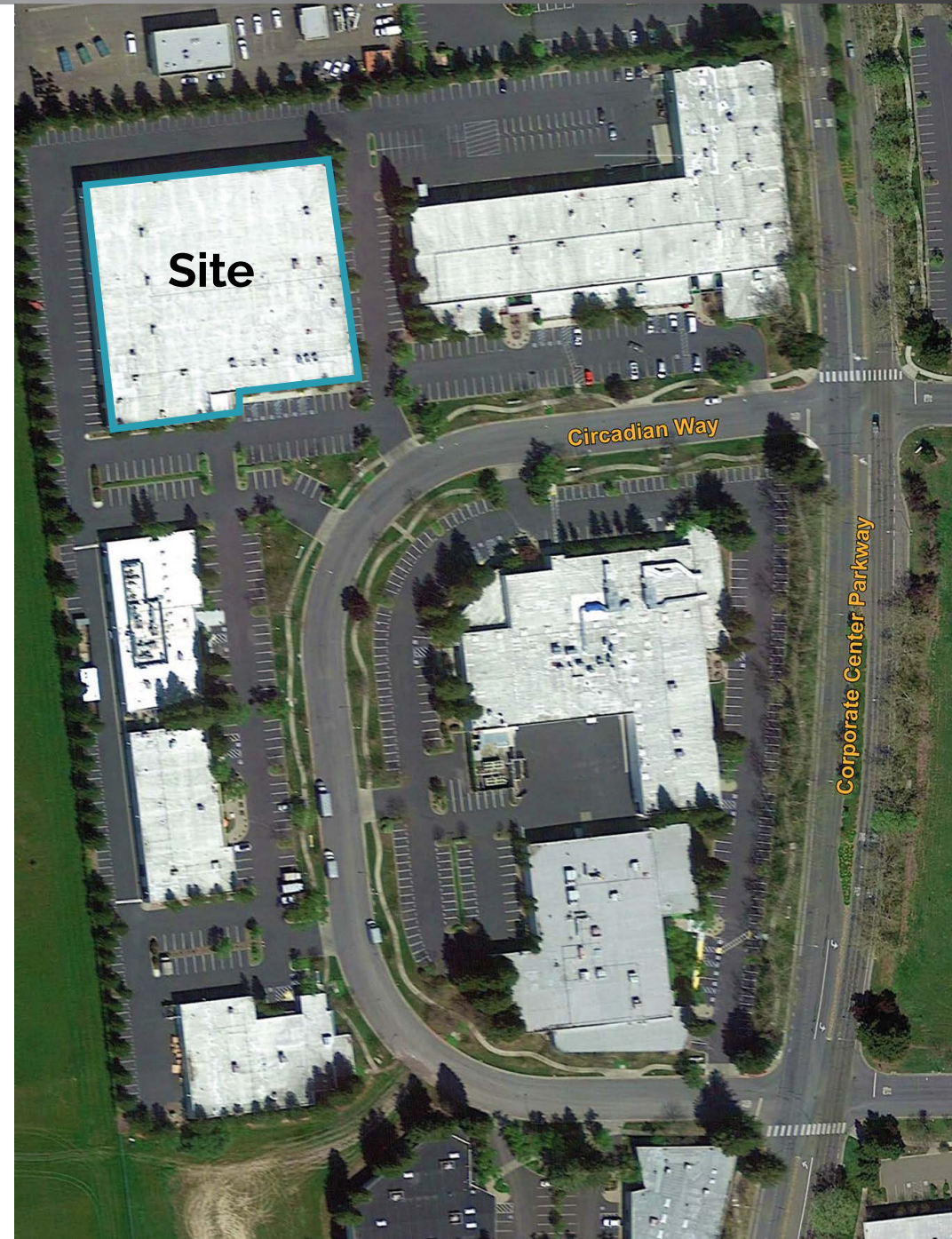
WAREHOUSE ±38,000 RSF

- 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

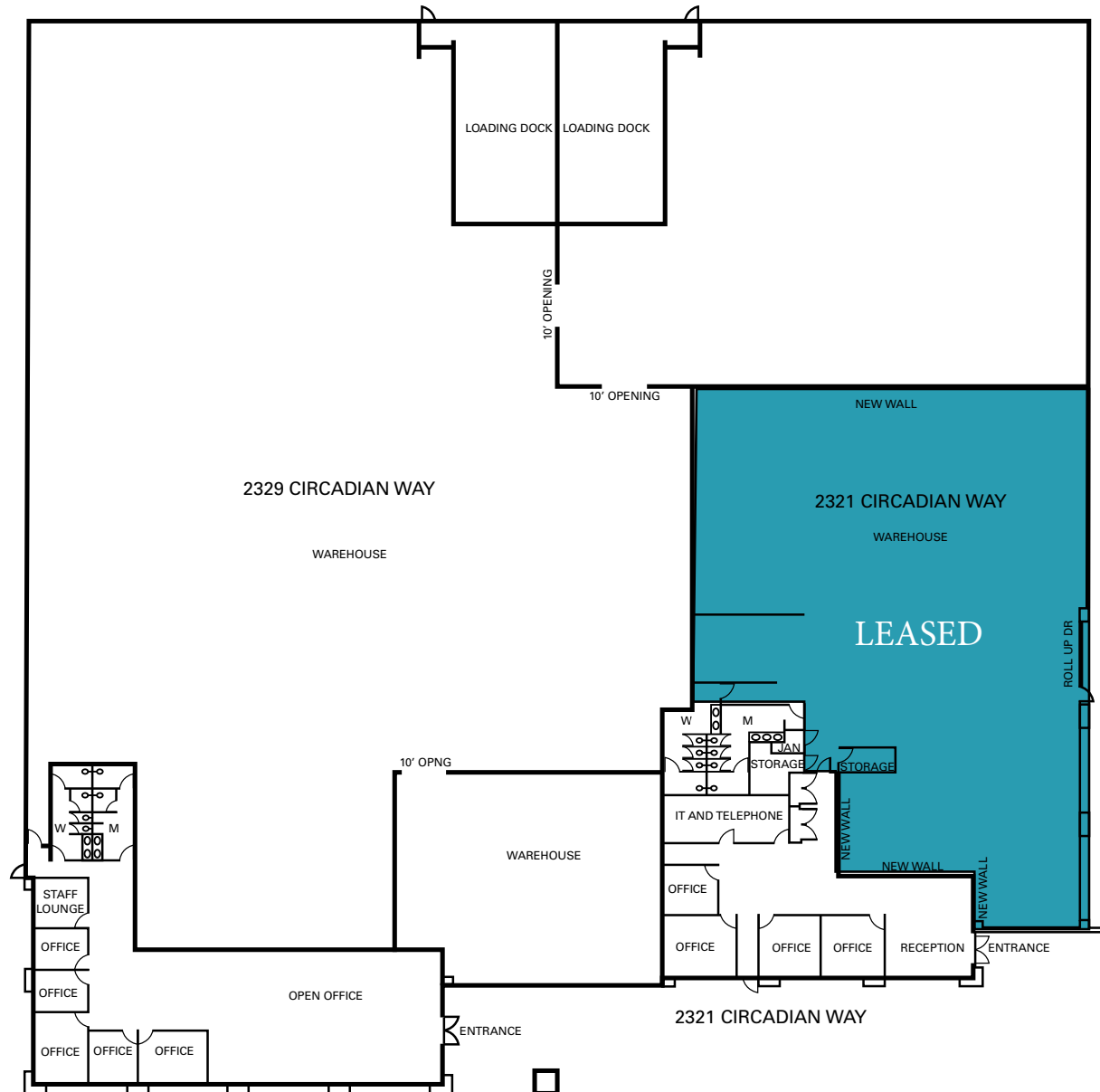
- 5 private offices
- Large bullpen area or showroom
- Staff lounge
- 2 restrooms

- 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

\$15,100,000 sale price

\$239/SF

4/29/2022 sale date

EATERIES

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

SHOPPING

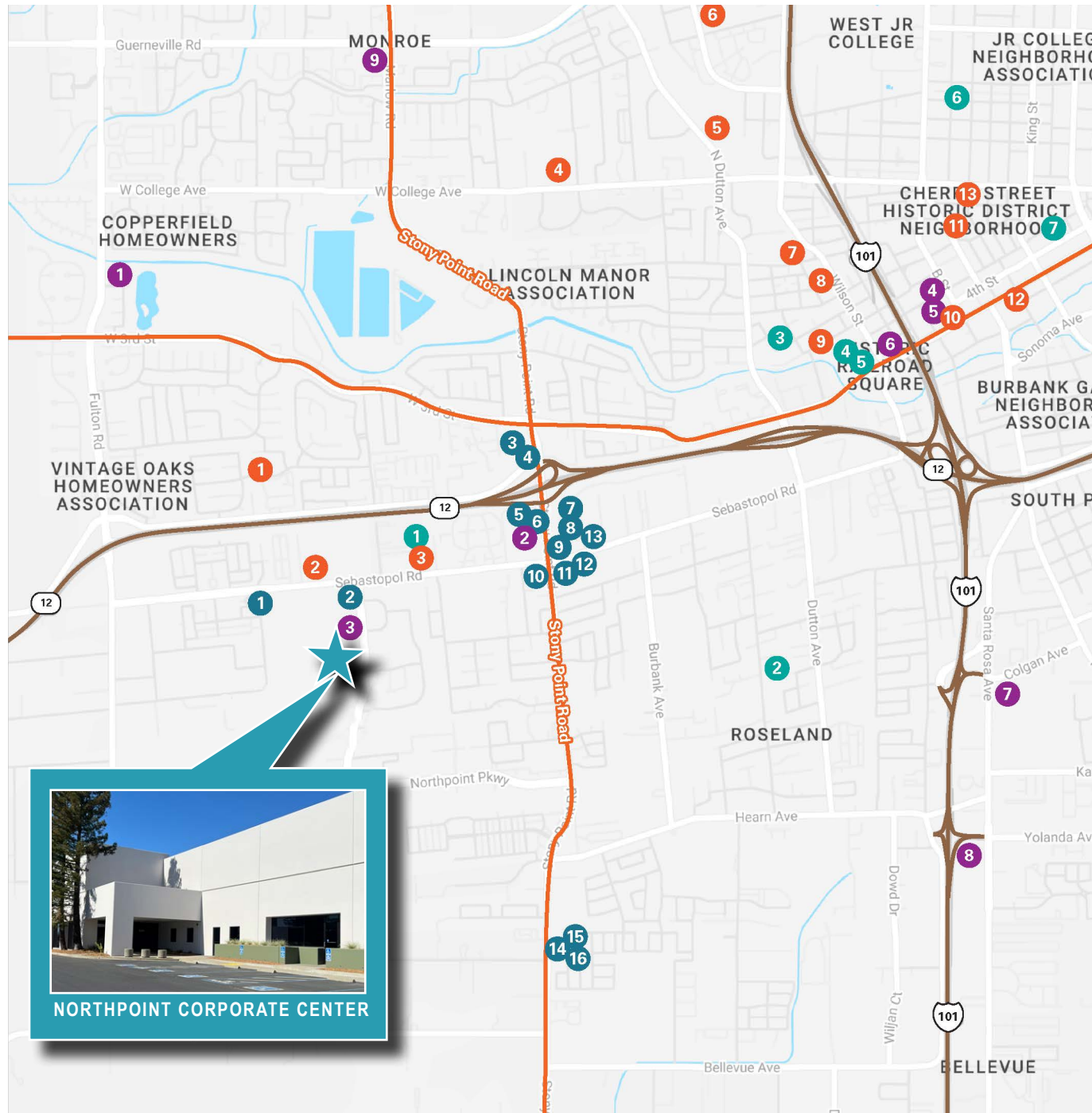
- 1 Big Oak Shopping Plaza
- 2 Stony Point Plaza
- 3 975 Corporate Center Parkway
- 4 Plaza Mall
- 5 Santa Rosa Plaza
- 6 Historic Railroad Square
- 7 Santa Rosa Marketplace
- 8 South Sant Rosa Shopping Center
- 9 Marlow Center

ATTRACTIONS

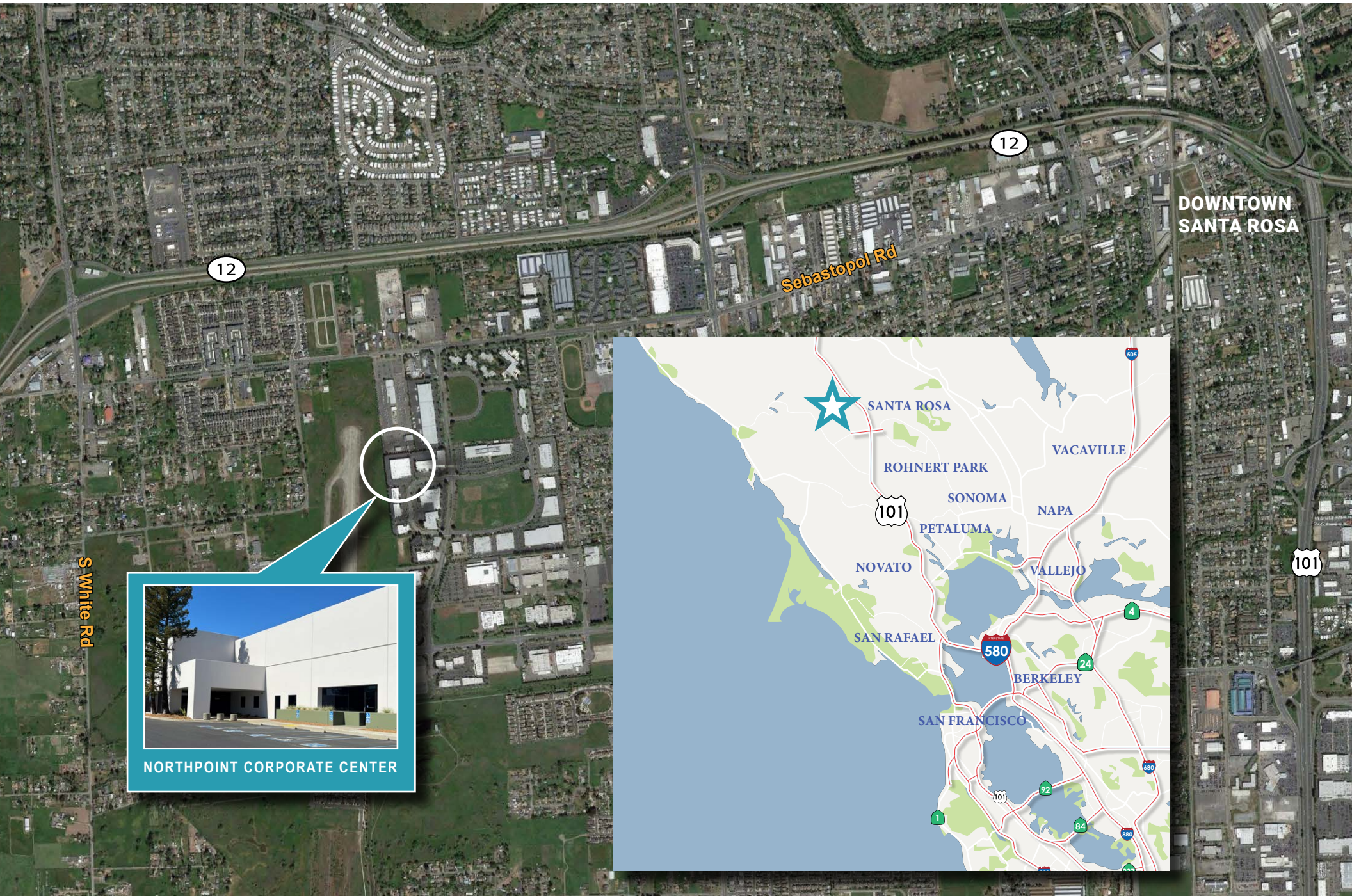
- 1 Peanuts Statue
- 2 Bayer Park & Gardens
- 3 DeMeo Park
- 4 California Welcome Center
- 5 Railroad Square Historic District
- 6 ReNasonce Gallery
- 7 Fremont Park

FITNESS

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



NORTHPOINT CORPORATE CENTER



12

12

Sebastopol Rd

DOWNTOWN
SANTA ROSA

S White Rd



NORTHPOINT CORPORATE CENTER

NORTHPOINT CORPORATE CENTER

2321 - 2329 Circadian Way | Santa Rosa | CA



Exclusive

Listing

Agent:

Barry Palma, CCIM

Senior Managing Director
barry.palma@nmrk.com
707.583.8410
CA DRE #00901364

**1101 Fifth Avenue, Suite 370
San Rafael, CA 94901
707-584-8400 nmrk.com**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Last updated: October 8, 2024 4:49 PM

NEWMARK