



Jones Lang LaSalle Brokerage, Inc.  
RE license #01856260



3850

3880

**126,585 SF TOTAL**

3880 BRICKWAY - 62,865 RSF

3850 BRICKWAY - 63,720 RSF

**Two-Building Campus | State of the Art  
OFFICE/LIFE SCIENCES/MANUFACTURING**

**3850** BRICKWAY  
**3880** BOULEVARD  
SANTA ROSA, CA



Each building features  
2,000 amp power supply



**3850**

**3880**

## The Buildings



3880 Brickway:  
62,865 RSF

3850 Brickway:  
63,720 RSF



Automatic fire  
sprinkler systems



+/-36,000 RSF of  
lab/R&D space



Each building  
features 2,000  
amp power supply,  
480/277v, 3 phase  
electrical service



492 parking  
stalls  
(3.9/1,000 RSF)



Redundant  
process chilled  
water system



DI/ ultra-filtered  
water system (Smith  
Engineering/Evoqua)



Water service  
provided from a  
water meter for each  
building located  
along Brickway  
Boulevard



Two stop  
Otis hydraulic  
elevator rated at  
5,000 pounds in  
each building



Key card access  
security system,  
motion sensors  
and surveillance  
cameras



Johnson  
Controls energy  
management  
system installed in  
each building for  
cooling and heating



Onan Cummins  
automatic transfer  
switch that  
transfers critical  
load in the event of  
a power failure










Redundant  
Clean Dry Air  
system (Kobelco  
Compressors ,  
Zeks Dryers)



17'6" Slab Slab  
ideal for R&D /  
Lab Tenants

# High visibility within Sonoma County's premier business park

## PROJECT HIGHLIGHTS

-  Two-building campus ideally suited for office/life sciences/manufacturing facilities
-  +/- 126,585 RSF on 7.76 acres on separate parcels
-  Concrete tilt-up with steel decking
-  Institutional – quality construction completed in 2001
-  Zoning: MP – Industrial Park District
-  Each building features 2,000 amp power supply
-  Buildings served by AT&T, Comcast & Sonic
-  Permitted uses: manufacturing, R&D, office
-  492 surface parking spaces (3.9/1,000 RSF)
-  Secure campus setting within Airport Business Center
-  Less than one mile to Hwy 101
-  Within walking distance to Sonoma County Airport and SMART Station



# Site Plan



# 3850-3880 Brickway

Lobby Area



Large Meeting Area



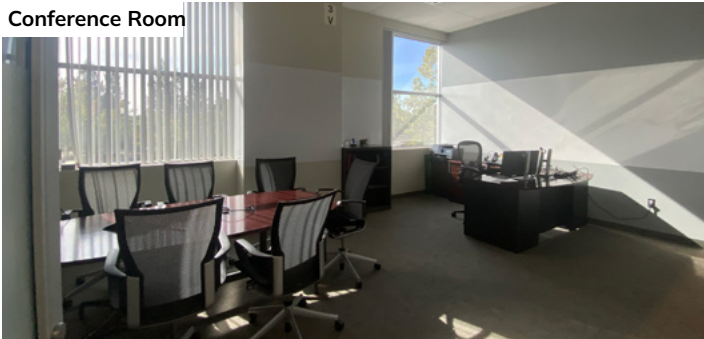
Manufacturing Area



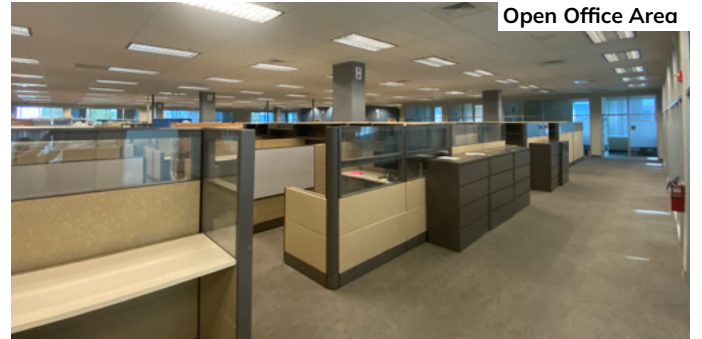
Cafeteria



Conference Room

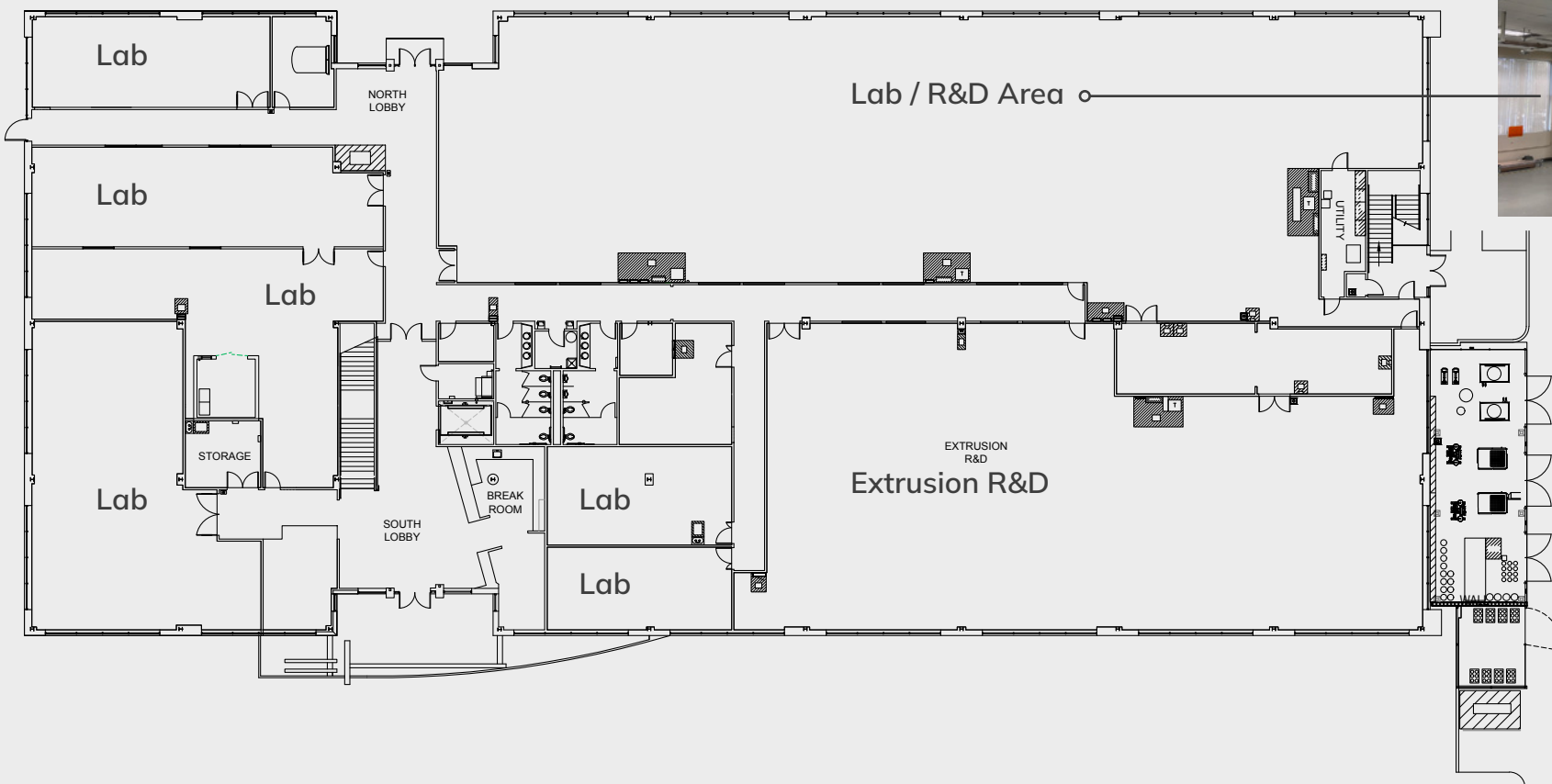


Open Office Area



# 3880 Brickway

## First Floor



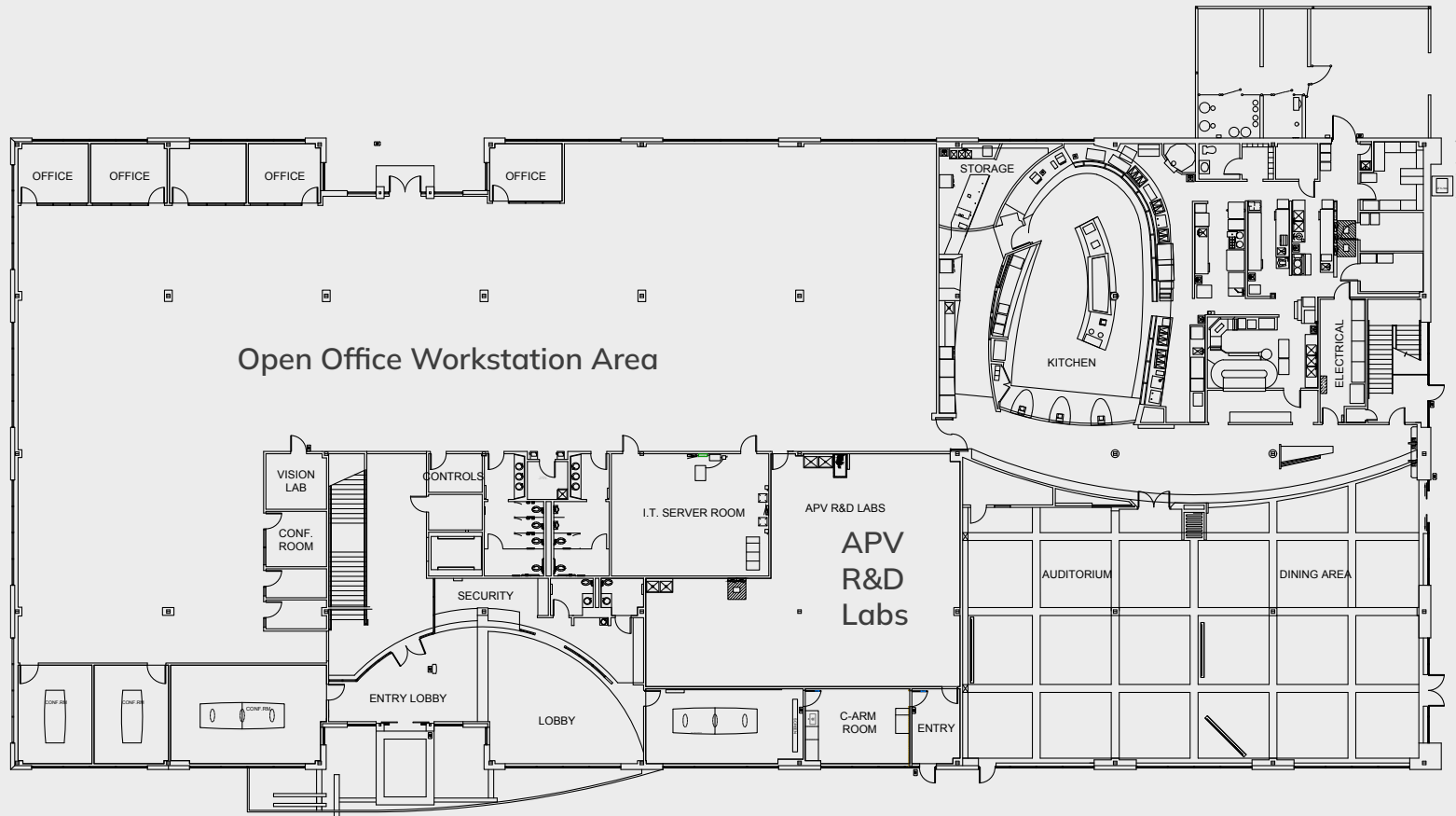
# 3880 Brickway

## Second Floor



# 3850 Brickway

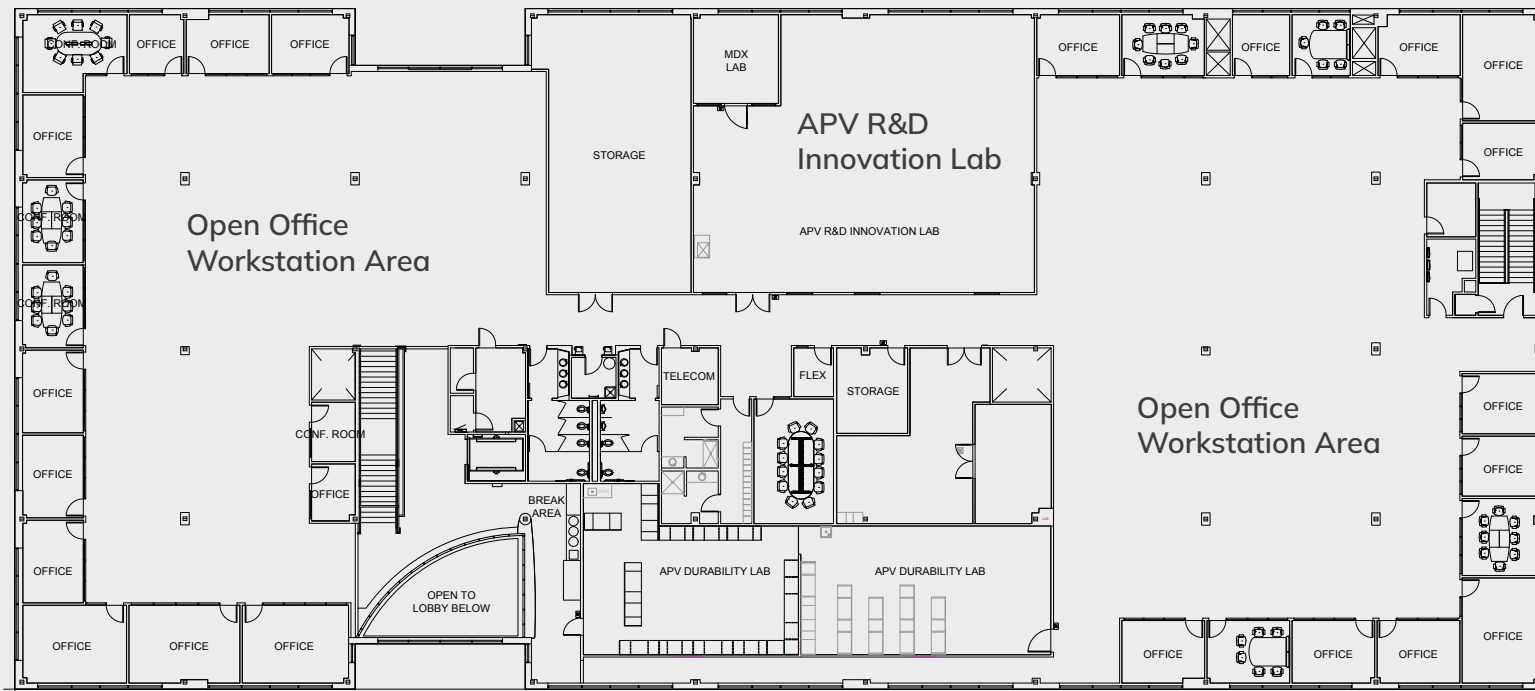
## First Floor





# 3850 Brickway

## Second Floor



# Location Map



**3850 BRICKWAY**  
**3880 BOULEVARD**  
SANTA ROSA, CA

US  
**101**

**1.5 mi.**  
TO HWY 101

The Charles M. Schulz Sonoma County Airport recently completed a \$40 million dollar Phase II expansion and modernization of the airport's terminal building. The airport is served by Alaska Airlines, American Airlines, and Avelo Airlines and serves 11 destinations including: Los Angeles, Burbank, Orange County, San Diego, Palm Springs, Dallas, Seattle, Portland, Bend, Phoenix, Santa Ana, and Las Vegas.

**MASILVA**  
WEARECORK

**CHARLES M. SCHULZ**  
SONOMA COUNTY AIRPORT

**Alluxa**

**Abbott**

**COLUMBIA**  
DISTRIBUTING

**LasTortilla Factory**

**SMC Ltd.**

**IVI COHERENT**

**Endologix**

**SMART**  
SANTA ROSA, CA

**AIRPORT HEALTH CLUB**

**VVE**  
VINTAGE WINE ESTATES

**EED**

**PG&E**

**L3HARRIS**

**AMERICAN AGCREDIT**

**KORBEL**

**BIO-RAD**

**NeilMed**  
PHARMACEUTICALS, INC.

**FedEx**

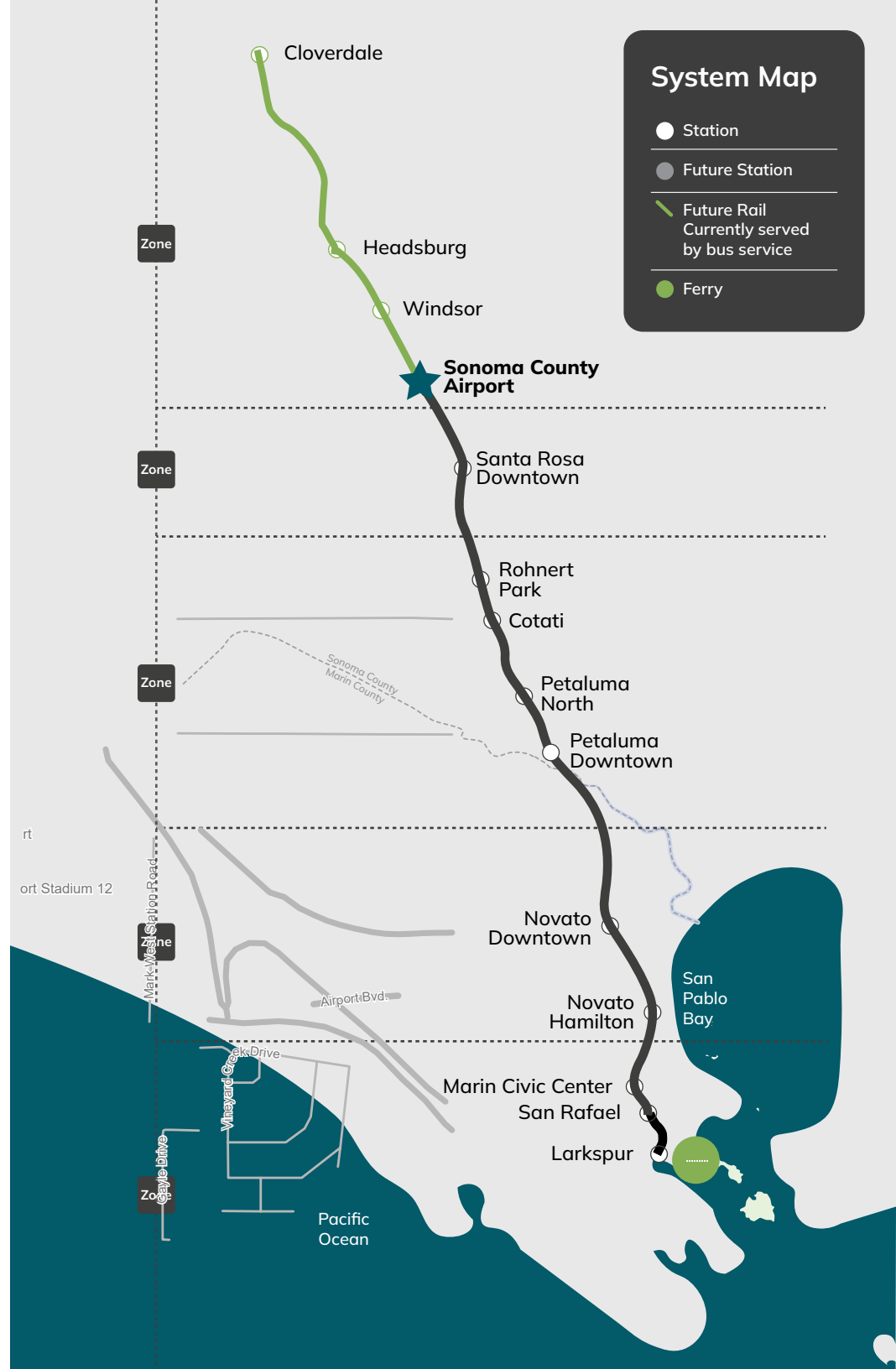
**Jackson**  
LABORATORIES

North to Windsor

South to Petaluma

# SMART Access

SMART is a popular mode of transportation for commuters, students, and leisure travelers, and 15% of riders bring bicycles onboard the train. The agency has seen a steady increase in daily ridership with the number of passengers now exceeding 2019 levels. Extensions to Windsor, Healdsburg, and Cloverdale include extending the bicycle and pedestrian pathway connecting people to SMART passenger services for first and last-mile transportation choices.



# Access to Northern California



**Petaluma**  
23 miles

**Novato**  
34 miles

**Napa**  
43 miles

**Richmond**  
55 miles

**Oakland**  
65 miles

**Emeryville**  
62 miles

**San Francisco**  
61 miles

**Fairfield**  
61 miles

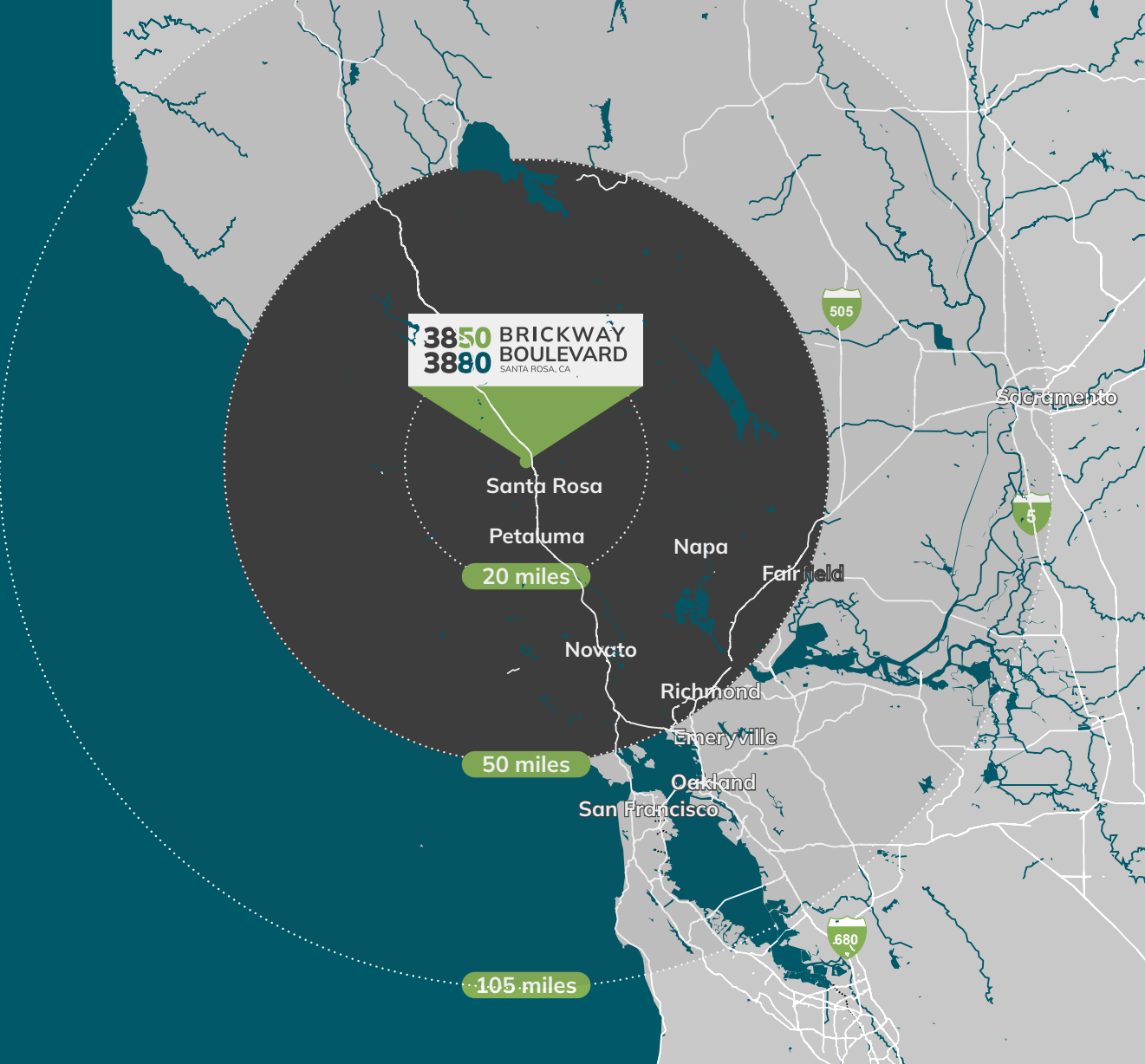
**Sacramento**  
105 miles



**Airports**  
Sonoma County  
Oakland  
SFO  
Napa  
Sacramento  
Stockton  
San Jose



**Ports**  
Port of Oakland



## Area Demographics



**\$101,120**  
Median Household  
Income



**41.6**  
Median Age



**40.0%**  
Bachelor's/Grad  
/Prof Degree



**\$81,430**  
Median Disposable  
Income



**187,557**  
Household



**486,760**  
Population

**3850** BRICKWAY  
**3880** BOULEVARD  
SANTA ROSA, CA



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