

Fountaingrove Medical Building

3536 Mendocino Avenue, Santa Rosa, California

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



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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*)

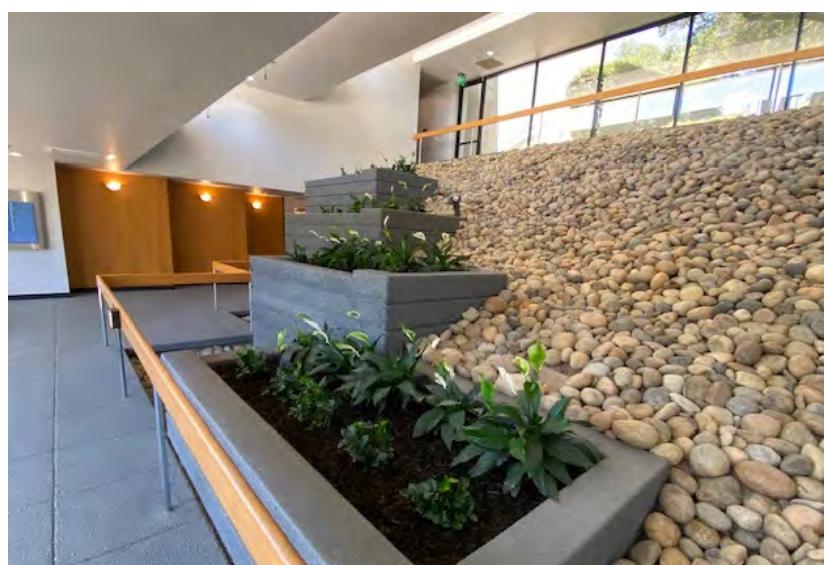
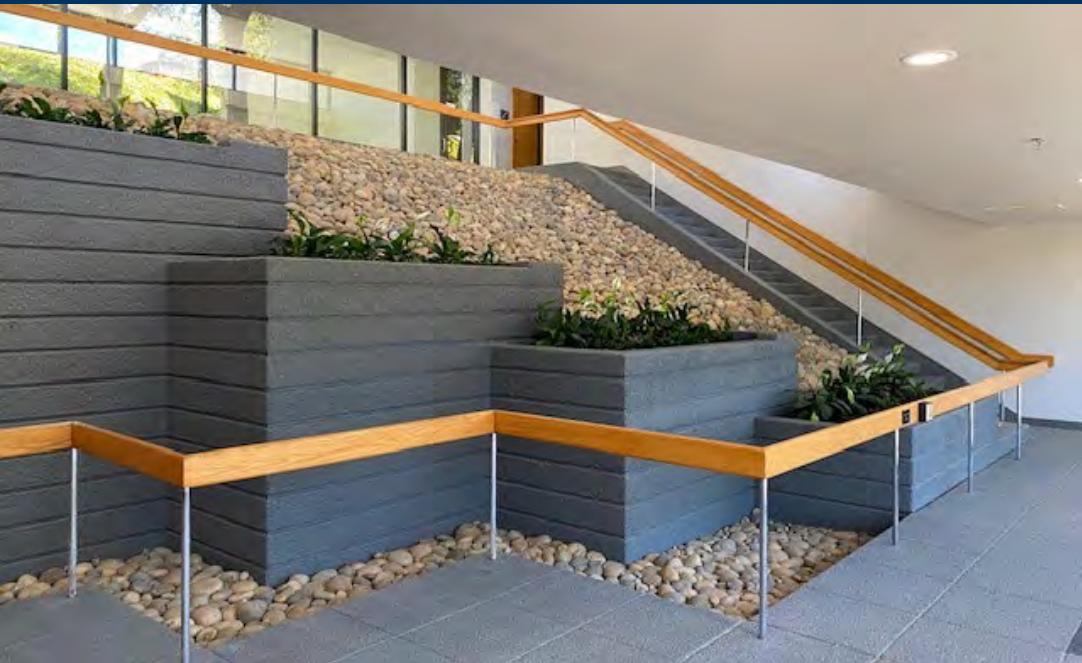


BUILDING

- 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)

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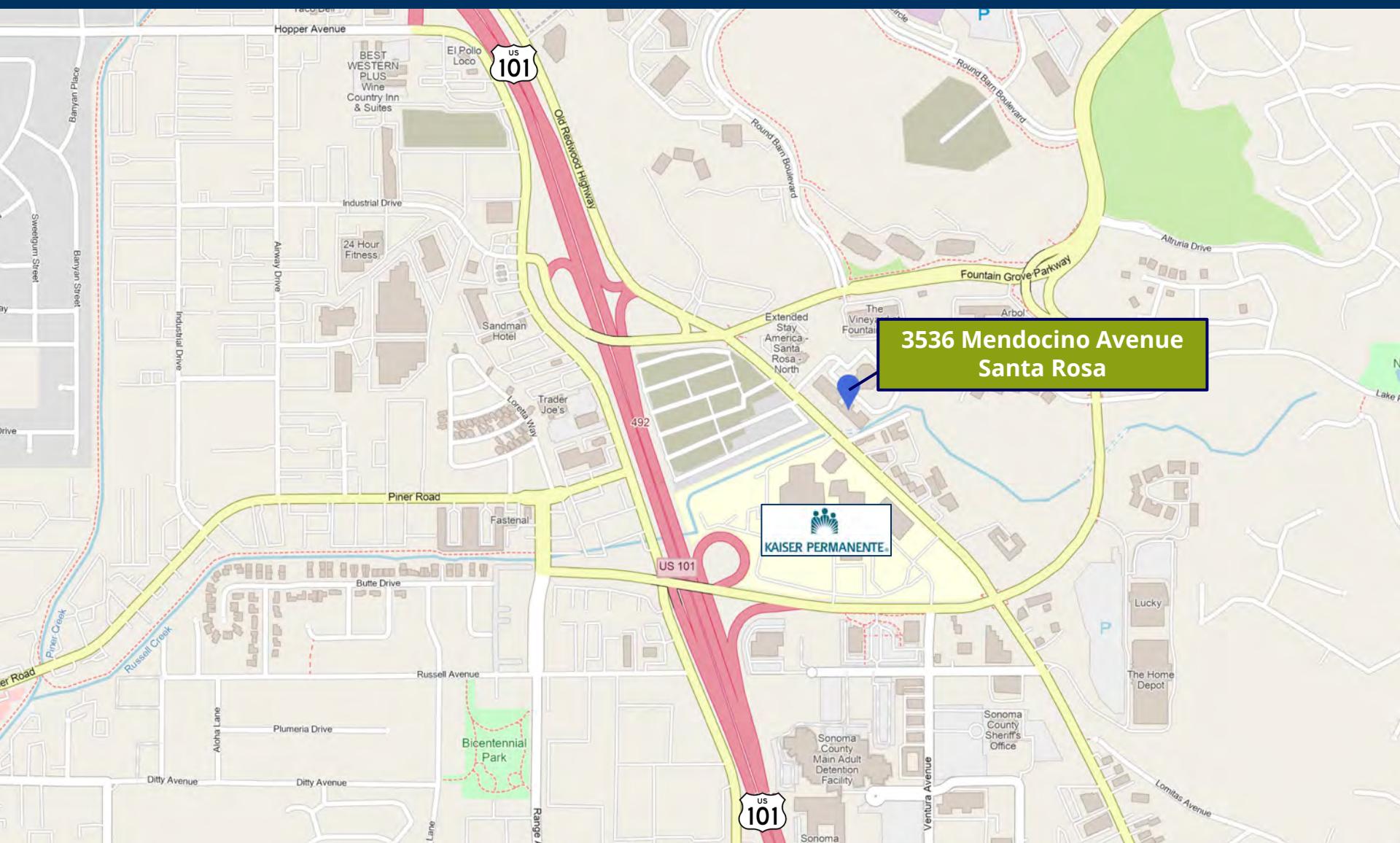
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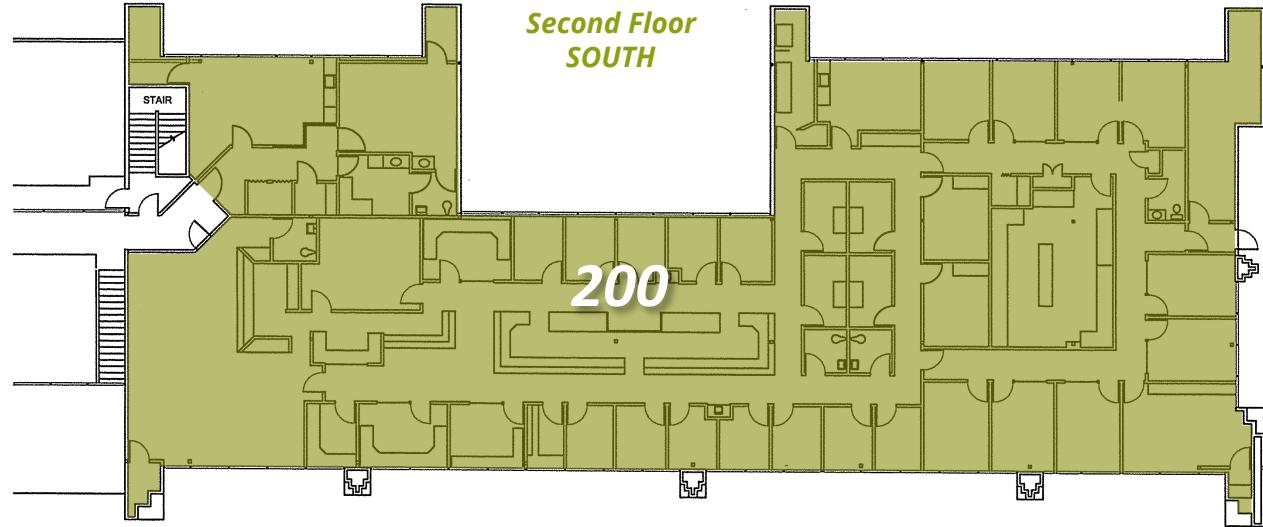
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SECOND FLOOR —

Suite 200 10,607 RSF

30+ office/exam rooms,
reception/waiting area,
conference room, 5 restrooms

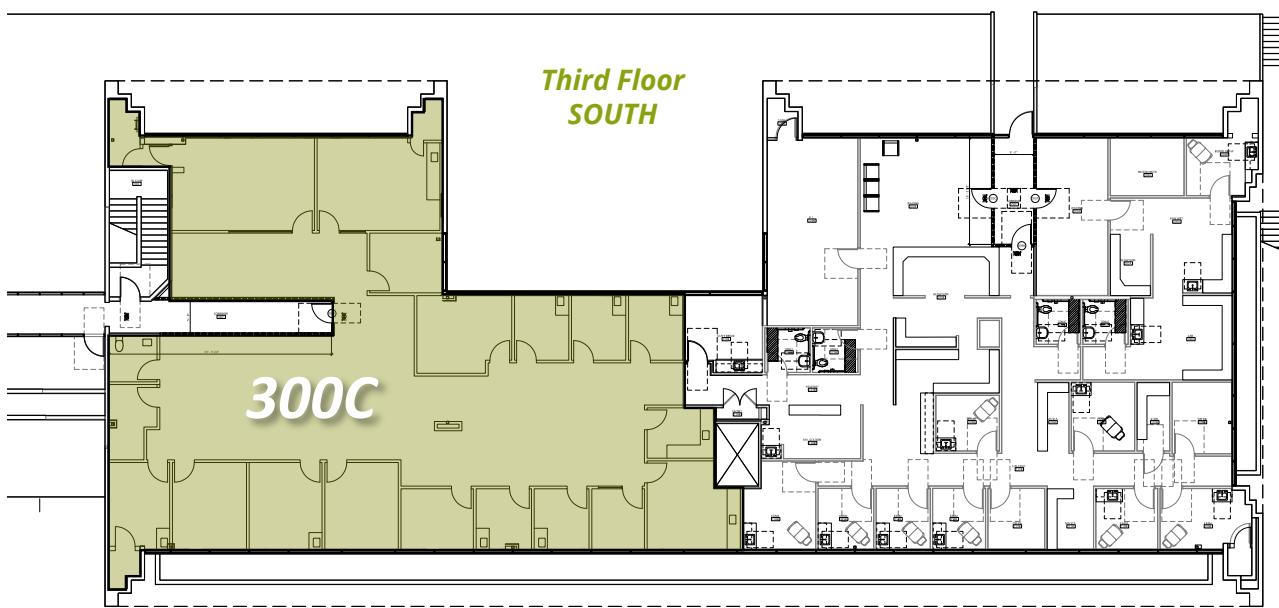


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THIRD FLOOR — ACTUAL

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

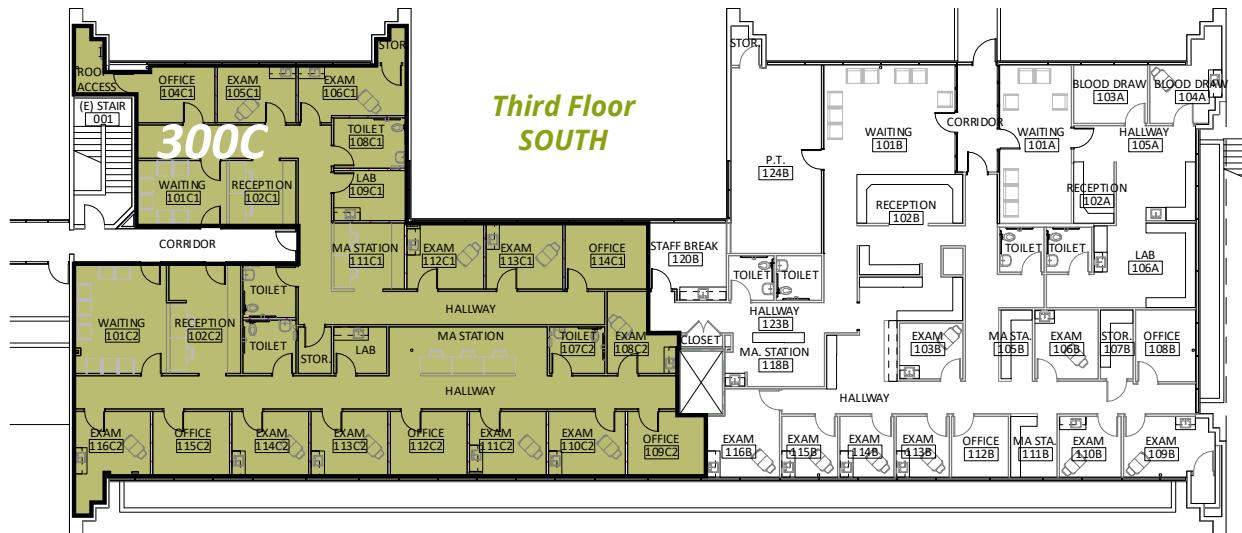


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THIRD FLOOR— CONCEPTUAL PLANS

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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DOMINANT FOOTPRINT

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- 50+ MOB portfolio
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- 500,000 SF portfolio
- San Francisco's largest MOBs
- 950+ leases executed
- 500+ medical and dental tenants

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