









MAJOR PROJECTS

Name/Location	Description	Available Price	Contact
SANTA ROSA			
<p>Airport Business Center 400 Aviation Blvd. Santa Rosa</p> 	<p>These two planned office buildings totaling 78,670± sf are located across from the Hilton Garden Hotel. Airport Business Center is a master-planned complex in the heart of the California Wine Country. Its buildings are handsomely designed, and nestled in graciously landscaped open space, with convenient freeway and airport access.</p>	<p>5,000 – 42,230± sf Rent: TBD</p>	<p>Shawn Johnson (707) 528-1400</p>
<p>Harvest Business Center Airport & Brickway Santa Rosa</p> 	<p>Three office/R&D buildings with build-to-suit tenant options. Attractive glass frontage, generous on-site parking, abundant landscaping, dock high loading doors and grade level roll-up doors.</p>	<p>1,048 – 48,800± sf \$2.05 Full Service</p>	<p>Shawn Johnson Danny Jones Brian Keegan (707) 528-1400</p>
<p>Oak Valley Business Center Aviation Blvd. Santa Rosa</p> 	<p>Three, 2-story Class “A” Office Buildings premier location adjacent to Highway 101 outdoor meeting area with water feature.</p>	<p>132,000± sf \$1.50 - \$1.95 psf Full Service</p>	<p>Shawn Johnson Danny Jones (707) 528-1400</p>
<p>Westwind Business Park Airport Blvd. Santa Rosa</p> 	<p>A master-planned Corporate Campus environment, over 88 acres of finished parcels ready for expansion or build-to-suit. Currently, there are ten Class A office & R&D/Flex buildings. Prime location adjacent to the Sonoma County Airport. The Park is fully entitled with all mitigation measures completed.</p>	<p>1,965± sf - 500,000± sf (divisible) Rent: Negotiable</p>	<p>Dave Peterson Jeffrey Wilmore (707) 528-1400</p>
<p>1202 Apollo Way Santa Rosa</p> 	<p>New Class “A” office building with split face block construction, extensive glassline, abundant landscaping, 6.1 per 1,000 sf parking.</p>	<p>2,000 sf – 37,048± sf \$1.85 sf Full Service</p>	<p>Shawn Johnson Brian Keegan (707) 528-1400</p>








MAJOR PROJECTS

Name/Location	Description	Available Price	Contact
<p>437 Aviation Blvd. Santa Rosa</p> 	<p>The office building is located just south of the Airport Health Club and adjacent to the new Sonoma Country Day School. Airport Business Center is a master-planned complex. Its buildings are handsomely designed and nestled in graciously landscaped open space, with convenience freeway and airport access.</p>	<p>Office-15,713± sf Divisible to 753± sf</p> <p>\$2.05 sf Full Service</p> <p>Total Building sf: 21,120± sf</p>	<p>Shawn Johnson (707) 528-1400</p>
<p>3775 & 3785 Brickway Blvd. Santa Rosa</p> 	<p>Four building Class "A" office campus consisting of 44,156± sf of professional office space that is 70% sold out. Units available from 1,575 sf to 8,162 sf Located in prestigious Charles Schulz Sonoma County Regional Airport area.</p>	<p>Building 1: Several suites available</p> <p>Building 4: Available \$250 psf to \$295 psf, pending location of the units and build-out conditions.</p>	<p>Jim Sartain Jeffrey Wilmore (707) 528-1400</p>
<p>212-216 Concourse Blvd. Santa Rosa</p> 	<p>Two 2-story Office Buildings totaling 40,000± sf, permit ready to start construction. The buildings are designed as wood frame offices with an #IFS finish, abundant glass and landscaping amenities.</p>	<p>5,000-20,000± sf</p> <p>Rent: Negotiable</p>	<p>Shawn Johnson (707) 528-1400</p>
<p>DeTurk Winery Village 806 Donahue Street Santa Rosa</p> 	<p>Downtown Development Opportunity Approved 73 Unit Residential Development Located in Historic Building-Historic West End Neighborhood & Railroad Square District.</p>	<p>Asking Price: TBD Price Per Unit: TBD</p>	<p>Rhonda Deringer (707) 528-1400</p>
<p>Santa Rosa Business Park Dutton & College Avenue Santa Rosa</p> 	<p>One of the High-end Premier Business Parks in the North Bay centrally located with direct multiple accesses off Hwy. 101. Fully built-out and comprised of over 750,000 sf of office and industrial buildings. Fully landscaped, attractive architectural styling with a functional mix of tenants.</p>	<p>100± sf – 21,000± sf (divisible)</p> <p>\$1.25 to \$2.00 sf Full Service</p>	<p>Danny Jones Shawn Johnson Vic Shellenberg Joel Jaman Dino D'Argenzio Kevin Doran Romus Reece (707) 528-1400</p>
<p>490 Mendocino Avenue Santa Rosa</p> 	<p>Newly renovated and architecturally redesigned downtown office/retail building, high identity corner location, and a dramatic 2-story atrium courtyard. Abundant glass-line on three street frontages.</p>	<p>41,131± sf Sale Price: 10,595,000</p> <p>Retail: \$1.75 - \$1.95 sf</p>	<p>Russ Mayer (707) 664-1400</p>








MAJOR PROJECTS

Name/Location	Description	Available Price	Contact
<p>Northpoint Corporate Center 2235 Mercury Way Santa Rosa</p> 	<p>Class A professional office building with modern atrium lobby of stone and granite, abundance of natural light, outside fountains and eating area, just minutes from downtown Santa Rosa.</p>	<p>1,501 – 25,568± sf \$1.75 sf Full Service</p>	<p>Shawn Johnson Jeffrey Wilmore (707) 528-1400</p>
<p>JDSU Campus 2789 Northpoint Parkway Santa Rosa</p> 	<p>Seven building campus 234,299± sf. Building 3 is fully leased to JDSU for a 5 year term. Buildings 2 and 10 are partial leasebacks by JDSU for 5 year terms. The balance of the buildings are available for sale to investors or owner/users. Great intrinsic value.</p>	<p>Bldg. A: 54,474± sf Price: \$5,720,000 Bldg. 2: 26,877± sf Price: \$2,824,000 Bldg. 3: 31,325± sf Price \$3,289,000 Bldg. 4: 35,939± sf Price: \$3,773,600 Bldg. 5: 30,770± sf Price: \$3,231,000 Bldg. 6: 14,928± sf Price: \$1,567,500 Bldg. 10: 39,986± sf Price: \$4,198,500</p> <p>Pricing: \$105 sf \$.54 psf NNN</p>	<p>Michael Flitner Kevin Doran (707) 528-1400</p>
<p>Larkfield Business Park 4855 Old Redwood Highway Santa Rosa</p> 	<p>16 business condominiums for sale or lease located directly across the street from Larkfield Shopping Center in northeast Santa Rosa. Four buildings with unit sizes from 1,000± sf to 8,000± sf. Great signage and visibility.</p>	<p>32,000± sf \$1.75 psf Gross</p> <p>Sales Price: \$275-\$300 psf</p>	<p>Michael Flitner Kevin Doran (707) 528-1400</p>
<p>Fountain Grove Center Round Barn Boulevard Santa Rosa</p> 	<p>Three, 3-story Class A Office Buildings In-house property management, and engineering departments. Outdoor meeting area with water feature automated key-card access.</p>	<p>161,055± sf \$1.95 psf Full Service</p>	<p>Shawn Johnson Dave Peterson Brian Keegan (707) 528-1400</p>
<p>Fountaingrove Executive Center 3562 Round Barn Circle Santa Rosa</p> 	<p>Highest profile office area Santa Rosa has to offer, spectacular views, open air balconies, meandering pathways and water features.</p>	<p>1,800 – 52,970± sf Rent: Negotiable</p>	<p>Shawn Johnson Danny Jones (707) 528-1400</p>








MAJOR PROJECTS

Name/Location	Description	Available Price	Contact
Fountaingrove Executive Center 3569 Round Barn Circle Santa Rosa 	Brand new Class A Office facility under construction – 42,588± sf available for lease. Great Hwy. 101 visibility, key card entry, open air balconies and water features.	29,000± sf \$2.75 sf Full Service	Shawn Johnson Danny Jones (707) 528-1400
170 Todd Road Santa Rosa 	One of the premier large site locations along US 101 in the entire North Bay. 6,000 sf office and 84,980 sf warehouse divisible down to 10,200 sf with 12'-36" clearance height. Great access on and off US Hwy 101 via the Todd Road Interchange.	Office: 6,000± sf Warehouse: 67,614 sf Lease Rate: \$.40 sf Gross, warehouse \$.85 sf Gross, office	Joel Jaman Bill Faherty Jim Sartain (707) 528-1400
Westwind Business Park 3750 Westwind Boulevard Santa Rosa 	Class "A" Office space. Entire 2 nd floor available for sublease through 12/31/2015. Excellent Airport Boulevard frontage.	5,000± sf – 18,810± sf \$1.25 sf NNN	Michael Flitner (707) 528-1400
PETALUMA			
Petaluma Marina Business Center 755, 765 & 775 Baywood Dr. Petaluma 	Class "A" office space available. Marina harbor/water views. Located just off Hwy 101 and near Hwy 116 for easy access to all North Bay counties and only 45 minutes north of San Francisco and Oakland.	755 Baywood Drive 46,493± sf 765 Baywood Drive 36,682± sf 775 Baywood Drive 33,775± sf Rent sf: Call for Rates	Mike Thomason Tony Sarno (707) 664-1400 Vesa Becam (415) 461-1010
The Great Petaluma Mill 6 Petaluma Blvd. N. Petaluma 	A Petaluma historical landmark providing tenants with old Petaluma charm combined with new Petaluma convenience. River front location, immediate proximity to services and dining. Flexible suite sizes, ample parking.	392 – 45,619± sf \$2.25 psf Full Service	Tony Sarno Mike Thomason (707) 664-1400








MAJOR PROJECTS

Name/Location	Description	Available Price	Contact
<p>Foundry Wharf Second & H Streets Petaluma</p> 	<p>Office/Retail/Warehouse. Located on the Petaluma River in Petaluma's historic downtown, the Foundry Wharf offers the ultimate in convenience, with restaurants, services and shopping all within the immediate proximity.</p>	<p>700 – 118,146± sf Rent: Negotiable</p>	<p>Mike Thomason Tony Sarno (707) 664-1400</p>
<p>Deer Creek Plaza North McDowell & Hwy. 101 At Rainier Petaluma</p> 	<p>322,433 sf Community Center with Lifestyle District. Occupancy Mid '06. Various pad sites and Build-to-Suit Anchors.</p>	<p>1,200 sf to 100,000± sf \$1.65 - \$3.00 sf NNN</p>	<p>Tom Laugero (707) 528-1400</p>
<p>3800 Lakeville Hwy Petaluma</p> 	<p>Large concrete tilt-up distribution building space with 3 dock high truck doors. Fully insulated. Great for wine storage and distribution.</p>	<p>52,834 – 103,834± sf \$.65 psf Gross</p>	<p>Chris Castellucci (707) 664-1400</p>
<p>Redwood Business Park Petaluma</p> 	<p>Highly identifiable business park in Petaluma. Walking distance to restaurants, lodging, financial and retail services, and easy access to Highway 101.</p>	<p>1,100,000± sf Rental Rate Negotiable</p>	<p>Tony Sarno Chris Castellucci Mike Thomason (707) 664-1400</p>
SONOMA			
<p>Sonoma Valley Business Park 22801 8th Street East At Highway 121 Sonoma</p> 	<p>9 planned industrial buildings in Sonoma Valley. Buildings/Condos range in size from 19,050± sf to 32,270± sf. Lots range in size from 1.2± acres to 20.46± acres. Buildings or lots for sale, lease or building to suit.</p>	<p>\$9.00 sf entire site or 6-Individual lots 1.2 – 2.2± acres Price: \$15 sf</p>	<p>Rhonda Deringer Michael Flitner Jim Sartain (707) 528-1400</p>


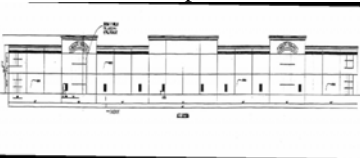


MAJOR PROJECTS

Name/Location	Description	Available Price	Contact
WINDSOR			
<p>1010 Shiloh Road Windsor</p> 	<p>This building is a steel frame metal distribution warehouse built for Allied Domecq Wines (now Constellation Brands) in 2000. The building features 24' clear height, 50'x80' column spacing, four grade-level truck doors & eleven dock high doors.</p>	<p>75,000 –282,600± sf Rent: \$.60 psf</p>	<p>Michael Flitner (707) 528-1400</p>
<p>7455 Conde Lane Windsor</p> 	<p>21± acre site is ideal for build-to-suit and lease projects ranging from 100% office to mixed-use development including warehousing and manufacturing. Lots may be merged to accommodate larger uses as well.</p>	<p>Lot 1: 2.36± acres Lot 2: 2.08± acres Lot 3: 1.76± acres Lot 4: Unavailable Lot 5: 9.01± acres Lot 6: 1.27± acres Pending Lot 7: 1.39± acres Pending Lot 8: 2.02± acres Lease Rates: Negotiable</p>	<p>Shawn Johnson (707) 528-1400</p>
<p>8733 & 8735 Old Redwood Hwy. Windsor</p> 	<p>The property includes two parcels of land with 2.7 acres zones for Community Commercial Development. Zoning allows for a variety of uses including food service, restaurant, retail, bank or professional office space.</p>	<p>5,000 – 30,000± sf \$2.50 sf NNN</p>	<p>Rhonda Deringer (707) 528-1400</p>
MARIN COUNTY			
<p>1401 Los Gamos Road San Rafael</p> 	<p>Excellent Class “A” Office property overlooking Highway 101. High end finishes throughout. Generous glass-line and beautiful hillside views. Immediate freeway access.</p>	<p>30,488± sf Price: \$9,750.00 \$319.80 psf</p>	<p>Matt Storms Nathan Ballard (415) 461-1010</p>
NAPA COUNTY			
<p>1678 & 1760 Green Island Rd. American Canyon</p> 	<p>New development area close to major highways & Napa County Airport. 25.14 acres. 8± acres immediately available for various outdoor storage uses, balance of acreage available incrementally by agreement.</p>	<p>25.14± acres Price: \$4.93/sf</p>	<p>Ronald Stauber (707) 252-1400</p>



MAJOR PROJECTS

Name/Location	Description	Available Price	Contact
<p>Napa Airport Industrial Park</p> 	<p>27.5 acres of land zoned Industrial park and located adjacent to the future golf course for the Montalcino Resort & Spa backing against vineyards. Ideal for an office campus, distribution center or a wide variety of wine related applications including wine storage.</p>	<p>\$4,800,000 \$4.00 psf</p>	<p>Randy Wood (707) 252-1400</p>
<p>1010 Napa Road Napa</p> 	<p>New warehouse light industrial & office for lease or sale. High visibility, glass store fronts, convenient access from Napa Road and 8th Street East. Opportunity to own your own space. Condo conversion planned.</p>	<p>1,250 – 90,000± sf Sale Price: \$200/sf Lease Price: \$.60- \$1.00/sf</p>	<p>Barry Hines Cell: (707) 494-0110</p>