

NORTHPOINT CORPORATE CENTER

2331 CIRCADIAN WAY, SANTA ROSA, CA

OFFICE/R&D/WAREHOUSE BUILDING FOR SALE OR LEASE

FOR SALE: **\$3,418,000 (\$250/SF)**

FOR LEASE: **\$1.25/RSF/MONTH, NNN (\$0.37)**

TOTAL SQUARE FOOTAGE **±13,617 SF**



NEWMARK

**Exclusive
Listing
Agent:**

Barry Palma, CCIM

Senior Managing Director
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[Take Tour](#)



The Offering

This is the first time this property is on the market to purchase. This makes an excellent investment and property to own. This high-quality tilt-up constructed building has above average electrical power, built out offices and drop ceiling. There is open space for back-office administration, R&D or lab area as well which is ready for occupancy. The other half of the building has been used for warehouse and manufacturing. The space offers heat and air conditioning, 1000 amps of power, roll up door for deliveries and extensive window line glass for natural light and reduced lighting needs. Besides being for sale, the building could also be leased.

Originally built in the late eighties as part of Santa Rosa Corporate Center a master planned business park, to attract high quality companies. The building was designed to accommodate light manufacturing, office, warehouse and R&D allowed in the BP (business park) zoning. There is excellent onsite parking (plus street parking) and nearby services as well. This has been an excellent choice for businesses to relocate and grow their businesses within the park.

Since it was developed, it has attracted many quality companies including Kaiser Permanente, Sonic (internet service provider) County of Sonoma, Satellite Health Dialysis, Amy's Kitchen, Viavi (Originally Optical Coating Lab) Veterans Administration Health Services, The Trope Group, Kyocera business solutions, the City of Santa Rosa Fire Department and Medic Ambulance that services Sonoma County just to name a few.

This property is in Southwest Santa Rosa just minutes to downtown and with easy access to Hwy-101, Hwy-12. and SMART Train Stations with service to the Larkspur ferry, San Francisc, and with expansion to the Charles M. Shulz Airport which has services all over the west coast and connecting flights to the world. This property is centrally located for clients and employees from all over the county.

Priced below replacement cost and built out with tenant improvements, and over 1,000 amps of power. This building can accommodate many types of uses and requirements.



PropertyDescription

TOTAL SQUARE FOOTAGE ±13,617 RSF

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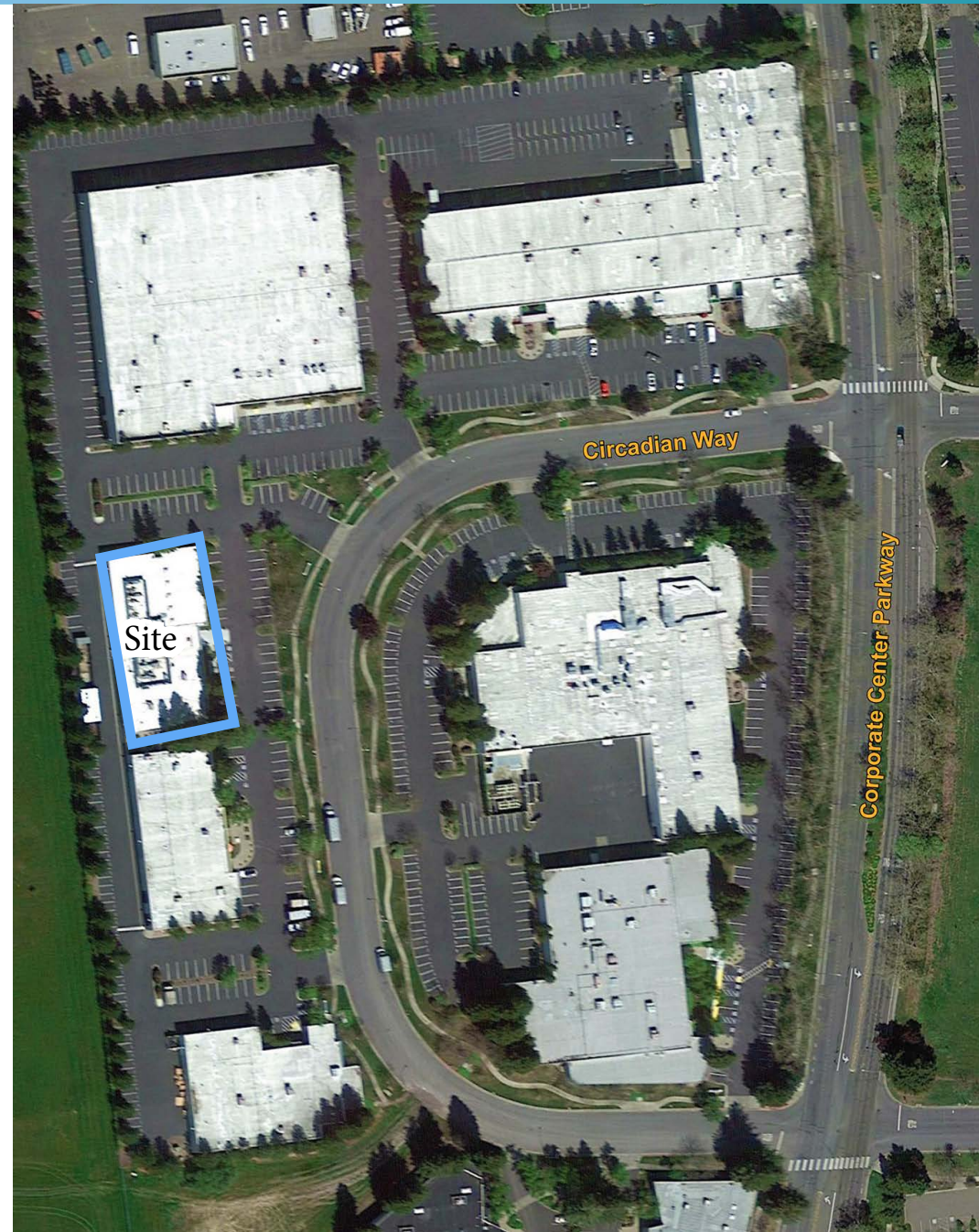
FOR LEASE ±1.25/RSF/MONTH, NNN (\$0.37)

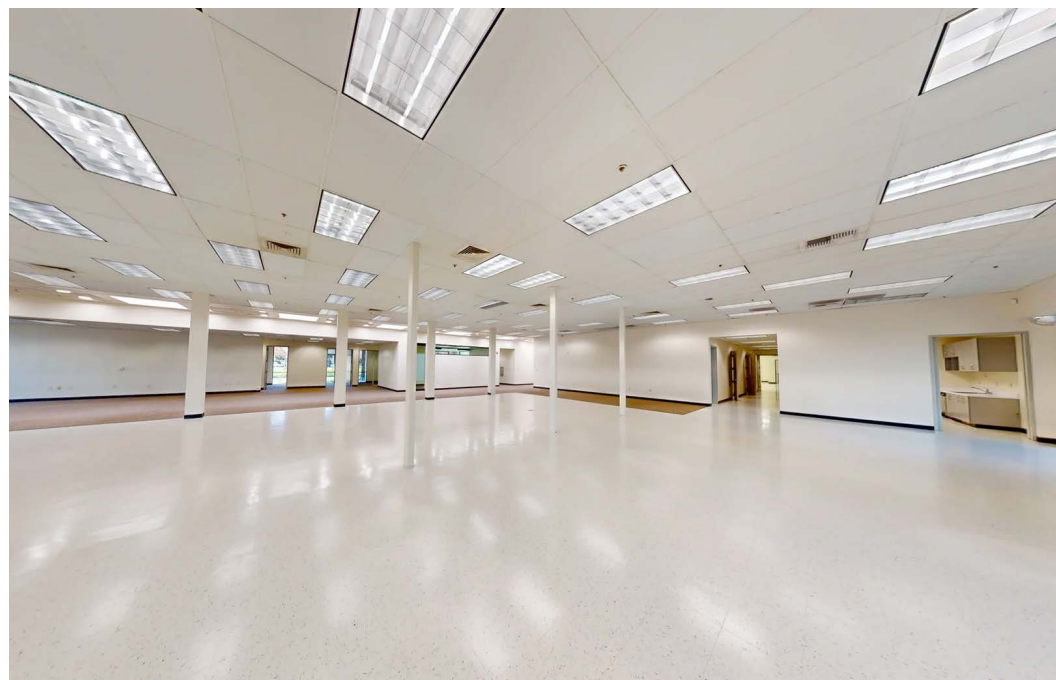
WAREHOUSE ±6,673 RSF

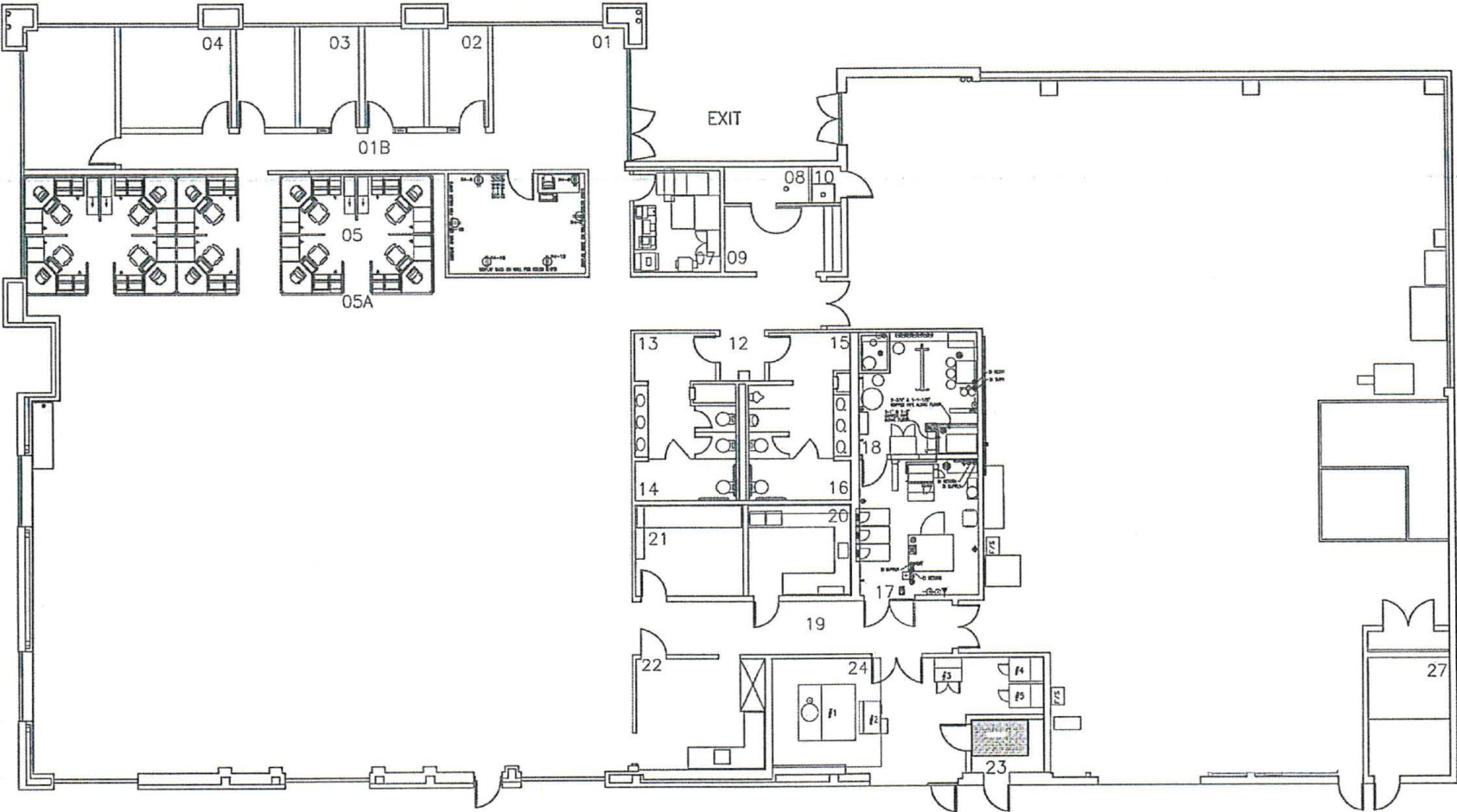
- Air conditioned warehouse with units on roof
- 2 grade-level doors
- Clear height 14'
- Sprinklers

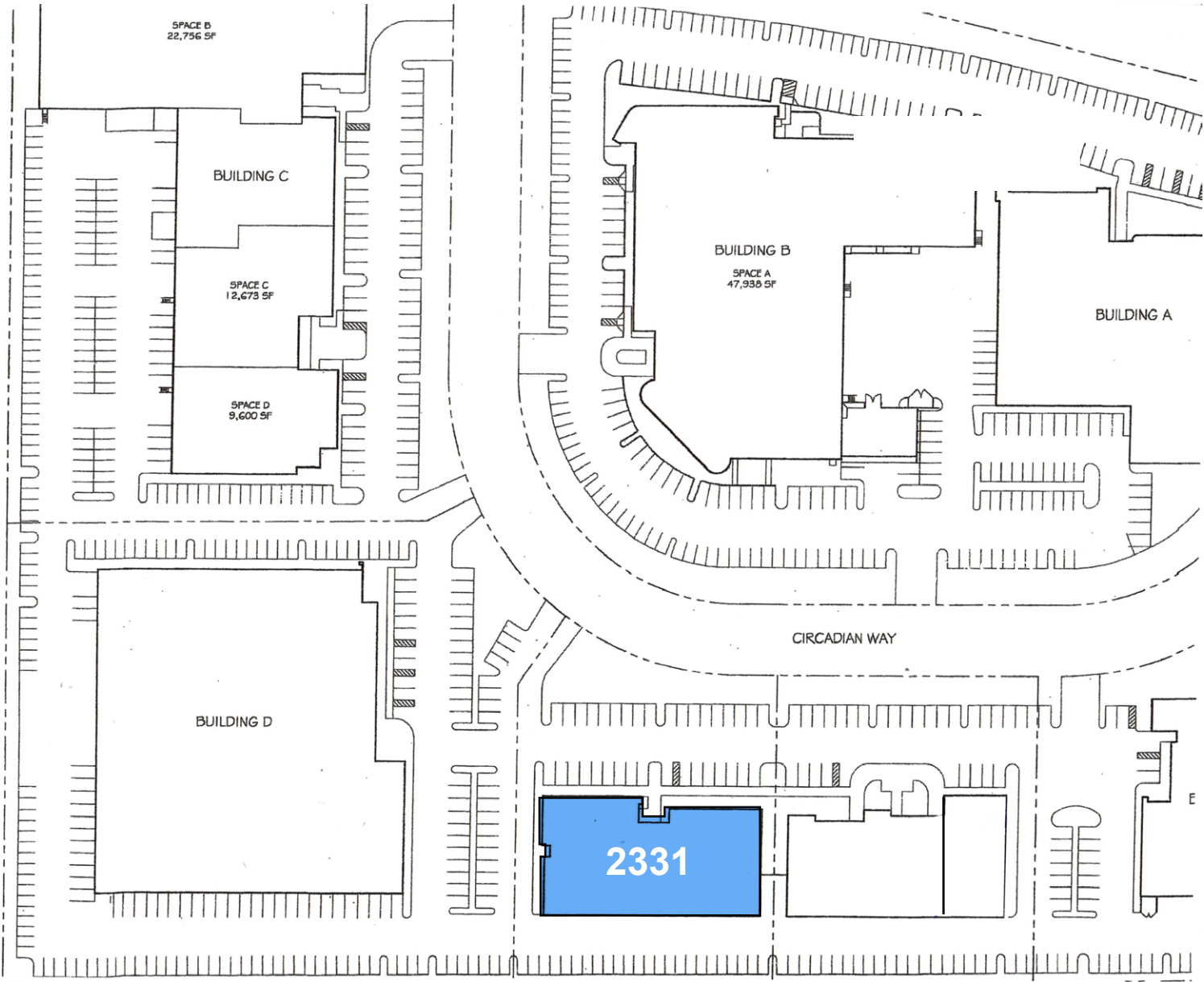
OFFICE ±6,998 RSF

- 5 private offices
- Conference room
- Large bullpen area or R & D lab
- Staff lounge
- 2 restrooms
- Skylights
- On-site parking 47 spaces (Additional parking available on the street)
- Zoned - BP (Business Park)
- City sewer & water service
- Gas & electric - PG&E
- Power: 1,000 amps, 277/480, or 2,000 amps, 120/208, 3-phase power









EATERIES

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

SHOPPING

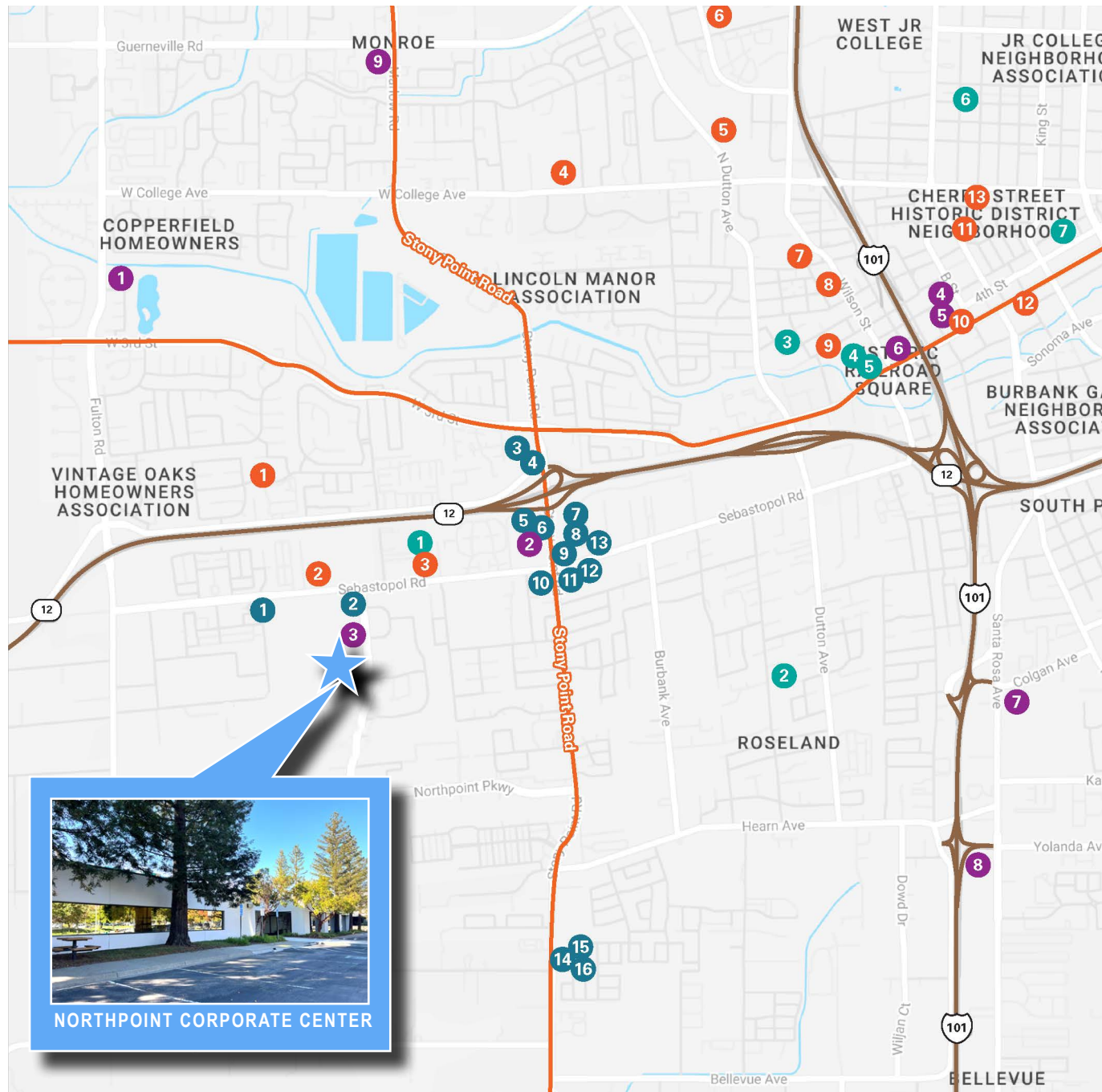
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|--------------------------------|-----------------------------------|
| 1 Big Oak Shopping Plaza | 6 Historic Railroad Square |
| 2 Stony Point Plaza | 7 Santa Rosa Marketplace |
| 3 975 Corporate Center Parkway | 8 South Sant Rosa Shopping Center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

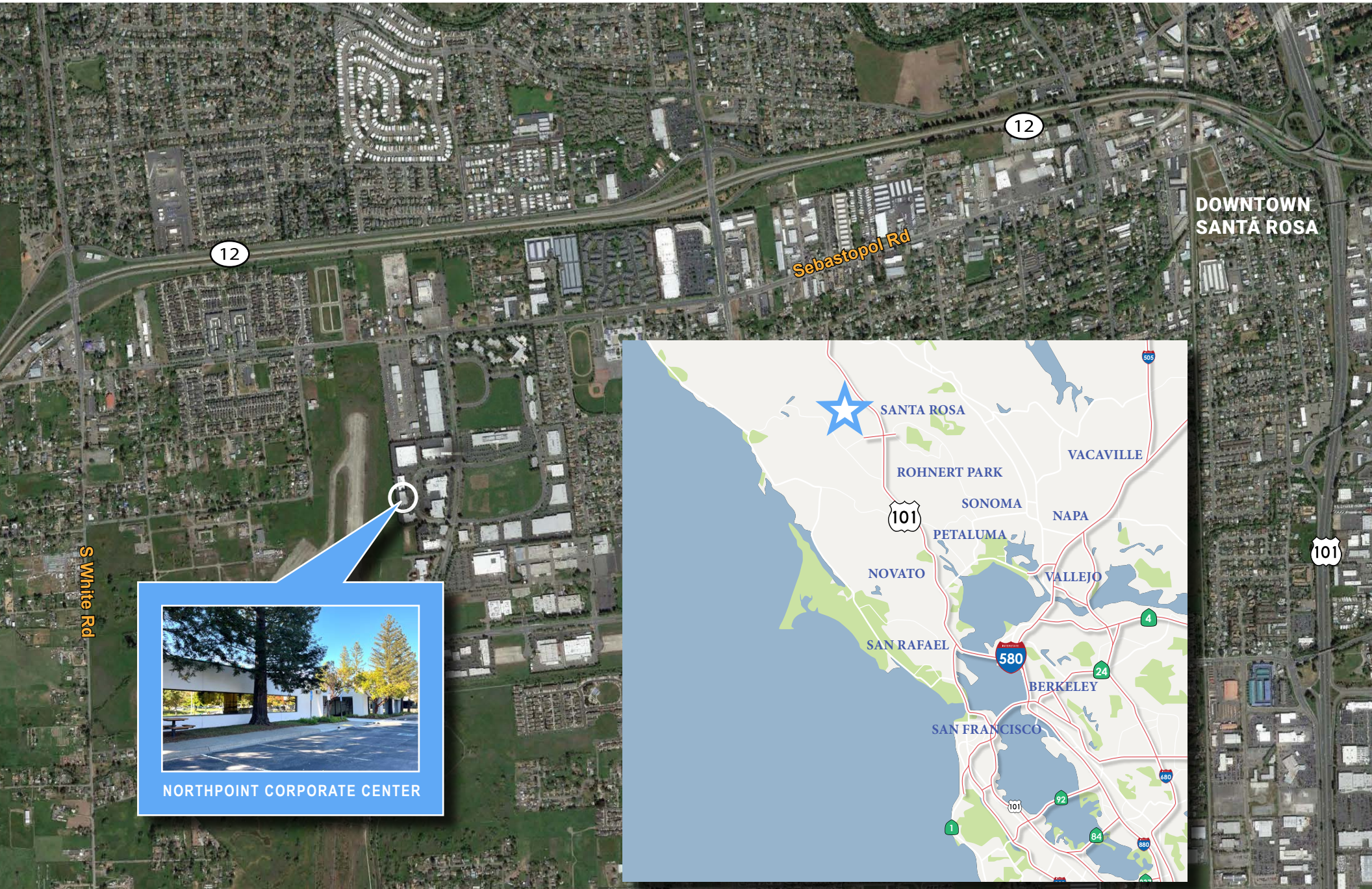
ATTRACTIONS

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

FITNESS

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





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