

BAYSIDE REALTY PARTNERS PRESENTS

# Pleasant Hill Medical Plaza

400 Taylor Boulevard — Pleasant Hill, California 94523

*East Bay's Premiere Medical Office Building in Pleasant Hill*



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# Pleasant Hill Medical Plaza

## Pleasant Hill, California 94523



### LOCATION

- **Strategic location** for convenient access to Pleasant Hill, Walnut Creek, Concord and Clayton population
- **Easy freeway access** to I-680/780 and SR 242/4
- 3 story medical office building **favorable to practitioners**, multi-location practices and independent physicians
- **Proximity to two major hospital** campuses — John Muir Walnut Creek and Concord campuses



### BUILDING

- **Highest quality** and dominant medical office building in Pleasant Hill
- Surface parking with **free parking** offering direct access to front/rear building entrances
- **245 parking spaces** (4+ / 1,000 SF) parking ratio
- **New Ownership: Lincoln Property Company**, an experienced medical office owner and operator



### TENANCY

- **Health system tenants:**
  - John Muir Health
  - Packard Children's Health Alliance
- **Competitive** tenant improvement allowance
- **Existing uses include** ENT, GI, Dermatology, Oncology & Hematology, Pediatric Neurology



### SPACES

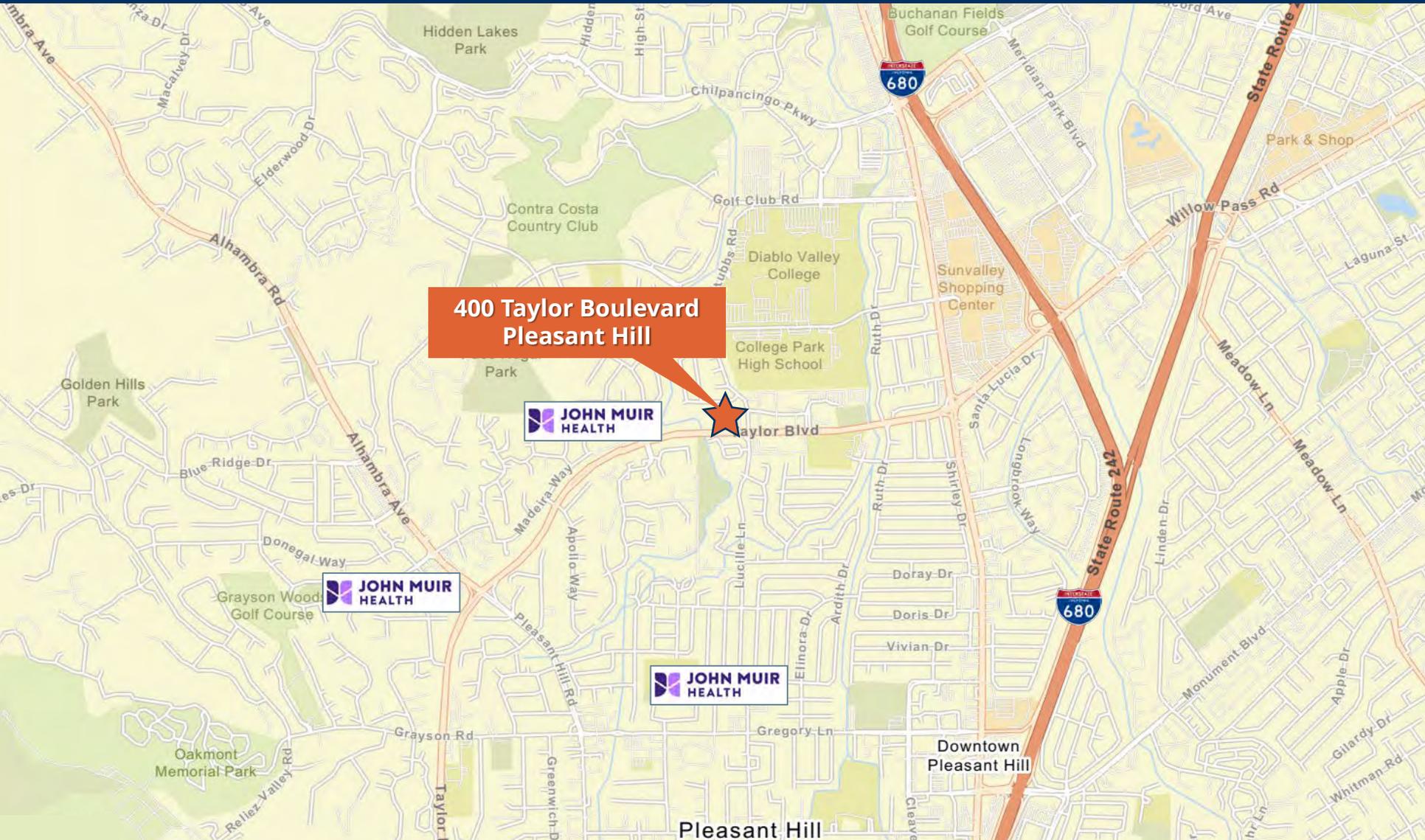
- **Largest available ground floor** (7–10K SF) medical space in Pleasant Hill and Walnut Creek
- **Opportunity** for Urgent Care Surgery Center, ASC
- +/- 20 K SF of **medical clinic/office** available with suites ranging from 950 SF to 13,500 SF

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Pleasant Hill, California 94523



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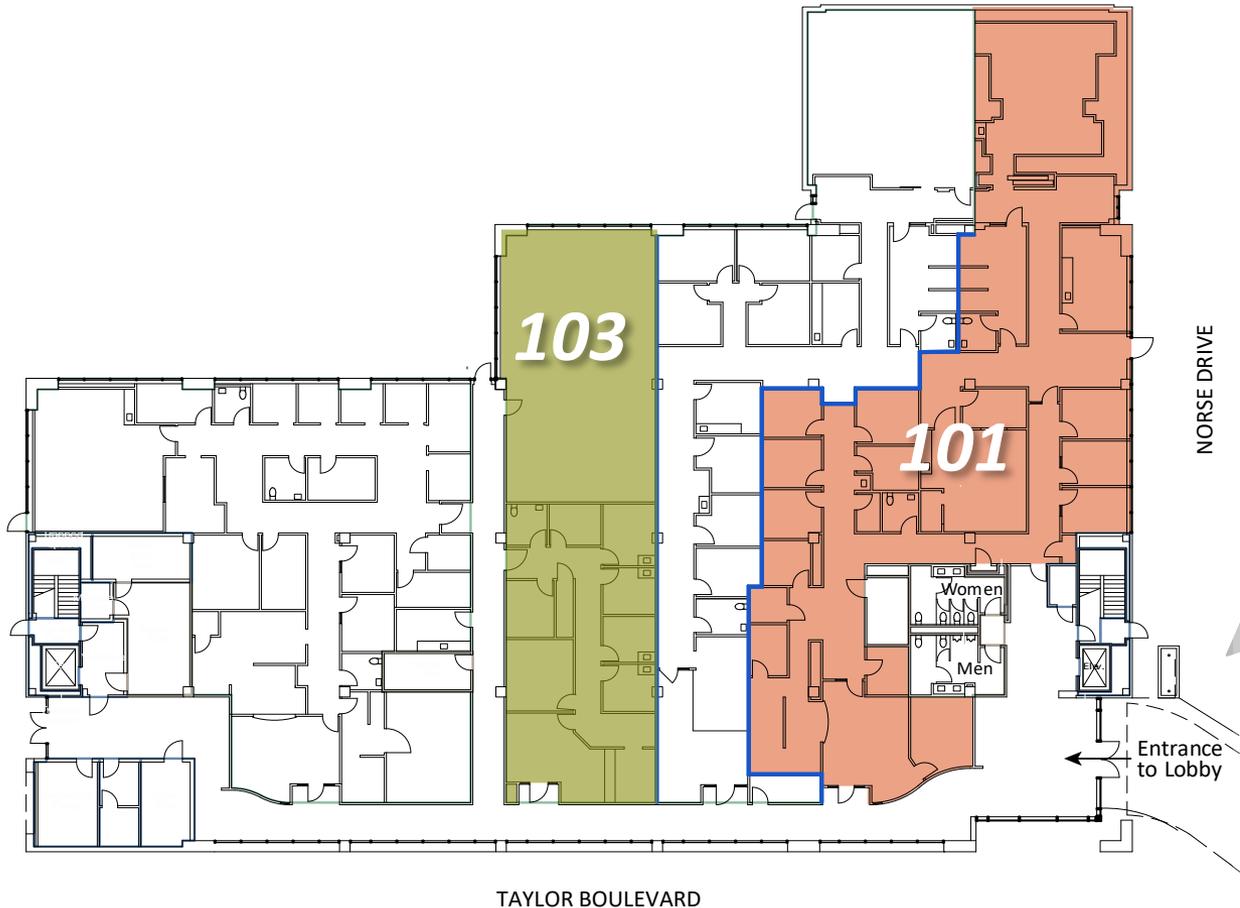


400 Taylor Boulevard  
Pleasant Hill



# Pleasant Hill Medical Plaza

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**Suite 101** 7,576 RSF

Waiting room/reception, 10-12 exam rooms/offices, procedure rooms and imaging room/vault

**Suite 103** 2,225-4,344 RSF

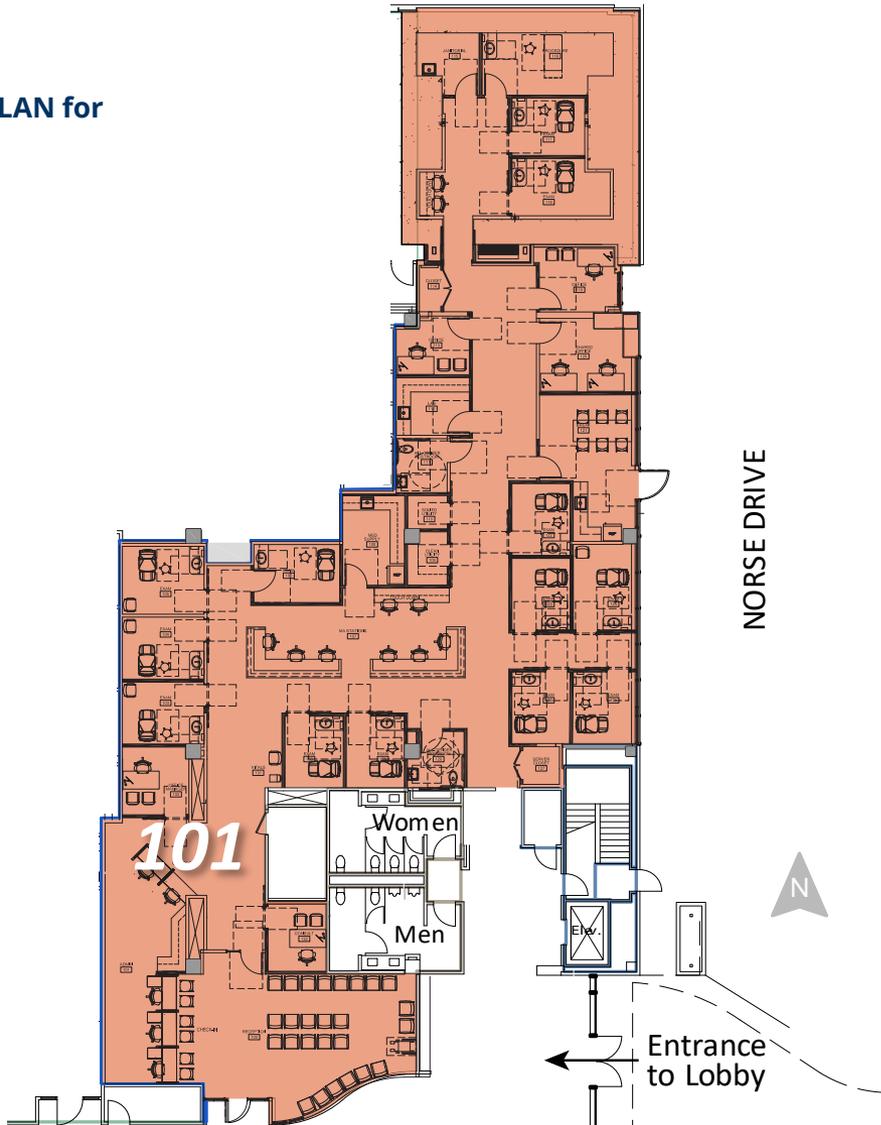
Waiting room/reception, 4 exam rooms, 1 office and 1 conference/consult room. Approx. 2,225 SF of clinic space with approx. 2,219 SF of cold shell space to make for a contiguous 4,344 SF.

*(Direct lease opportunity available, subject to termination of existing lease with LED Sep 2027)*

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## FIRST FLOOR— CONCEPTUAL PLAN for SUITE 101

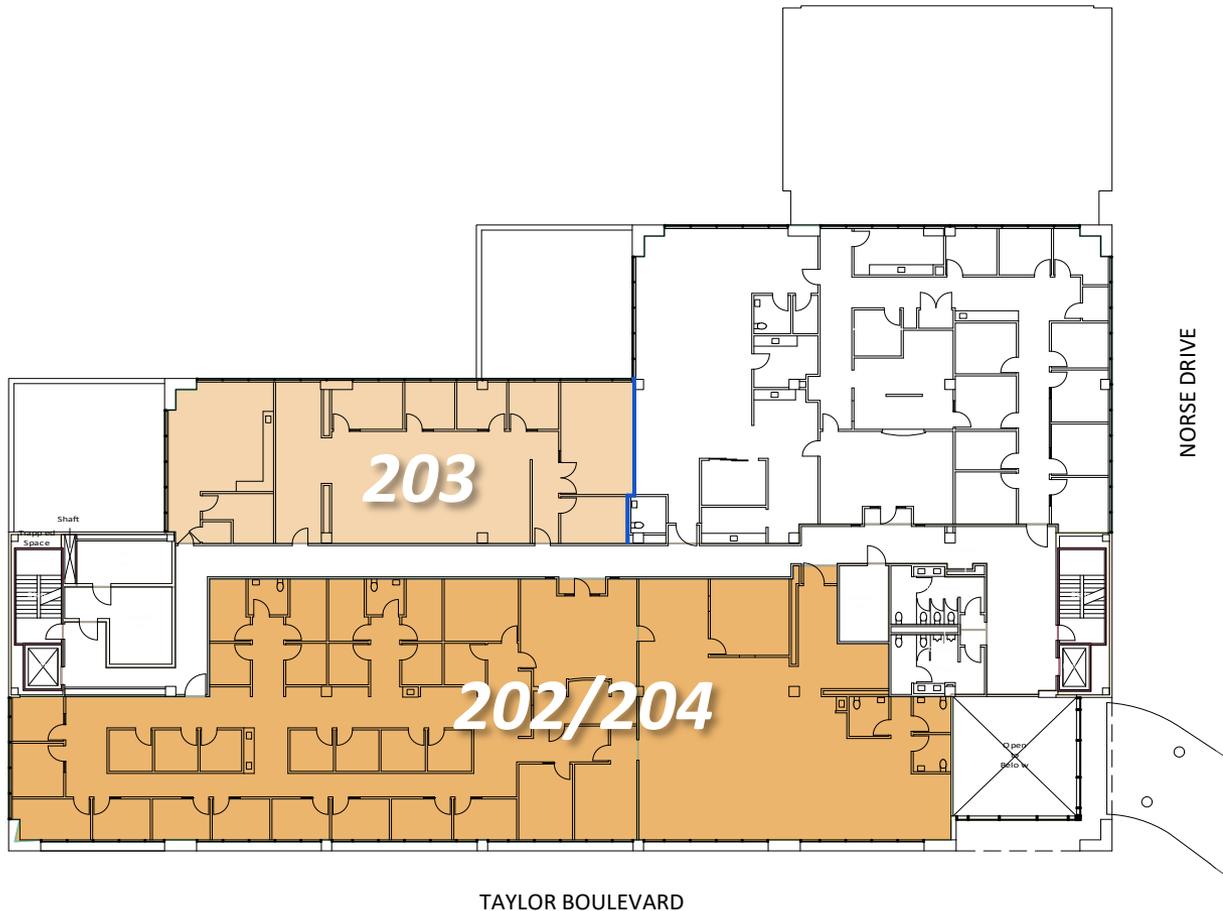


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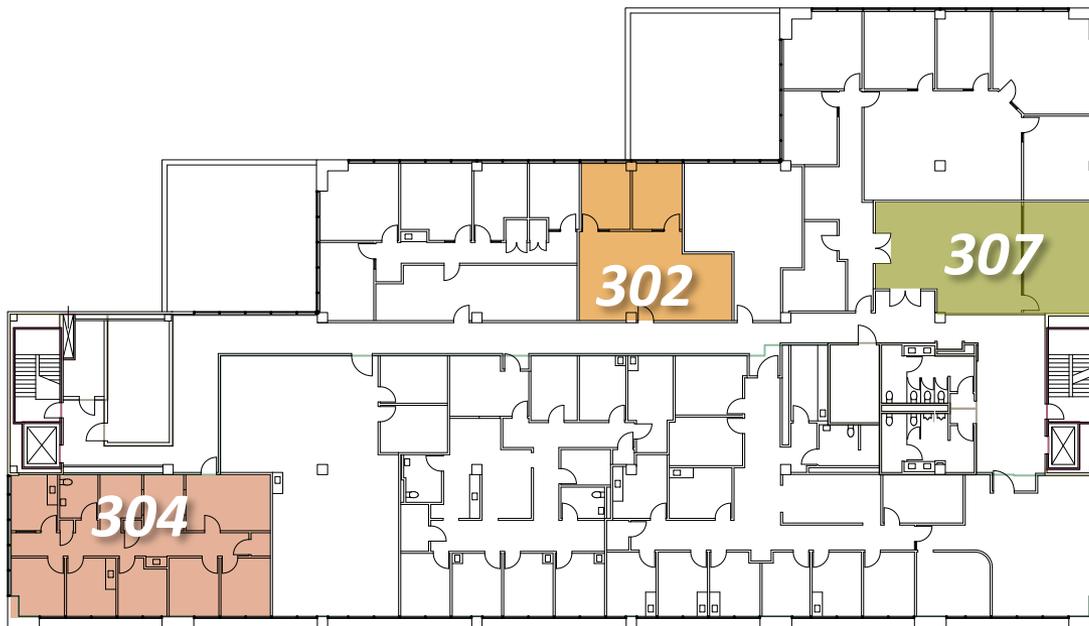


**Suite 202/204** 2,709–9,907 RSF  
Waiting room/reception; 26–30 treatment rooms, 16 offices, 1 break room, 1 conference room, open layout treatment area with central admin/monitoring station, 5 restrooms.  
*(Direct lease opportunity available, subject to termination of existing lease with LED Dec 2031)*

**Suite 203** 3,545 RSF  
6 offices, one conference room, one large staff/break area.  
*(Direct lease opportunity available, subject to termination of existing lease with LED Dec 2031)*

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TAYLOR BOULEVARD

NORSE DRIVE

**Suite 302**      952 RSF  
Waiting room/reception open area  
with 2 exam rooms/offices

**Suite 304**      1,777 RSF  
Waiting area, 2 exam rooms, 4-5  
offices, restroom

**Suite 307**      1,188 RSF  
Existing conference room layout can  
convert to waiting room/reception  
and 2-3 exam rooms

# Pleasant Hill Medical Plaza

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## THIRD FLOOR— CONCEPTUAL PLAN for SUITE 307



Suite 307 1,188 RSF  
Waiting room/reception and 2-3  
exam rooms, office, break room

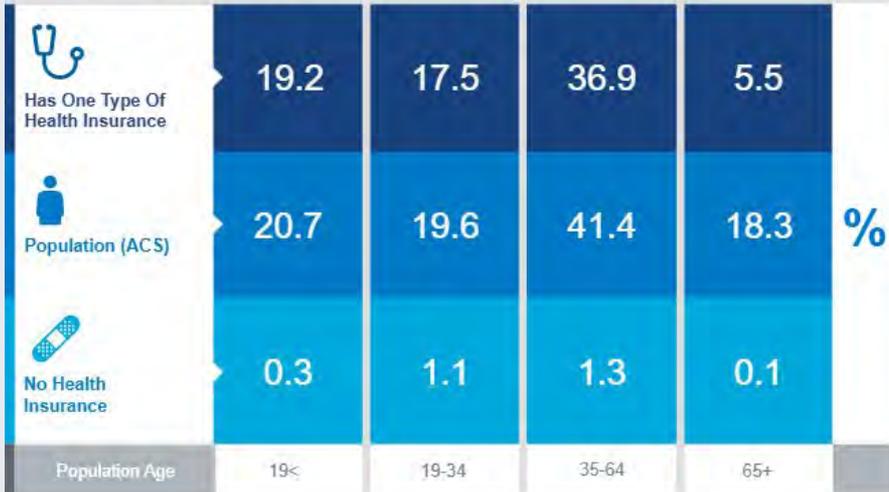
# Pleasant Hill Medical Plaza

## Pleasant Hill, California 94523

### Health Care & Insurance

400 Taylor Blvd, Pleasant Hill, California, 94523  
Ring band of 3 - 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



#### Population

**122,172**  
Civilian Noninstitutionalized Population (ACS)

SOURCE: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).  
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#### Exercise (Percent of Adults)

**50.8%**  
Exercise at home 2+ times per week

**17.1%**  
Exercise at club 2+ times per week

#### Health Care Expenditure

**\$6,915**  
Annual Health Insurance Expenditures

**\$3,830**  
Medical Care

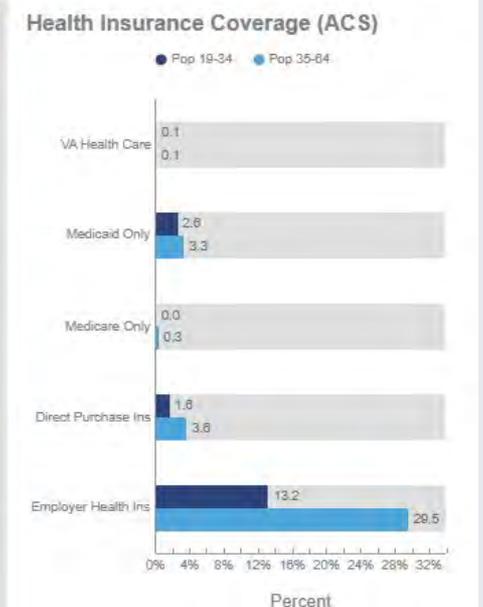
**5,801**  
Medicare Only

**4,221**  
Direct-Purch & Medicare

**5,870**  
Employer & Medicare

**1,583**  
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,790.7
Medicare Payments	\$1,463.0
Physician Services	\$397.8
Dental Services	\$900.1
Eyecare Services	\$136.2
Lab Tests/X-rays	\$119.7
Hospital Room & Hospital Service	\$353.9
Convalescent/Nursing Home Care	\$71.2



# Meet Your Expert Team



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**DOMINANT. EXPERT. INFLUENTIAL.**

# BAYSIDE REALTY PARTNERS

*The preeminent provider of management, leasing, construction management and accounting services for healthcare properties.*



## MARKET LEADER

- Leasing & Property Management
- Investment Sales
- Tenant Representation
- Construction Management
- Property Repositioning



## INFLUENTIAL NETWORK

- Institutional Investors
- Healthcare Systems and Healthcare Districts
- Physicians & Districts
- Private Investors



## DOMINANT FOOTPRINT

- 2 million SF leased & managed
  - 50+ MOB portfolio
  - 10,000-240,000 SF
  - 500,000 SF portfolio
- San Francisco's largest MOBs
- 950+ leases executed
- 500+ medical and dental tenants

**DOMINANT. EXPERT. INFLUENTIAL.**