

Properties Reviewed for Purchase

	<u>LOCATION</u>	<u>DESCRIPTION</u>	<u>ABILITY TO ACCOMMODATE PROJECTED FTES</u>	<u>CENTRALIZED LOCATION</u>	<u>CIRCULATION/ PARKING</u>	<u>OPERATIONAL FEASIBILITY</u>	<u>AVAILABLE FOR PURCHASE (Long Term Suitability)</u>	<u>ACCESSIBILITY</u>	<u>SUITABLE FOR COUNTY PURCHASE</u>
1	Airport Area	54,761 sq/ft	insufficient office SF	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
2	Airport Area	32,000 sq/ft	insufficient office SF	Near existing county facilities	inadequate for office use	Not feasible for office	Yes	Walking Distance to SMART	NO
3	Airport Area	93,886 sq/ft	insufficient office SF	Near existing county facilities	inadequate for office use	Not feasible for office	Yes	Walking Distance to SMART	NO
4	Airport Area	70,281 sq/ft	insufficient office SF	Near existing county facilities	unknown	Leased Investment - Not available for owner-user	Yes	Walking Distance to SMART	NO
5	Airport Area	132,000 sq/ft		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
6	North Santa Rosa/Gov Center	59,573 sq/ft	total 16,500 SF available for lease only - insufficient	N/A	N/A	N/A	No - lease only	N/A	NO
7	North Santa Rosa/Gov Center	55,000 sq/ft	N/A	N/A	N/A	N/A	No - lease only	N/A	NO
8	North Santa Rosa/Gov Center	46,000 sq/ft	N/A	N/A	N/A	Leased Investment - Not available for owner-user	Yes	N/A	NO
9	Central Santa Rosa	26,336 sq/ft (net rentable 24,289); Office space; 036-252-009	insufficient SF	No, no other existing county facilities in area; w of Hwy 101; betw Guernvl Rd & College	unclear but appears sufficient	too small to accommodate multiple depts	offered at \$5.5m; not available; Currently fully occupied by tenants, some under a long term lease	SMART station is .6 miles to N;	NO
10	Central Santa Rosa	57,420 sq/ft ; 2 story bldg; Class B Office	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
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

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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
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
14	East Santa Rosa	128,250 SF (per Ryan). Designed for Industrial Distribution/WH bldgs only. 54,529 SF for sale (including 12,210 SF currently leased until April 2026)	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 Corp Ctr. with known plume	public transportation	NO
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
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
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
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
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
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

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21	Petaluma	58,299 SF (not listed, per Randy).	sufficient 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
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