



## Fountaingrove 3536 Mendocino Avenue Santa Rosa, California

<b>Property Type:</b>	Class A Medical Office Building
<b>Building Size</b>	42,418 SF
<b>Location:</b>	Immediate access to US 101 and CA-12. Close to Kaiser Permanente Santa Rosa Medical Center, Sutter Health Santa Rosa Regional Hospital and Santa Rosa Hospital
<b>Property Description:</b>	3 floors

### CURRENT SPACES AVAILABLE

Suite	Area (rsf)	Asking Rent (psf)	Space Description	Available
200	10,607	Call to Discuss	Entire second floor of South building. 30+ office/exam rooms, reception/waiting area, conference room, 5 restrooms	<b>NOW</b>
260	1,118	Call to Discuss	Brand new clinical suites with beautiful modern finishes. Ready for immediate move-in. 3 exam rooms, office, waiting area, restroom, storage. <i>Can be combined with Suite 270 for a total of 2,160 SF</i>	<b>NOW</b>
270	1,042	Call to Discuss	Brand new clinical suites with beautiful modern finishes. Ready for immediate move-in. 3 exam rooms, office, waiting area, restroom, storage. <i>Can be combined with Suite 260 for a total of 2,160 SF</i>	<b>NOW</b>
300-C	2,290 - 5,269	Call to Discuss	Suite has +/-15 office/exam rooms, 4 restrooms, shared break and conference rooms. Concept plans completed for two-tenant opportunity each with separate reception/waiting	<b>NOW</b>



1761 Laurel Street  
San Carlos, CA 94070

**Trask Leonard**  
DRE# 01152101  
650.949.0700  
[tleonard@baysiderp.com](mailto:tleonard@baysiderp.com)

**Caroline Doyle**  
DRE# 01906397  
650.722.1495  
[cdoyle@baysiderp.com](mailto:cdoyle@baysiderp.com)