

BAYSIDE REALTY PARTNERS PRESENTS

# Fountaingrove Medical Building

3536 Mendocino Avenue, Santa Rosa, California

±22,000 SF Available for Health System or Medical Clinic



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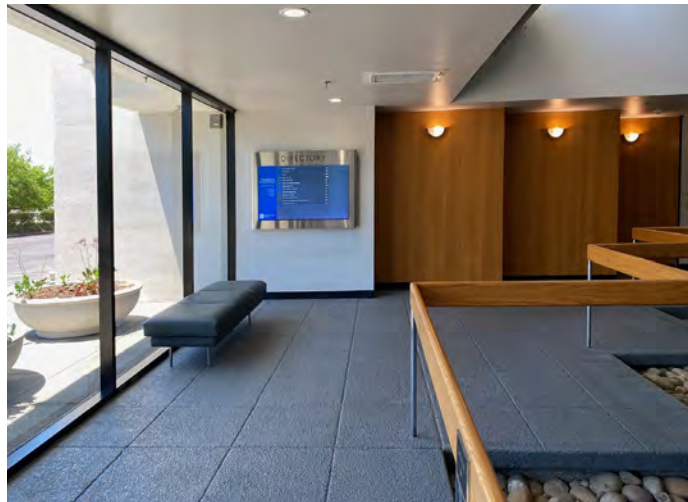


# 3536 Mendocino Avenue

## Santa Rosa, California

### LOCATION

- Central Santa Rosa location near walkable retail amenities, hospital campuses and major highways
- Immediate access to US-101, SR-12 and public transportation
- Proximity to three regional hospitals including:
  - Kaiser Permanente Santa Rosa Medical Center (*across street*)
  - Sutter Health Santa Rosa Regional Hospital (*< 3 miles*)
  - Santa Rosa Memorial Hospital (*< 5 miles*)



### BUILDING

- Class A, premiere medical office building in Santa Rosa market
- Strong and diversified mix of medical practice tenants from primary care and internal medicine to ophthalmology and cardiology
- Greatest MOB parking ratio with abundant spaces at more than 5/1,000 SF
- Spacious lobbies, common areas and outdoor deck for dining
- On-site lab services (LabCorp)

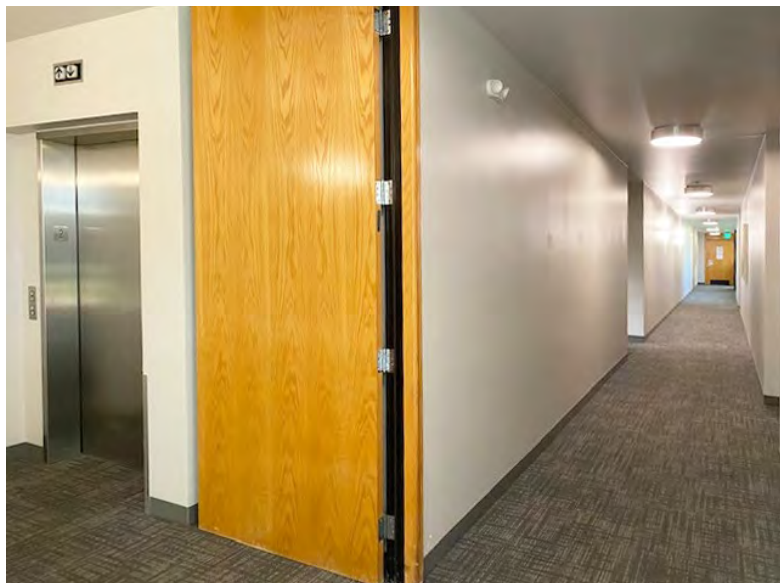
# 3536 Mendocino Avenue

Santa Rosa, California



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# 3536 Mendocino Avenue Santa Rosa, California



 **Sutter Health**  
Sutter Santa Rosa  
Regional Hospital

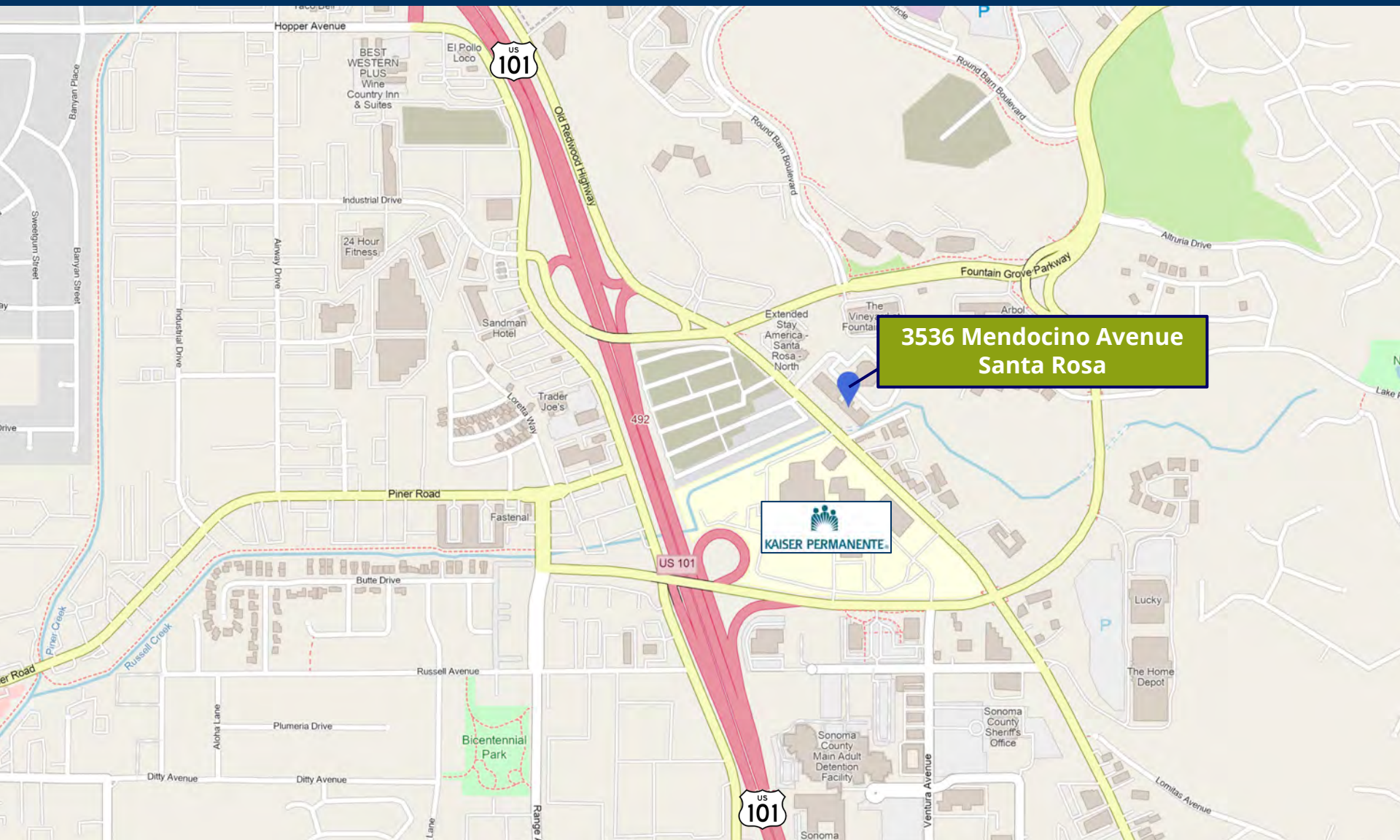
**3536 Mendocino Avenue  
Santa Rosa**

 **KAISER  
PERMANENTE**  
Santa Rosa Medical Center

**St. Joseph Health**   
Santa Rosa Memorial

# 3536 Mendocino Avenue

## Santa Rosa, California



**3536 Mendocino Avenue  
Santa Rosa**



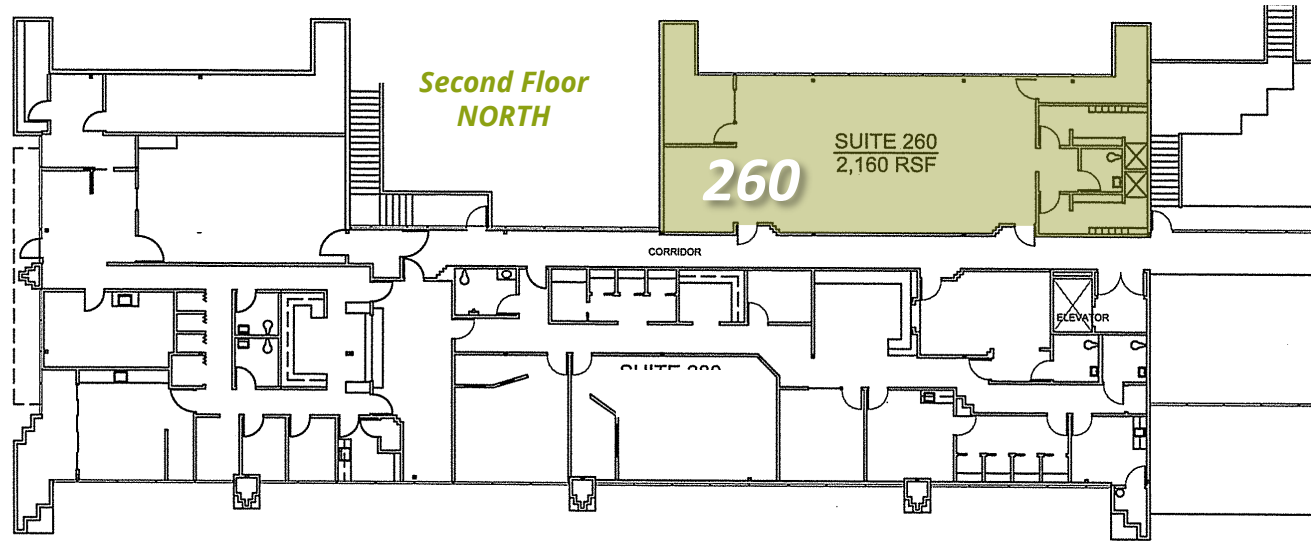
# 3536 Mendocino Avenue

Santa Rosa, California

## SECOND FLOOR — ACTUAL

**Suite 260**    **2,160 RSF**

1 office, large open space,  
restroom and storage

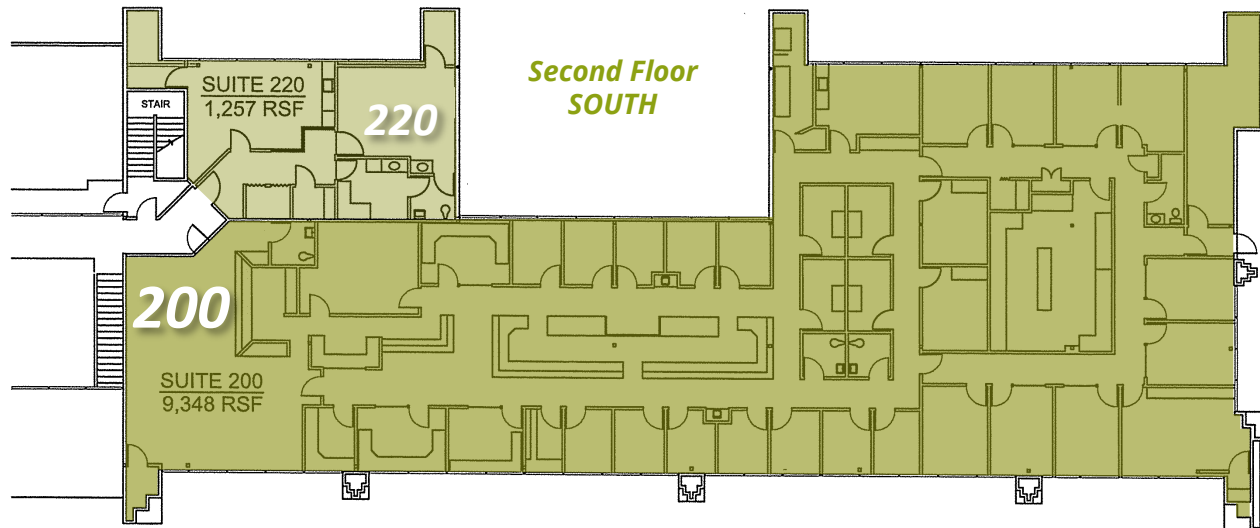


**Suite 220**    **1,257 RSF**

2-3 offices, reception,  
restroom. Combined with  
Suite 200 for 10,605 SF

**Suite 200**    **9,348 RSF**

30+ office/exam rooms,  
reception/waiting area,  
conference room,  
4 restrooms. Combined  
with Suite 220 for 10,605 SF



# 3536 Mendocino Avenue

Santa Rosa, California

## SECOND FLOOR— CONCEPTUAL PLANS

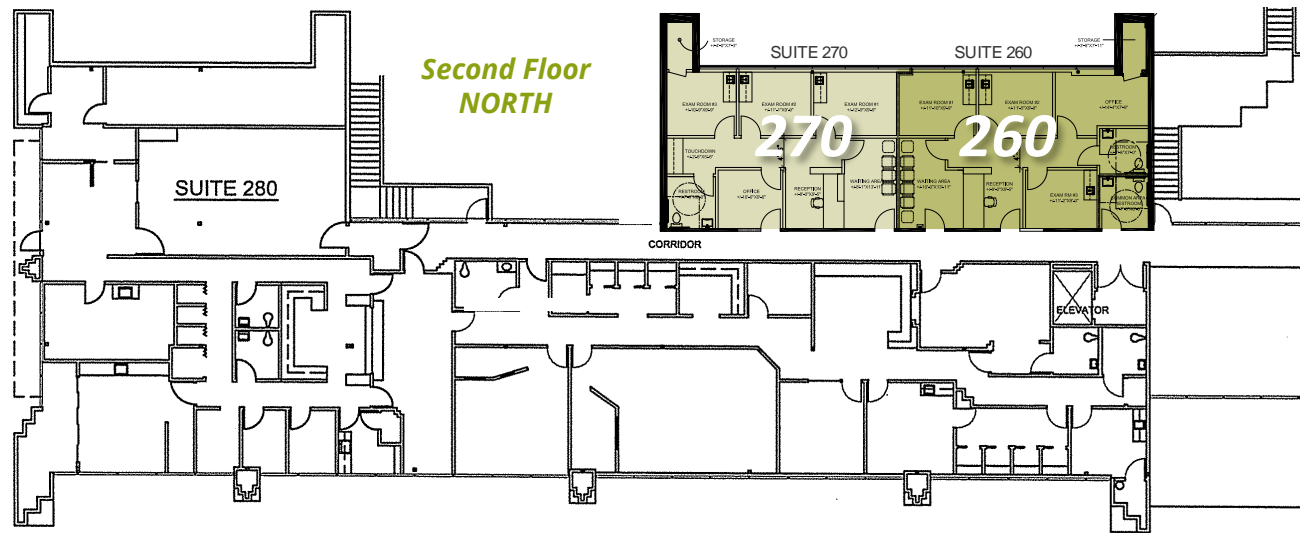
### TWO-TENANT OPTION

**Suite 260** 1,118 RSF

3 exam rooms, office, waiting area/reception, 2 restrooms, storage

**Suite 270** 1,042 RSF

3 exam rooms, office, waiting area/reception, restroom, storage



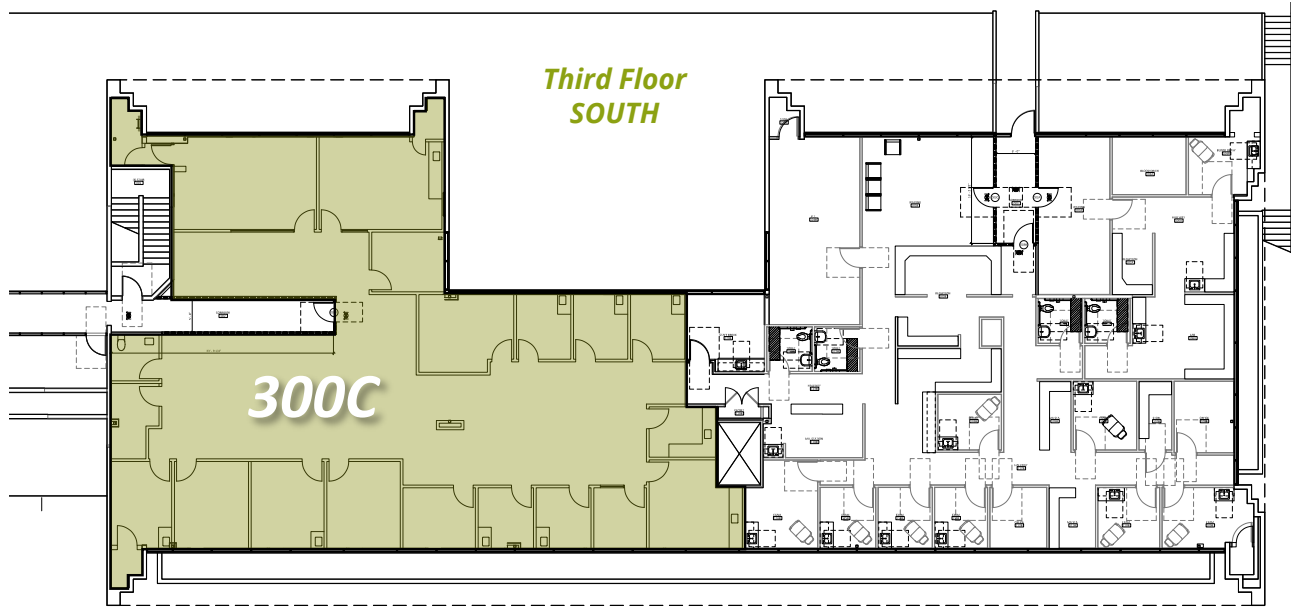


# 3536 Mendocino Avenue

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## THIRD FLOOR — ACTUAL

**Suite 300C** 5,269 RSF  
16 office/exam rooms,  
1 restroom

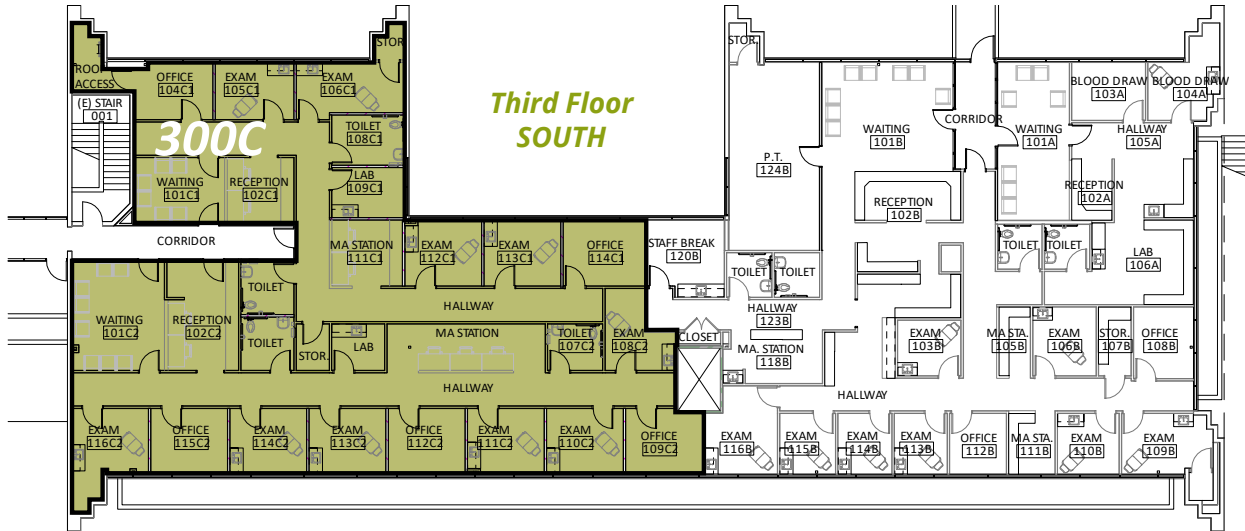


# 3536 Mendocino Avenue

## Santa Rosa, California

### THIRD FLOOR— CONCEPTUAL PLANS

**SINGLE-TENANT OPTION**  
**Suite 300C 5,269 RSF**  
 15 office/exam rooms,  
 4 restrooms



**TWO-TENANT OPTION**  
**Suite 300C-1 ~2,349 RSF**  
 6 exam/offices, 2 restrooms,  
 waiting, reception, lab

**Suite 300C-2 ~2,920 RSF**  
 9 exam/offices, waiting,  
 reception, 2 restrooms



# Meet Your Expert Team



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# BAYSIDE REALTY PARTNERS

*The preeminent provider of management, leasing, construction management and accounting services for healthcare properties.*



## MARKET LEADER

- Leasing & Property Management
- Investment Sales
- Tenant Representation
- Construction Management
- Property Repositioning



## INFLUENTIAL NETWORK

- Institutional Investors
- Healthcare Systems and Healthcare Districts
- Physicians & Districts
- Private Investors



## DOMINANT FOOTPRINT

- 2 million SF leased & managed
  - 50+ MOB portfolio
  - 10,000-240,000 SF
  - 500,000 SF portfolio
- San Francisco's largest MOBs
- 950+ leases executed
- 500+ medical and dental tenants

**DOMINANT. EXPERT. INFLUENTIAL.**