



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



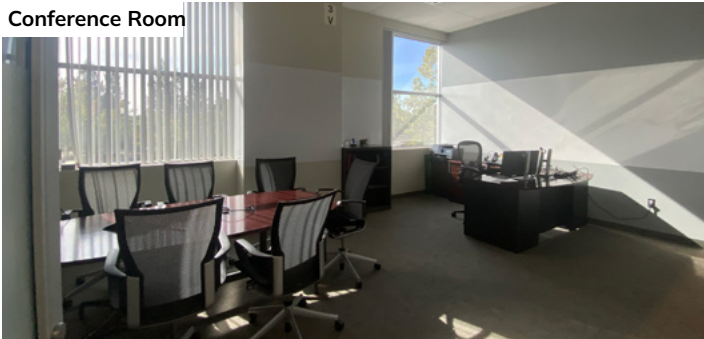
Manufacturing Area



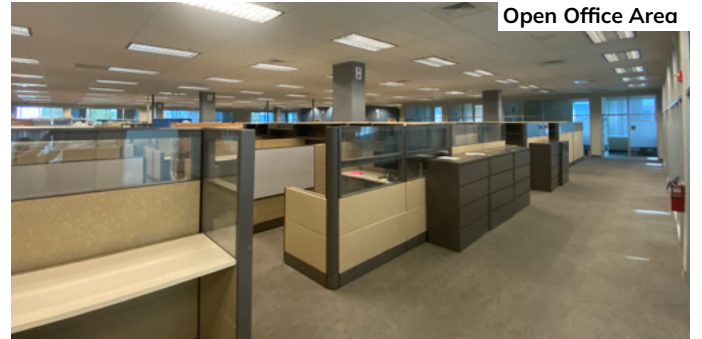
Cafeteria



Conference Room

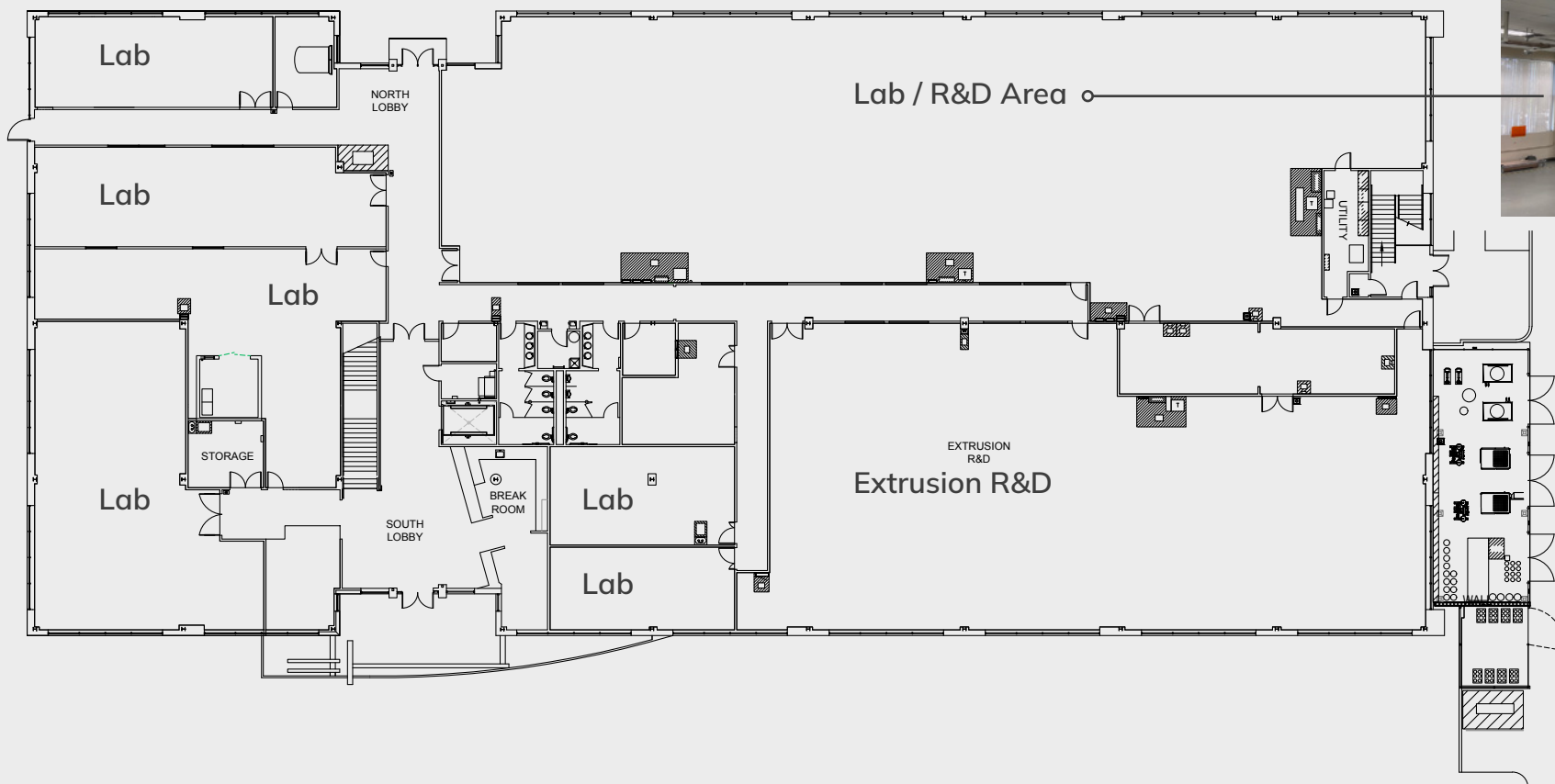


Open Office Area



3880 Brickway

First Floor



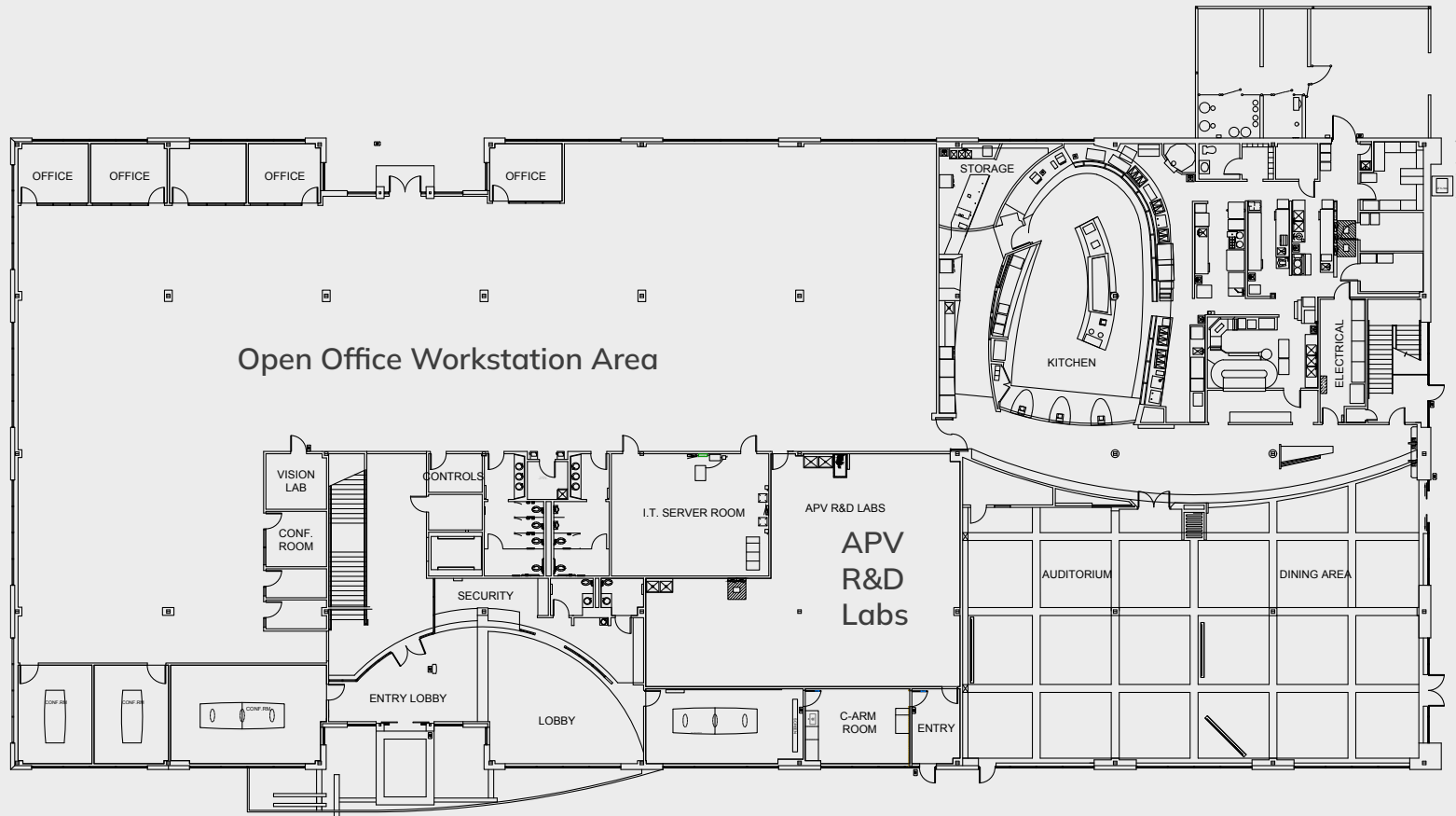
3880 Brickway

Second Floor



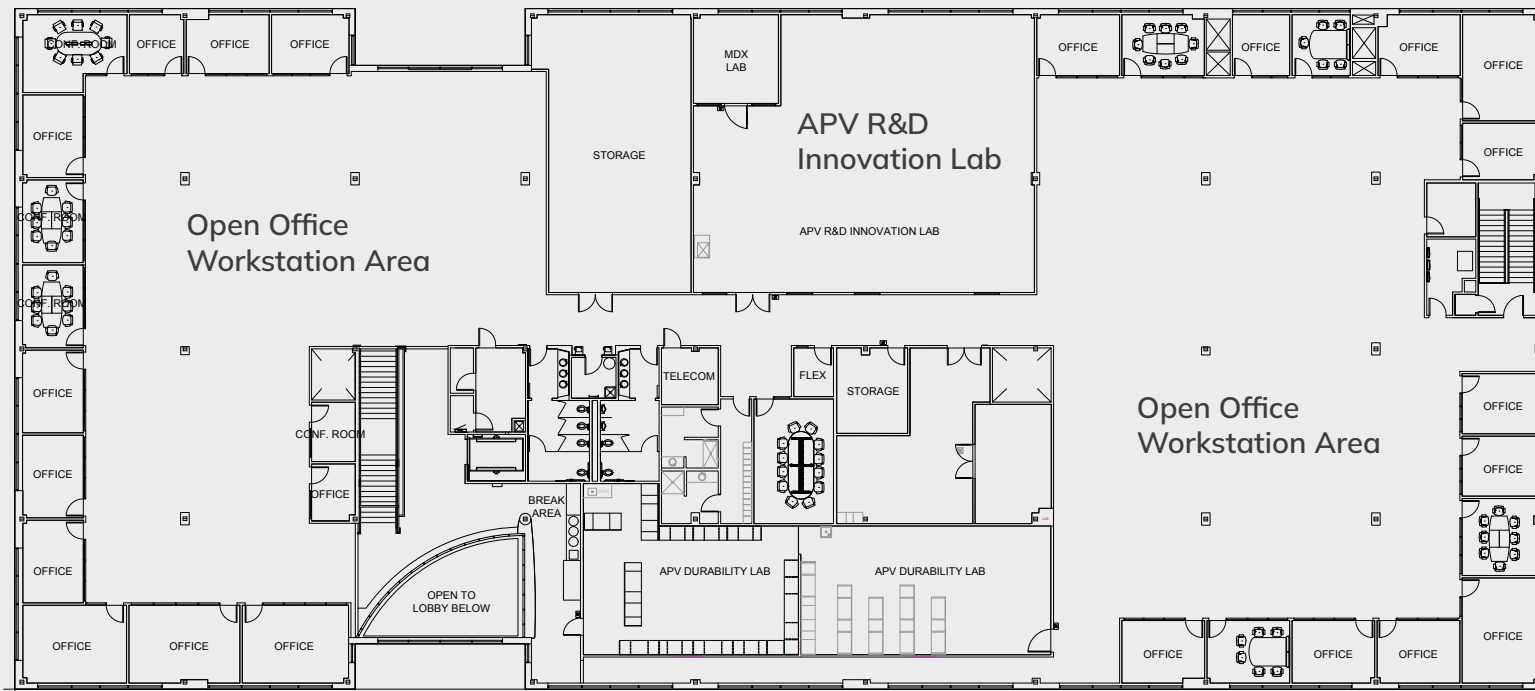
3850 Brickway

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

La Tortilla Factory

SMC Ltd.

IVI COHERENT

Endologix

SMART
SANTA ROSA, CA

AIRPORT HEALTH CLUB

VVE
VINTAGE WINE ESTATES

L3HARRIS

CEED

PG&E

NeilMed
PHARMACEUTICALS, INC.

BIO-RAD

FedEx

KORBEL

AMERICAN AGCREDIT

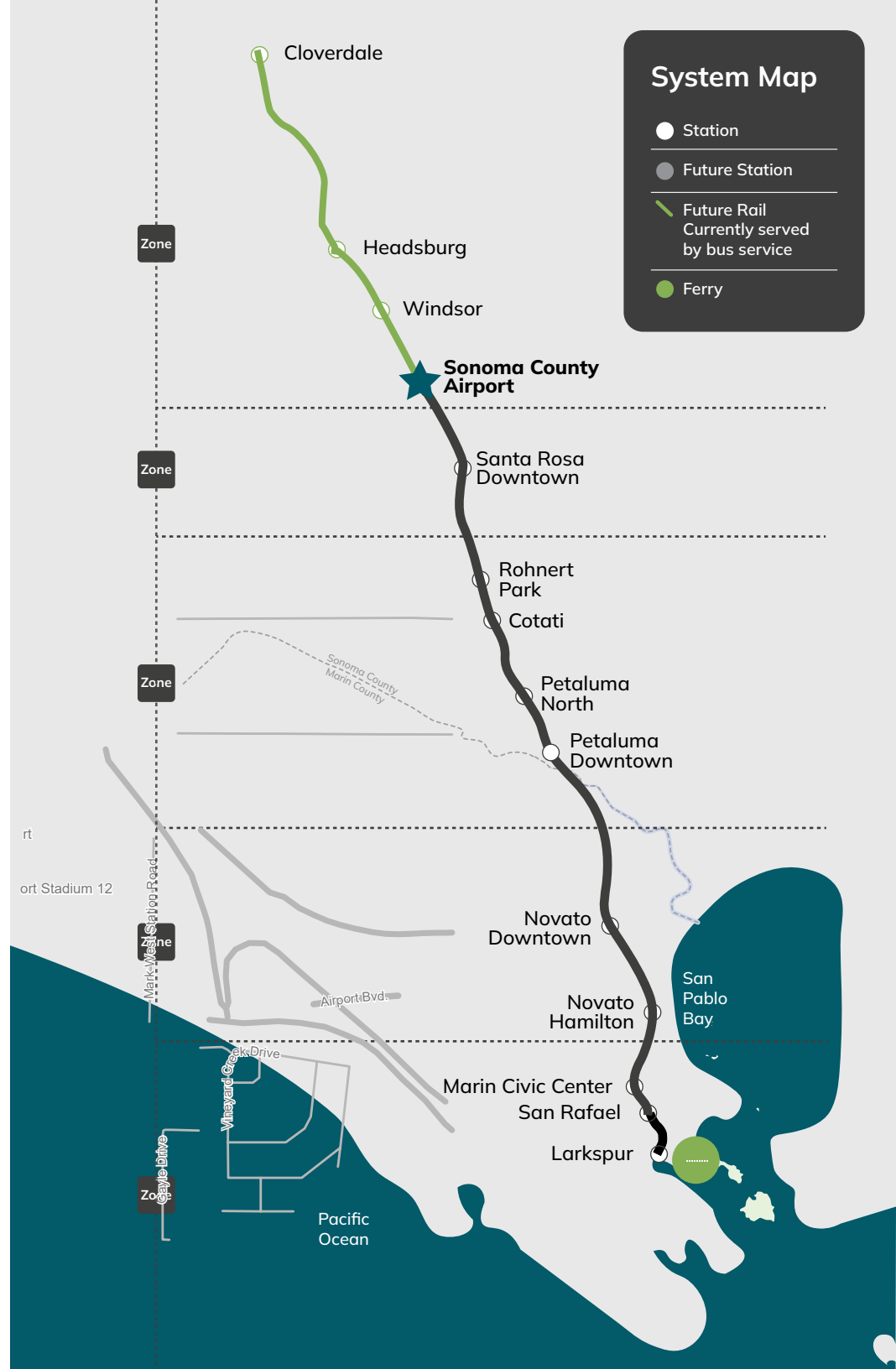
Jackson
S&P INVESTMENT MANAGEMENT

South to
Petaluma

North to
Windsor

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

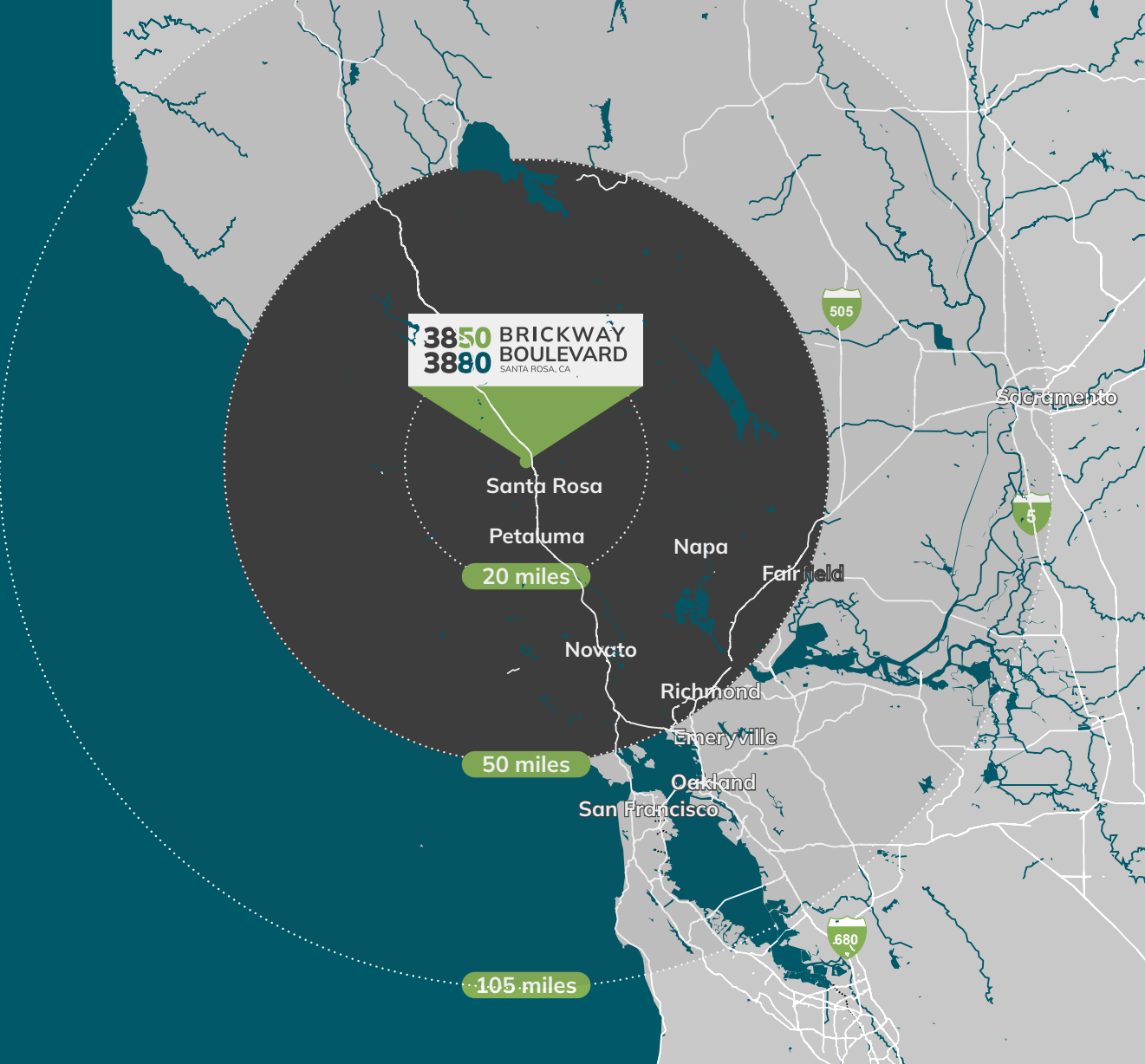
Sacramento
105 miles



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



Jordan Lazor
jordan.lazor@jll.com
+1 415 595 5102
License #02011117

Laura Duffy
laura.duffy@jll.com
+1 415 686 0255
License #01922792

Glen Dowling
glen.dowling@jll.com
+1 707 227 7800
License #00890450

Life Sciences Expert

Scott W. Miller
scottw.miller@jll.com
+1 650 480 2199
License #01457617

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.
©2023, Jones Lang LaSalle IP, Inc. All rights reserved.