



## Parnassus Heights Medical Building

350 Parnassus Avenue, San Francisco

<b>Property Type:</b>	Medical and Dental Office
<b>Building Size:</b>	Total of approximately 77,091 sf. 9 story
<b>Location:</b>	Located adjacent to UCSF Parnassus campus two blocks west of Stanyan Street near Golden Gate Park and St. Mary's Medical Center. Spectacular views of the bay, city and bridges
<b>Property Description:</b>	Beautiful recently completed modern Class A medical office suites from 1,015 RSF to 9,073 RSF immediately available.

### CURRENT SPACES AVAILABLE

Suite	Area (sf)	Asking Rent	Space Description	Available
150	2,898	Negotiable	8 offices, restroom, reception, open space	<b>NOW</b>
200	1,317	Negotiable	Newly constructed, very high-end spec suite available for immediate occupancy. 4 exam rooms, 2 offices, waiting room	<b>NOW</b>
202	1,475	Negotiable	6 offices, open space/reception area	<b>NOW</b>
203	1,015	Negotiable	Newly constructed, very high-end spec suite available for immediate occupancy. 2 exam rooms, 1 office, waiting room, reception	<b>NOW</b>
204	1,473	Negotiable	Move-in ready	<b>NOW</b>
206	1,548	Negotiable	Newly constructed and upgraded open office space	<b>NOW</b>
4 <sup>th</sup> Floor	4,500	Negotiable	Move-in ready. Half-floor opportunity	<b>NOW</b>
5 <sup>th</sup> -8 <sup>th</sup> Floor	9,067	Negotiable	Move-in ready. Full-floor opportunity	<b>NOW</b>



1761 Laurel Street  
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Suite	Area (sf)	Asking Rent	Space Description	Available
701	2,620	Negotiable	In suite restroom, large reception area, large conference room, breakroom with sink, 9 exam rooms, 1 private office	<b>NOW</b>
706	1,915	Negotiable	9 exam rooms, 1 office, large reception room	<b>NOW</b>
707	1,270	Negotiable	5 exam rooms, 1 office, spacious waiting room, in suite restroom and kitchenette area. Spectacular views of several neighborhoods and downtown.	<b>NOW</b>
709	1,349	Negotiable	6 exam rooms, reception area, 1 office with exit door to hallway, storage closet	<b>NOW</b>
800	3,076	Negotiable	Excellent views. 9 offices/exam rooms.	<b>NOW</b>
801	1,260	Negotiable	Excellent views. Mostly open space with one large office.	<b>NOW</b>
805	3,275	Negotiable	17 offices and 1 restroom	<b>NOW</b>
900	1,000-2,959	Negotiable	Fully built-out suite in northwest corner with full-floor windows and unparalleled views of San Francisco, Golden Gate Bridge, Bay Bridge. Ocean and Bay views. Suite has 7 exam rooms, 4 offices and 3 restrooms	<b>NOW</b>



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Suite	Area (sf)	Asking Rent	Space Description	Available
909	1,149	Negotiable	Unique move-in-ready therapist space with 3 large individual offices with good sound mitigation. Incredible views from all three offices of the Bay, GG Bridge, downtown, GG Park and many neighborhoods. Individual offices available on a short-term basis. Suite has shared waiting room, restroom, kitchen and private exit <i>Individual offices can be leased separately.</i>	<b>NOW</b>
909 Office 1	326	\$9.10 psf FS	Suite has shared waiting room, restroom, kitchen and private exit. Individual offices available for a short-term lease	<b>NOW</b>
909 Office 2	395	\$9.10 psf FS	Suite has shared waiting room, restroom, kitchen and private exit. Individual offices available for a short-term lease	<b>NOW</b>
909 Office 3	425	\$9.10 psf FS	Suite has shared waiting room, restroom, kitchen and private exit. Individual offices available for a short-term lease	<b>NOW</b>



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