

# STATE OF THE ART MEDICAL CENTER

IN THE HEART OF SANTA ROSA

101 BROOKWOOD AVENUE



± 92,940 SQ FT

FOUR-STORIES - FULLY ENTITLED

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**NEWMARK**



THE FIRST NEW DEVELOPER SPONORED MOB TO BE BUILT  
IN THE SANTA ROSA MARKET IN OVER 30 YEARS



# ►PROJECT FEATURES



**FULLY ENTITLED**  
four-Story state-of-the-art medical office building



**TWO WALKING BLOCKS**  
from Memorial Hospital via  
Second Street along Montgomery Drive



**FLOOR HEIGHTS**  
on first and second floor suitable  
for ASC and Oncology users



**SIGNAGE**  
major building signage available



**PARKING**  
on-site, four-story parking structure  
with a ±4.2/1,000 parking ratio



**POWER**  
back-up power for continuity



# ►PROJECT LOCATION



STATE OF THE ART MEDICAL CENTER

101 BROOKWOOD AVENUE | SANTA ROSA | CALIFORNIA



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# SITE PLAN



**LOCATION**  
at the edge of vibrant  
Downtown Santa Rosa



**PARK-LIKE SETTING**  
with walking path along  
the creekside



**LOCALITY**  
less than 1 mile from  
US Hwy-101

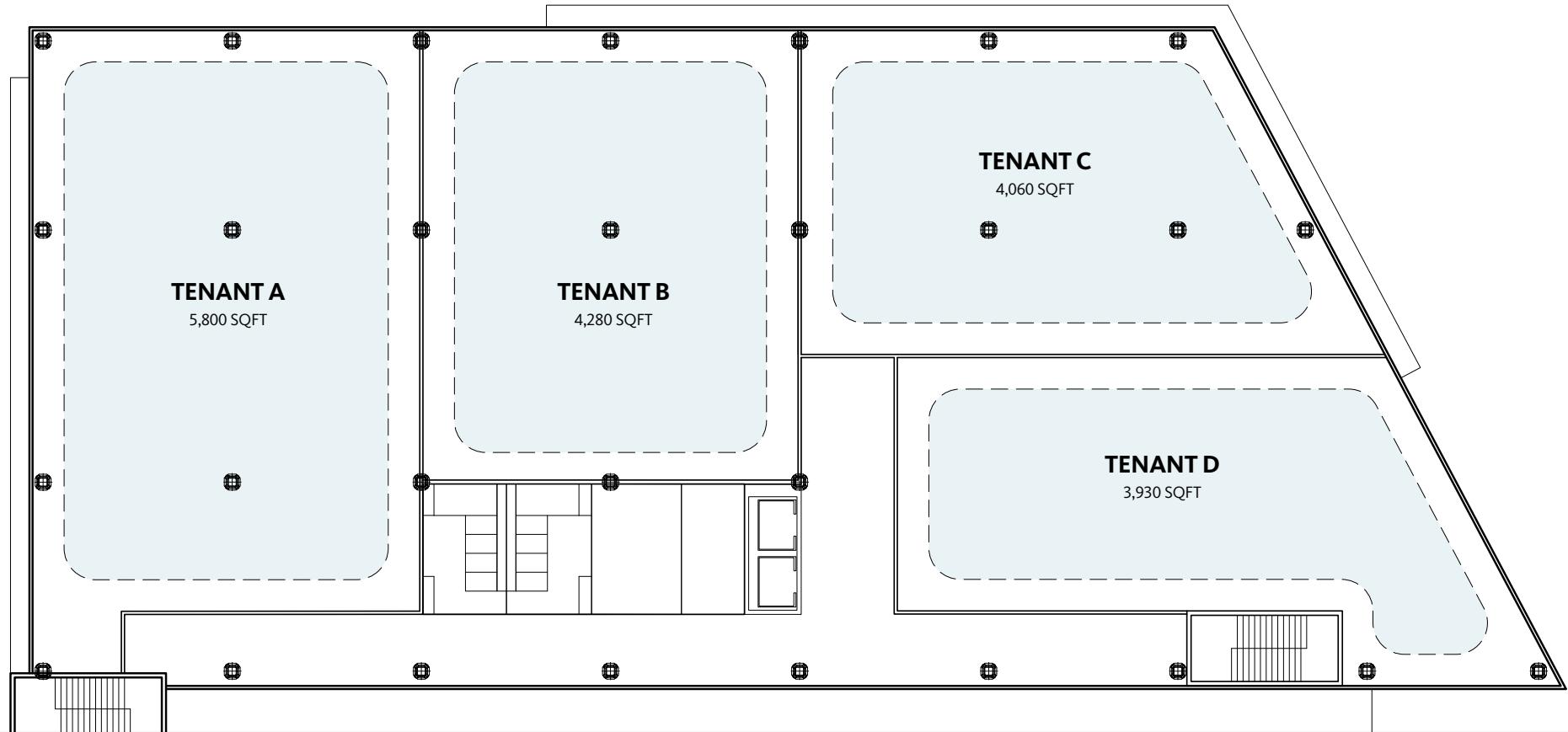


**ACCESS**  
has three convenient  
planned vehicular  
entry and exits

# POTENTIAL SUITES



- ▶ ALL FLOORS AVAILABLE FOR LEASE
- ▶ FLOOR PLATES ARE  $\pm 23,185$  RSF



# ► LOBBY & REGISTRATION



MODERN  
and efficient designs



NATURAL  
finishes



ABUNDANCE  
of natural light



WELCOMING  
and comforting



# ► DEMOGRAPHICS 2023

CITY OF SANTA ROSA (5 MILE RADIUS)



**199,210**  
Population

**\$108,703**  
HH Income

**2.7**  
HH Size

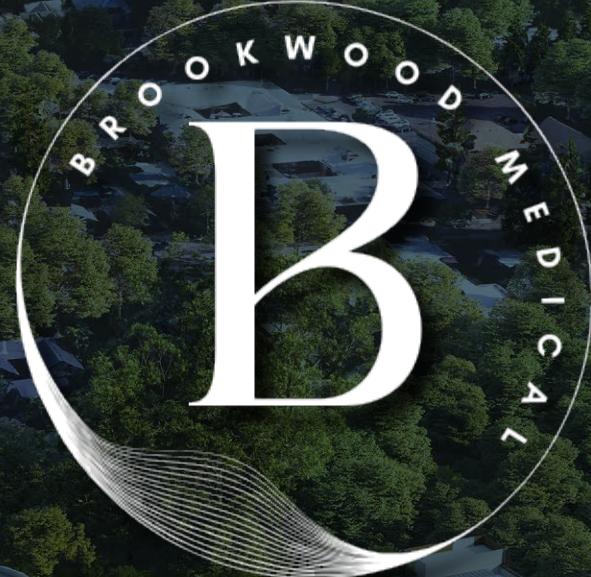
**\$128,340,778**  
Annual Health Care  
Consumer Spending

**\$1,746**  
Household Health  
Care Spending

**69.4%**  
25+ population

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