

			Properties Reviewed for Purchase										
		LOCATION	DESCRIPTION AND TOTAL SF	AVAILABLE SF	ASKING SALE PRICE/RENT	#FTES AVAILABLE SF COULD ACCOMMODATE	ABILITY TO ACCOMMODATE PROJECTED FTES	CENTRALIZED LOCATION	PARKING	OPERATIONAL FEASIBILITY	AVAILABLE FOR PURCHASE (Long Term Suitability)	ACCESSIBILITY	SUITABLE FOR COUNTY PURCHASE
424&428 Aviation Blvd.	1	Airport Area	54,761 SF; two concrete tilt-up office/industrial buildings	54,761	Sale Price Not Listed/ \$1.30 NNN	219 (assuming industrial area converted to office)	Possibly sufficient office SF if industrial space can be converted	Near existing county facilities	unknown	35K SF of warehouse/ manufacturing - not suitable for office; 20K SF of office - too small for departmnts	Yes	13 min walk to SMART station	NO
447 Aviation	2	Airport Area	32,000 SF ; office/industrial	32,000	Under Contract	128 (assuming warehouse area converted to office)	insufficient office SF	Near existing county facilities	inadequate for office use	Not feasible for office	Yes	Walking Distance to SMART	NO
205 Concourse Blvd.	3	Airport Area	93,886 SF; office/warehouse	93,886 SF; 11,375 SF office, remainder warehouse	Sale or Rent Price Not Listed	375 (assuming warehouse area converted to office)	Possibly sufficient office SF if industrial space can be converted	Near existing county facilities	inadequate for office use	Not feasible for office	Yes	Walking Distance to SMART	NO
3750 Westwind	4	Airport Area	70,281 sq/ft	4,041	Sale Price Not Listed/\$1.06 NNN	16	insufficient office SF	Near existing county facilities	unknown	Leased Investment - Not available for owner-user	Yes	Walking Distance to SMART	NO
Oak Valley Business Park	5	Airport Area	132,000 total SF for 3 existing buildings and 1 planned	10,305 (in multiple buildings)	Sale or Rent Price Not Listed	41	insufficient office SF	Near existing county facilities	unknown	Build-to-Suit offering for 34,500 SF; remainder is 90% leased - not suitable	Yes	Walking Distance to SMART	NO
Fountain Grove Business Park	6	Fountaingrove Area	59,573 SF; 3 story; multi-tenant	16,537 (scattered across building)	Not For Sale/\$1.25 NNN	66	insufficient office SF	N/A	N/A	N/A	No - lease only	N/A	NO
3035 Cleveland Avenue	7	North Santa Rosa/Gov Center	55,000 sq/ft	15,000 (scatted across building)	Not For Sale/\$1.60 NNN	60	insufficient office SF	N/A	N/A	N/A	No - lease only	N/A	NO
3201 Cleveland Ave.	8	North Santa Rosa/Gov Center	46,000 SF; multi-tenant retail/office investment	None	\$5,750,000; investment property	N/A	N/A	N/A	N/A	Leased Investment - Not available for owner-user	Yes	N/A	NO
1330 N. Dutton Ave.	9	Central Santa Rosa	26,336 SF; multi-tenant office	None	\$5,530,000; investment property	N/A	N/A	N/A	N/A	Leased Investment - Not available for owner-user	Yes	N/A	NO
1260 N. Dutton Ave	10	Central Santa Rosa	57, 420 sq/ft ; 2 story bldg; Class B Office	18,180 (scattered across building)	Not For Sale/\$1.10 NNN	73	insufficient SF	No, no other existing county facilities in area; w of Hwy 101; betw Guernvl Rd & College	180 spaces; access off 101 via Guerville Rd	would require major renovations- small suites existing now; partially leased	No, lease only	SMART station is .7 miles to N;	NO
10 Santa Rosa	11	Central Santa Rosa	31,539 sq/ft ; Retail and office uses (Previous BofA)				insufficient SF	No, no other existing county facilities in area; w of Hwy 101; near	none identified; requires arrangement with parking garage owner; difficult circulation- unclear if could accommodate warehouse needs	too small to accommodate multiple depts; major renovations to convert bank facility	No, Lease only	Downtown SMART is .6 m; off hwy 101	NO
50 Santa Rosa	12	Central Santa Rosa	total bldg 38,440 sf (only 14,00 sf available) ; 5 stories Class B; downtown commercial				insufficient SF	no, no other existing county facilities in area	none identified; requires arrangement with parking garage owner; difficult circulation- unclear if could accommodate warehouse needs	currently available space on different floors; small separate suites in place; less conducive to public facing ops	No, lease only up to 5 years	Downtown SMART is .6 m; off hwy 101	NO
1244 Apollo Way.	13	East Santa Rosa	35,841 SF				insufficient SF	Existing County svcs in area	215 spaces	Prox to HSD E&T and FYC; and to DHS BH	No - lease only	public transportation	NO
Northpoint & Heritage Commerce Centers	14	East Santa Rosa	128,250 SF (per Ryan). Designed for Industrial Distribution/WH bldgs only.				sufficient SF	Existing County svcs in area	under-parked for office	Prox to HSD E&T and FYC; and to DHS BH	No (under construction). Next door to Northpoint Ctr Corp. with known plume	public transportation	NO

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2321- 2329 Circadian Way	15	SW Santa Rosa	54,529 SF for sale (including 12,210 SF currently leased until April 2026)				sufficient SF	Existing County svcs in area	136 onsite pkg + street pkg	Warehouse/manufacturing - not suitable for office	54,529 SF for sale; (with 12,210 SF currently leased until April 2026)	public transportation	NO
Northpoint Corporate Center	16	SW Santa Rosa	Located in SW Santa Rosa. 128,250 SF (not listed currently); 41,000 SF avail for lease.				insufficient SF	Existing County svcs in area	unknown	Prox to HSD E&T and FYC; and to DHS BH	unknown. Should review Geotrack/ environmental for plume. Site was previously rejected by Risk for consideration for DHS relo, due to non-active plume.	public transportation	NO
2455 Bennett Valley Road	17	East Santa Rosa	95,056 SF (not listed)				sufficient SF	Existing DHS Admin & BH svcs in area	unclear but appears sufficient	Prox to DHS Admin and BH svcs	No - lease only	Limited public transit	NO
100/120/141 Stony Point/Circle	18	West Santa Rosa	31,700 SF at 100 Stony Pt; 11,000 SF at 120 Stony Pt; 32,210 SF at 141 Stony Circle. 74,910 SF total				sufficient SF	Existing County svcs (EDB and CDC) in area	4:1,000 SF for each bldg.	Office SF's are not contiguous to each other, with the balances of the bldgs leased out to other tenants. Prox to CDC & EDC.	No - lease only	public transportation	NO
5789 State Farm Dr.	19	Rohnert Park	131,648 sf Bldg; 2 story office; Class B				sufficient SF	No existing County facilities in area; not sufficiently centralized location for user groups	433 spaces	major portions currently leased	No - lease only	1 mile+ to RP SMART; on bus route	NO
6000 State Farm Dr	20	Rohnert Park	70,083 sf bldg ; 2 story Class B Bldg; only 18,7245 sf available;				insufficient SF	No existing County facilities in area; not sufficiently centralized location for user groups	unclear but appears sufficient	major portions currently leased; shell only; would require major renovations	No, lease only; only second floor available	1 mile+ to RP SMART	NO
1383-85 N. McDowell Blvd.	21	Petaluma	58,299 SF (not listed, per Randy).				sufficent SF	Not centralized; however prox to DHS and HSD services at 5350 Old Redwood Hwy	unknown	Currently, County DHS and HSD services at 5350 Old Redwood hwy	Not for sale. Leased to several tenants currently.		NO
1383-85 N. McDowell Blvd.	22	Sebastopol	Two, 3-story, residential style buildings totalling 83,274 SF				sufficient SF	No existing County facilities in area; not sufficiently centralized location for user groups	unknown	Would require major renovations to create large open work areas	Not for sale. Currently for lease.	1 mile + to downtown Sebastopol; on Sebastopol Shuttle line that runs hourly	NO
520 Third St	23	Downtown Santa Rosa	75,715 SF (27,533 SF available for lease), 5 story, divided into 2,000-5,000 SF suites				insufficient SF	Yes	Public parking	Nicely renovated, but unusually dense column spacing may inhibit efficient layout of full floor use	Not for sale. Currently for lease.	Public transportation and public parking garages	NO