FOUNTAINGROVE CAMPUS

SANTA ROSA, CALIFORNIA



FOR LEASE/SALE:

32 ACRES ON 4 PARCELS
±190,577 SF 2 OFFICE/R&D BUILDINGS
6-STORY PARKING GARAGE & PARKING LOT

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Executive Summary

The Medtronic Fountaingrove Campus presents a unique opportunity to acquire or lease a premier corporate campus in one of Sonoma County's most prestigious business environments. Situated on approximately 32 acres on four parcels, the property includes two office/R&D buildings totaling approximately 190,577 square feet, a six-story structured parking garage, and an additional dedicated parking parcel.

Originally developed for Medtronic, the campus offers expansive floor plates, abundant parking, landscaped grounds, and significant on-site infrastructure designed to support large-scale operations. The property's flexible Business Park zoning, solar energy component, and campus-style configuration create opportunities for a broad range of occupiers, investors, educational institutions, life science organizations, and technology users.

Located within Santa Rosa's highly desirable Fountaingrove submarket, the campus provides immediate access to Highway 101, executive housing, retail amenities, hospitality options, and the greater North Bay region. With substantial scale, institutional-quality improvements, and flexibility for future repositioning, the Fountaingrove Campus represents one of the largest and most significant commercial opportunities currently available in Sonoma County.

Corporate Campus
Setting

Solar Field
Sustainable Energy

32 Acres
4 Parcels





AVAILABLE INDIVIDUALLY OR AS ENTIRE CAMPUS

PROPERTY OVERVIEW

PROPERTY INFORMATION	
Addresses	3540 Unocal Place, 3576 Unocal Place, 3593 Round Barn Blvd, 3530 Unocal Place
APNs	173-020-042, 173-020-043, 173-020-044 & 173-020-020
Lot Size	32 acres over 4 parcels
FGB Building	±128,390 SF (3540 Unocal Place) Built in 1999
FGA Building	±62,187 SF (3576 Unocal Place) Built in 1987
Total Building RSF	±190,577 SF
6-Story Parking Garage	Capacity: 708 Spaces
Surface Parking	Capacity: 562 Spaces
Parking Parcel	±87,000 SF (3530 Unocal Place)
Setting	Corporate Campus
Utilities	PG&E and City of Santa Rosa
Sustainability	Solar/Fuel Cell
Santa Rosa Submarket	Fountaingrove







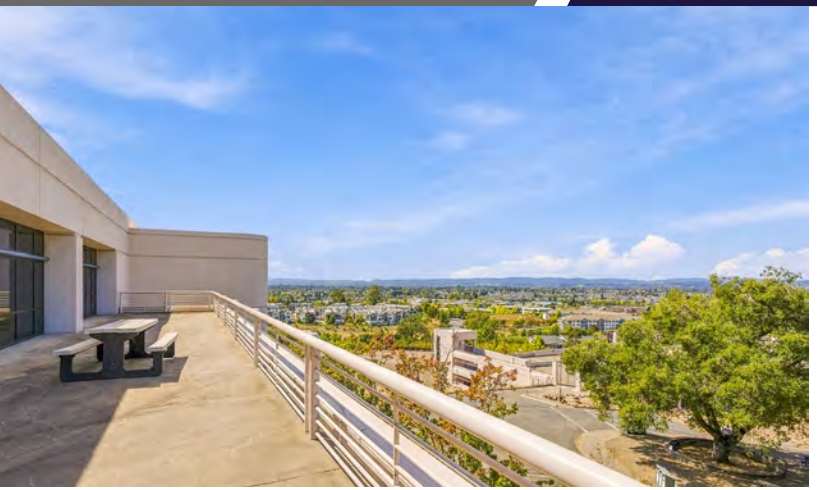
SITE PLAN

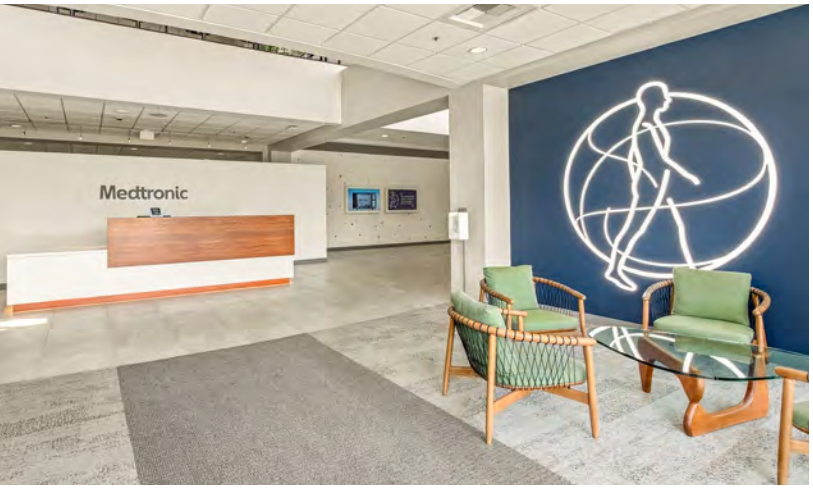

FUEL CELLS


SOLAR FIELD

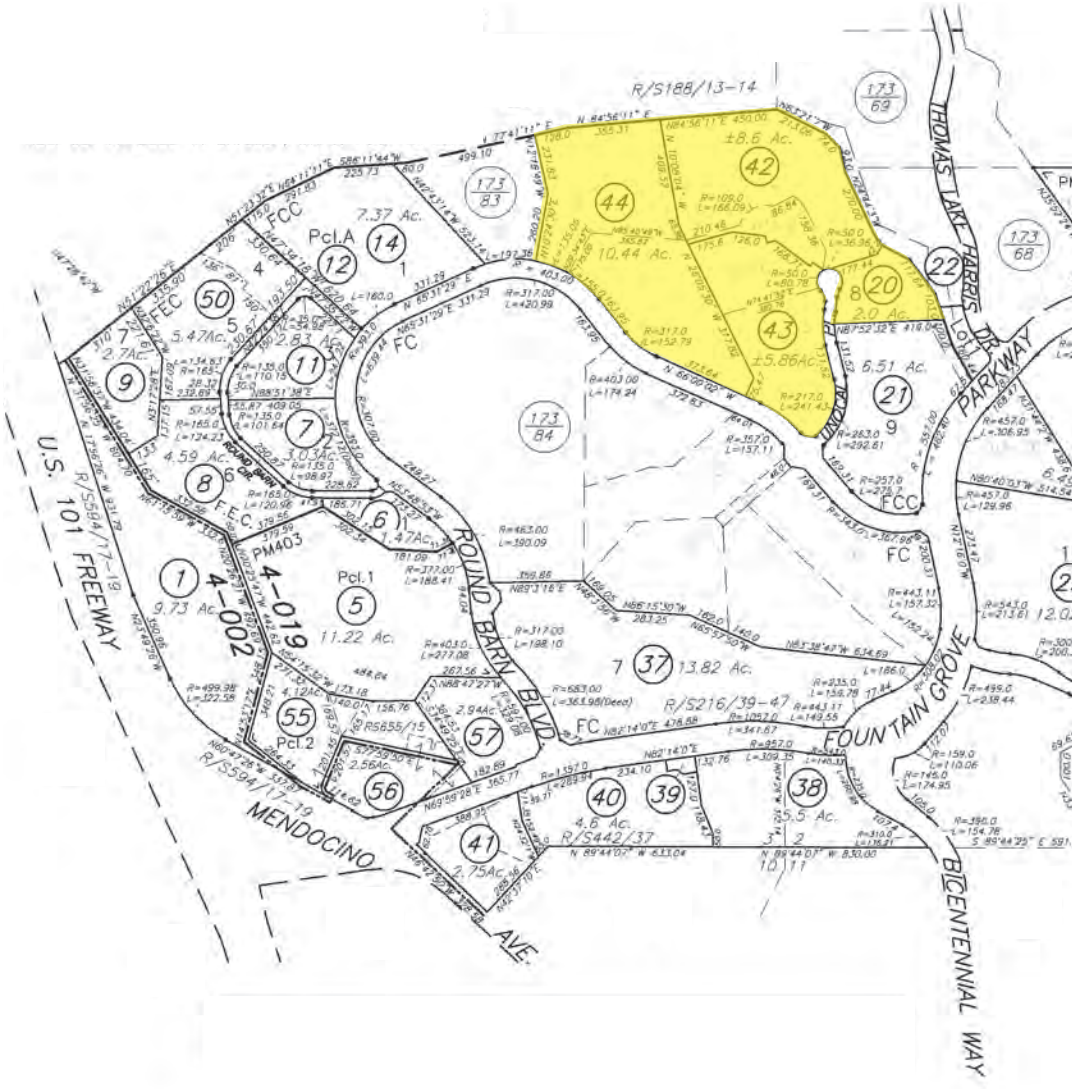

FGPS
3593 ROUND BARN
708 SPACES
LEVEL 1 sq.ft. = 46,790
FGB
3540 UNOCAL
259 SPACES
FGA
3576 UNOCAL
SOLAR FIELD
112 SPACES
191 SPACES
CONDOS
CONDOS
CONDOS
ROUND BARN BOULEVARD
UNOCAL PLACE
UNOCAL PLACE

PARCEL MAP





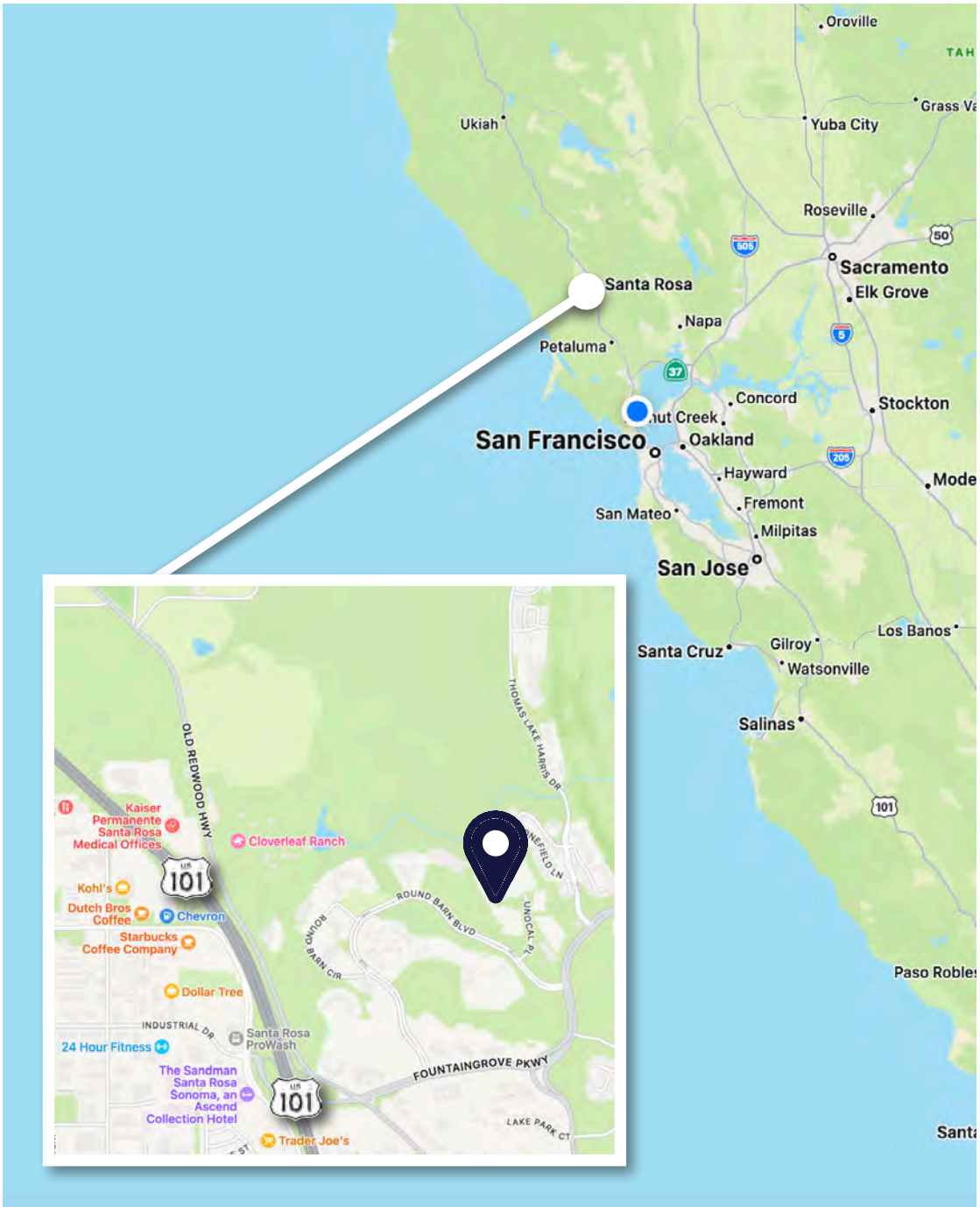




APN 173-020-042 (3540 UNOCAL PL)
APN 173-020-043 (3576 UNOCAL PL)
APN 173-020-044 (3593 ROUND BARN BLVD)
APN 173-020-020 (3530 UNOCAL PL)

SANTA ROSA MAP & REGIONAL DEMOGRAPHICS

CUSHMAN & WAKEFIELD



	1 Mile	3 Miles	5 Miles
MEDIAN HOUSEHOLD INCOME	$116,419	$110,816	$107,176
MEDIAN HOME VALUE	$945,498	$808,524	$768,397
MEDIAN AGE	49.6	41.2	41
2026 POPULATION	4,737	82,153	186,087
DAYTIME EMPLOYMENT	9,803	49,359	88,866



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