



## 1100 Van Ness Avenue

Corner of Van Ness and Geary, San Francisco

<b>Property Type:</b>	Medical and Dental Office
<b>Location:</b>	Across street from the new Sutter Health 274-bed California Pacific Medical Center Van Ness Campus, connected via subterranean tunnel. Hospital opened 2019
<b>Property Description:</b>	Highest quality MOB with excellent amenities at world-class location. 10 floors. 5 high-speed elevators. 5 underground parking levels. LEED certified, now taking reservations for upper floors. Ownership opportunities. Tenant Improvement allowance negotiable

### CURRENT SPACES AVAILABLE

Floor	Area (sf)	Asking Rent	Space Description	Available
9th	14,187 - 17,626 RSF	\$5.00 psf <i>NNN plus estimated \$3.07 psf in expenses</i>	Great views, divisible to 1,000 SF, design your suite to suit. Potential expansion up to 17,626 RSF.	<b>NOW</b>
10 <sup>th</sup> Ste 1045	1,919 RSF	\$5.00 psf <i>NNN plus estimated \$3.07 psf in expenses</i>	Top floor; NE corner; abundant glass offering great views; design your suite to suit your practice's needs	<b>NOW</b>



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