

OFFICE/R&D CAMPUS FOR SUBLEASE

3850-3880 BRICKWAY BOULEVARD, SANTA ROSA



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OPPORTUNITY

Office/R&D campus available for sublease.

- Two, 2-story Class A buildings
 - Totalling ±126,585 RSF
 - Available separately
 - Divisible to ±31,433 RSF
- Prominent signage & visibility
- Well finished & appointed common areas
- Good mix of office and lab areas
- Full cafeteria and outdoor gathering areas
- Multiple conference & training rooms



Most furniture can be made available

HIGHLIGHTS



Address:

3850-3880 Brickway Blvd
Santa Rosa, CA 95407



Use:

Office/R&D



Parking:

499 spaces (3.93 per
1,000 RSF)



Asking Rate:

\$1.25 PSF NNN



LED:

3/31/25 (direct term available)

SITE OVERVIEW



Address	3850 Brickway Boulevard	3880 Brickway Boulevard
Parcel #	059-360-008	059-360-007
Land Area	± 4.05 Acres / ± 175,871 SF	± 3.72 Acres / ± 162,201 SF
Year of Completion	2001	2001
Number of Stories	2	2
Building Area (RSF)	± 63,720	± 62,865
Average Floorplate (RSF)	± 31,860	± 31,433
Approximate Lab Area (RSF / %)	± 4,500 / 7%	± 31,433 / 50%
Availability	May 1, 2024	February 1, 2024

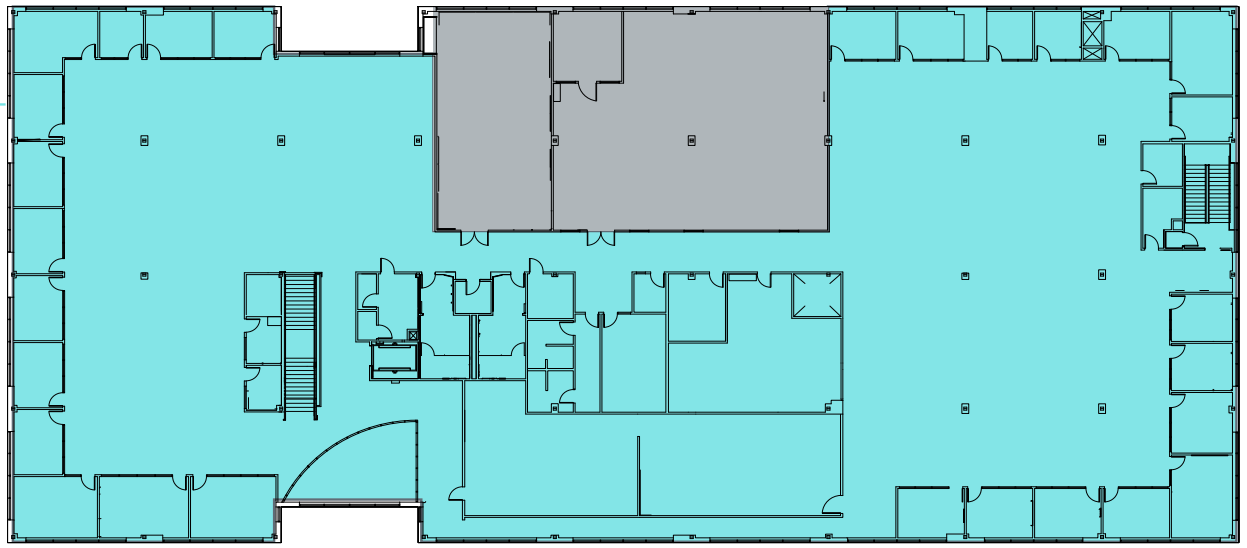
3850 BRICKWAY BLVD

LEGEND

- Office
- R&D / Lab
- Training / Conference
- Cafeteria






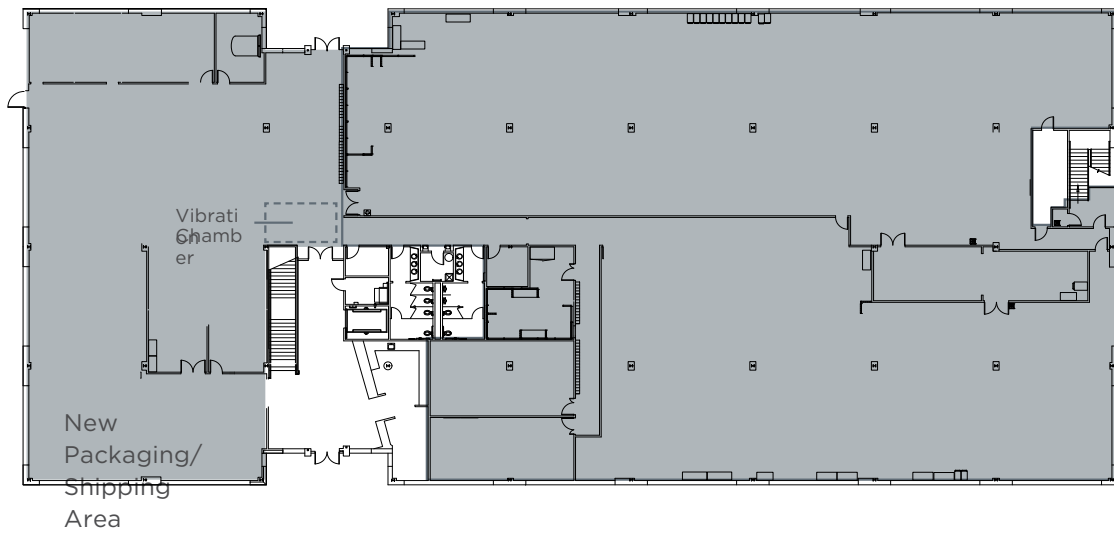
FLOOR 2



**Color coded/labeled areas are approximations*

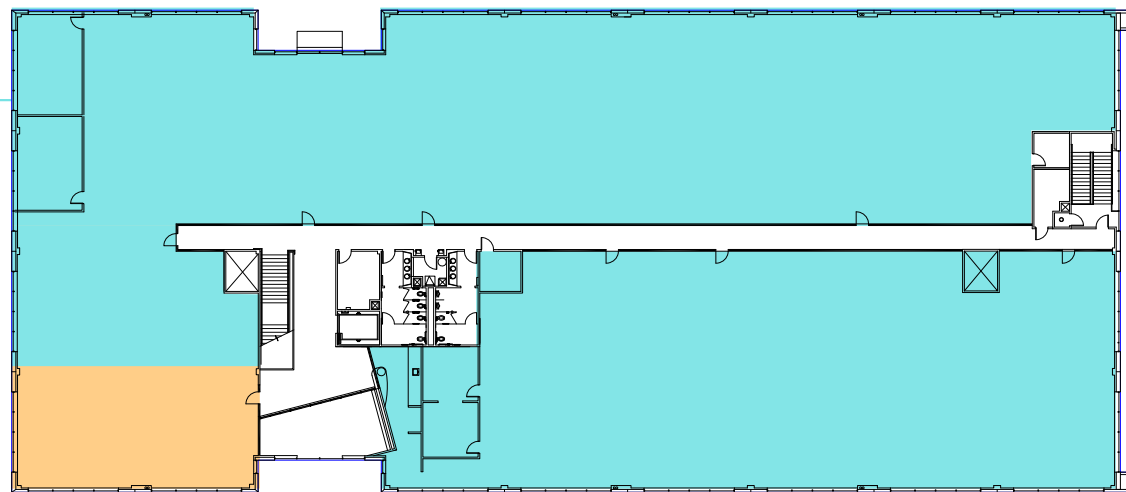
LEGEND

-  Office
-  R&D / Lab
-  Training / Conference



FLOOR 1

FLOOR 2



**Color coded/labeled areas are approximations*

AERIAL MAP



Sonoma County Airport

Windsor Golf Club

ZODIAC AEROSPACE

claret medical
Boston Scientific

THERMAL TECHNOLOGY LLC
HIGH TEMPERATURE EXPERTS

Airport Blvd

THERMAL SUN

TRIVASCULAR

KENDALL-JACKSON

Alexander Valley Cellars

NeilMed
PHARMACEUTICALS, INC.

SMART

US 101

Downtown Santa Rosa/
Medtronic Fountain Grove Campus

ffw
FOLEY FAMILY WINES

3850-3880
Brickway Blvd

0.5 Mi

Hilton Garden Inn

AMERICAN AGCREDIT
MONEY FOR AGRICULTURE

SMART
Sonoma Airport Station

SMC Ltd.