

# STATE OF THE ART MEDICAL CENTER

IN THE HEART OF SANTA ROSA

101 BROOKWOOD AVENUE



▶ ±92,940 SQ FT

FOUR-STORIES - FULLY ENTITLED

**NEWMARK**

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



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101 BROOKWOOD AVENUE | SANTA ROSA | CALIFORNIA



# ► 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  $\pm 4.2/1,000$  parking ratio



**POWER**  
back-up power for continuity





# ► PROJECT LOCATION



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# SITE PLAN



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



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



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



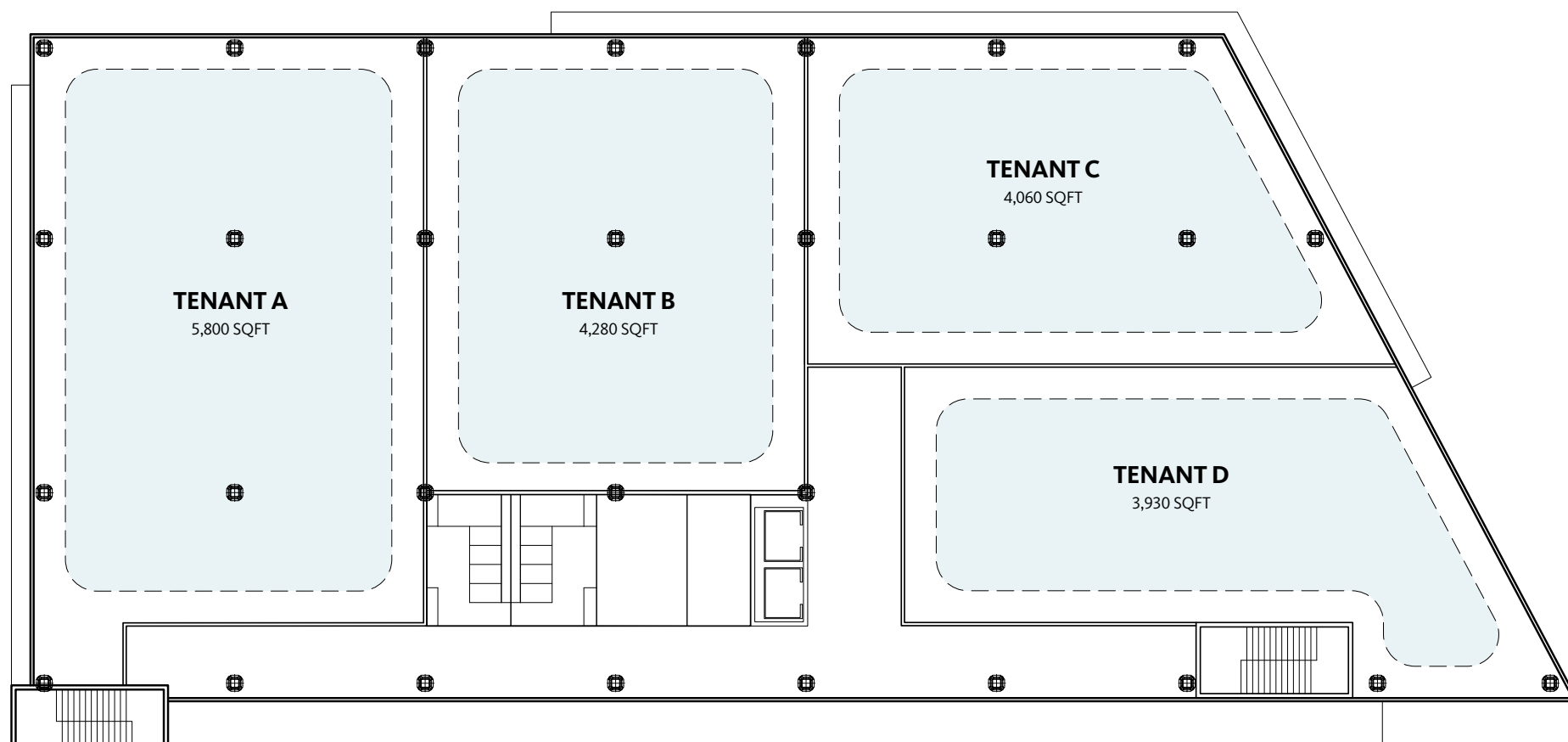
**ACCESS**  
has three convenient  
planned vehicular  
entry and exits



# 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



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# ► 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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