

350

PARNASSUS

The Prominent Life Sciences & Medical Office Building in Parnassus Heights

54,270 RSF Available

Built-Out Life Science Availabilities:

- 4,535 RSF

Office Availabilities:

- 2,777 RSF

Spec Medical Availabilities:

- 1,015 - 1,548 RSF

rubicon
point
partners

NEWMARK

BAYSIDE
REALTY PARTNERS



BUILDING HIGHLIGHTS

DELIVERY DATE
SPACE AVAILABLE

Available Now

54,270 RSF

9,070 RSF per Floor

OWNER
ARCHITECTS

Rubicon Point Partners

Taylor Design
Forge

CONSTRUCTION

Dome Construction



POWER
OVER 25 WATTS/RSF & CLEAN ENERGY



BUILDING AIR HANDLING
BRAND NEW AIR-HANDLER, CAPACITY
FOR 12 AIR CHANGES PER HOUR



LOADING AREA
FOR SHIPMENTS & DELIVERIES



**AMPLE PARKING &
SECURE BIKE STORAGE**
PARKING RATIO 2.88 PER 1,000 RSF



**POTENTIAL
BUILDING SIGNAGE**
OPPORTUNITY



**PROMINENT
AMENITIZED LOCATION**
STARBUCKS ON-SITE



PANORAMIC VIEWS
OF THE CITY & THE BAY



VIEW FROM 350 PARNASSUS

**RECENTLY
RENOVATED
LOBBY**





PARNASSUS HEIGHTS

A DRIVER OF INNOVATIVE SCIENCE

USCF Parnassus Heights Campus

- UCSF Medical Center
- Institute of Regenerative Medicine
- Health Sciences East & West Buildings
- Medical Sciences Building
- Weill Institute for Neurosciences Building

Center for Tobacco Control Research and Education

- Impactful behavioral science

Bakar ImmunoX Initiative

- Groundbreaking research on cancer and autoimmune disorders

UCSF CoLabs Initiative

CoPilots

Focused on generating preliminary data for future CoProjects

CoProjects

Undergoing grant preparation, experimental design, performance of experiments, data analysis, publication, and data sharing

Select Current CoProjects:

- Immune Cell Census
- Colorectal Cancer ImmunoPLUS Organoids
- AutoImmunoprofiler
- Human-Mouse Cancer Translator

MARKET-READY WET LAB SPACE AVAILABLE NOW



4TH FLOOR

SUITE 450

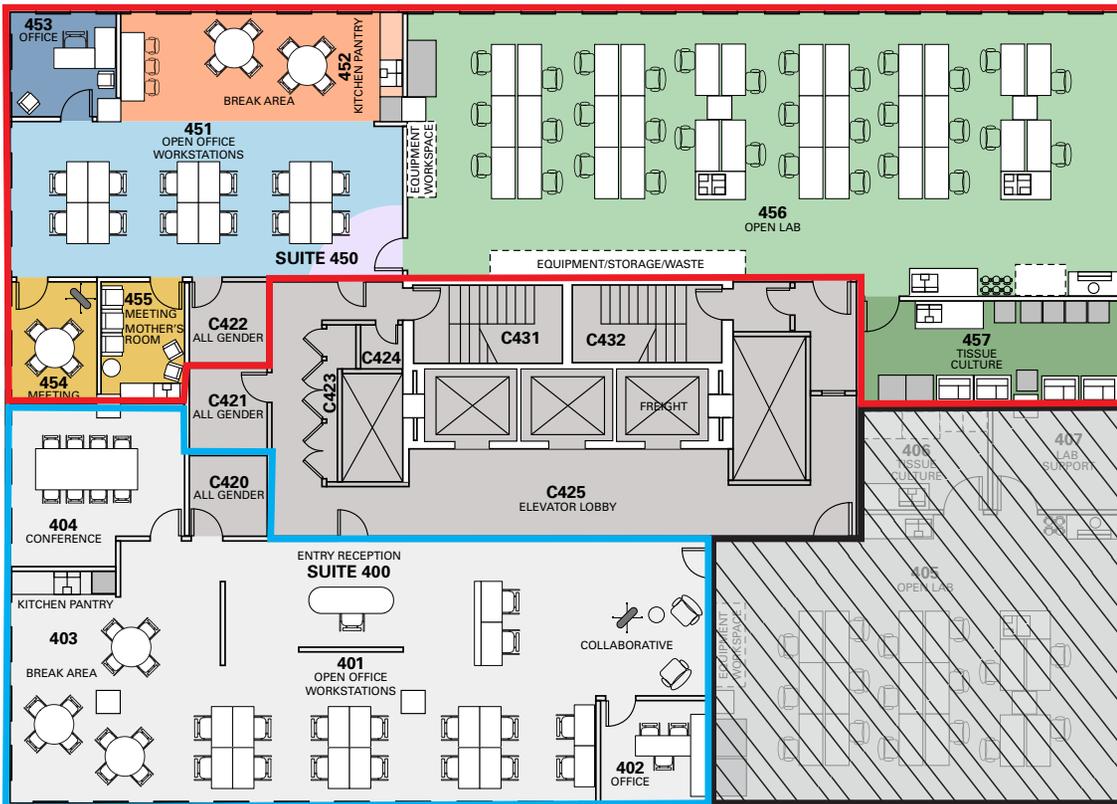
Plug and Play Lab and Office Suite
4,535 RSF

SUITE 400

Plug and Play Office Suite
2,777 RSF

→ Suite 450 (4,535 RSF) PLUG AND PLAY LAB AND OFFICE SUITE AVAILABLE NOW

- | | |
|--|--|
|  PANTRY CAFE |  MEETING PHONE HUDDLE |
|  RECEPTION |  OPEN OFFICE ADMIN |
|  CORE/SUPPORT |  PRIVATE OFFICE |
|  OPEN LABORATORY |  FUME HOOD |
|  LABORATORY SUPPORT |  BIO SAFETY CABINET |

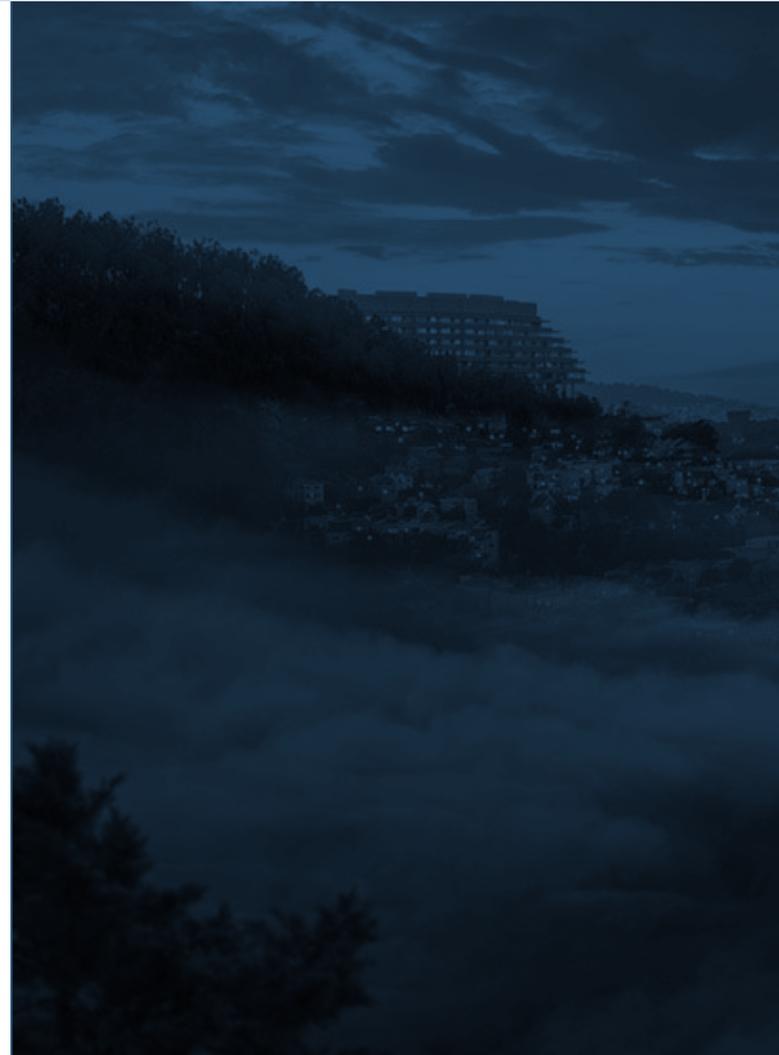


PARNASSUS AVE

→ Suite 400 (2,777 RSF) PLUG AND PLAY OFFICE SUITE AVAILABLE NOW

HILLWAY AVE

HILL POINT AVE



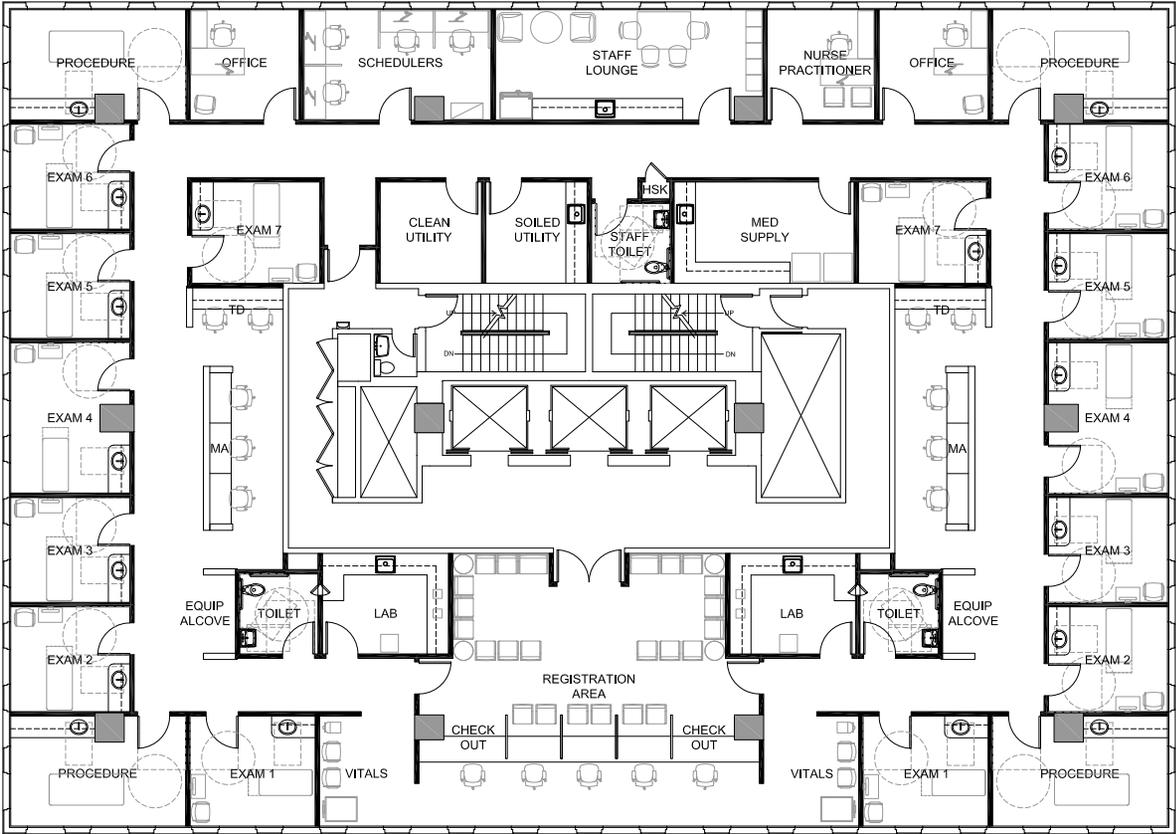
MEDICAL OFFICE SPACE

VARIOUS SUITE SIZES, RANGING FROM 510 TO 3,470 RSF, AVAILABLE NOW



HYPOTHETICAL FULL-FLOOR MEDICAL CLINIC

9,070 RSF



SECOND FLOOR MULTI-TENANT AVAILABILITIES

1,015 - 1,548 RSF

Suite 200 6 Offices	1,317 RSF
Suite 202 6 Offices	1,475 RSF
Suite 203 4 Offices	1,015 RSF
Suite 204 5 Offices	1,473 RSF
Suite 206	1,548 RSF

Note: Listed square footage is Rentable Square Footage

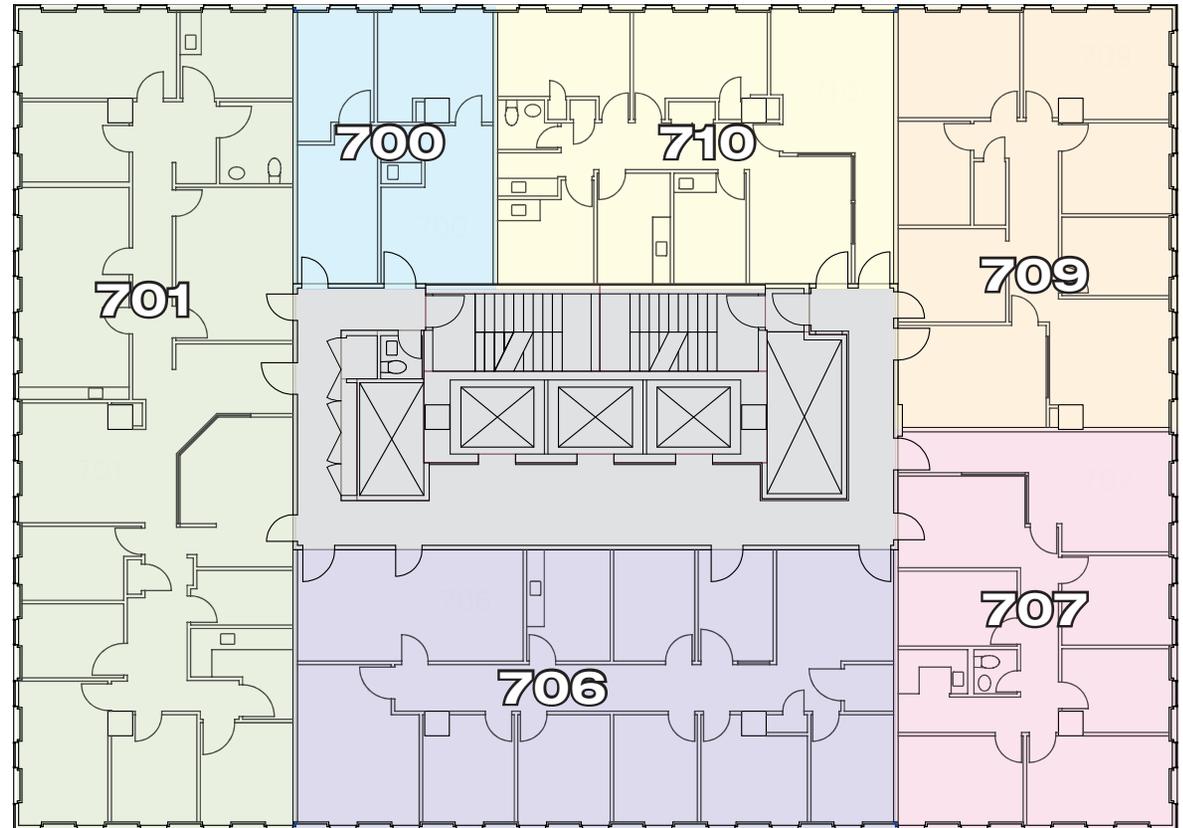


NOTE: THE SQUARE FOOTAGES SHOWN ARE APPROXIMATE.

SEVENTH FLOOR MULTI-TENANT AVAILABILITIES

637 - 2,619 RSF

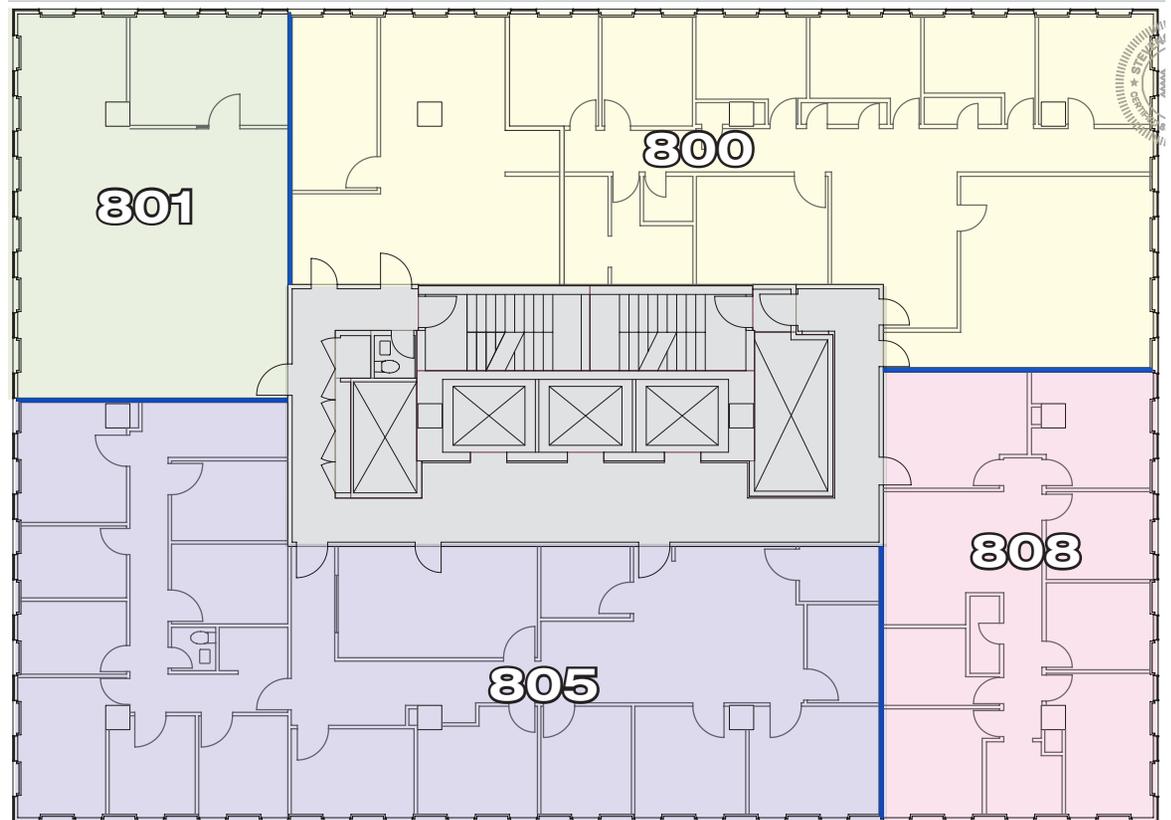
Suite 700	637 RSF
Suite 701	2,619 RSF
Suite 706	1,915 RSF
Suite 707	1,270 RSF
Suite 709	1,349 RSF
Suite 710	1,277 RSF



EIGHTH FLOOR MULTI-TENANT AVAILABILITIES

1,259 - 3,275 RSF

Suite 800	3,076 RSF
Suite 801	1,259 RSF
Suite 805	3,275 RSF
Suite 808	1,458 RSF



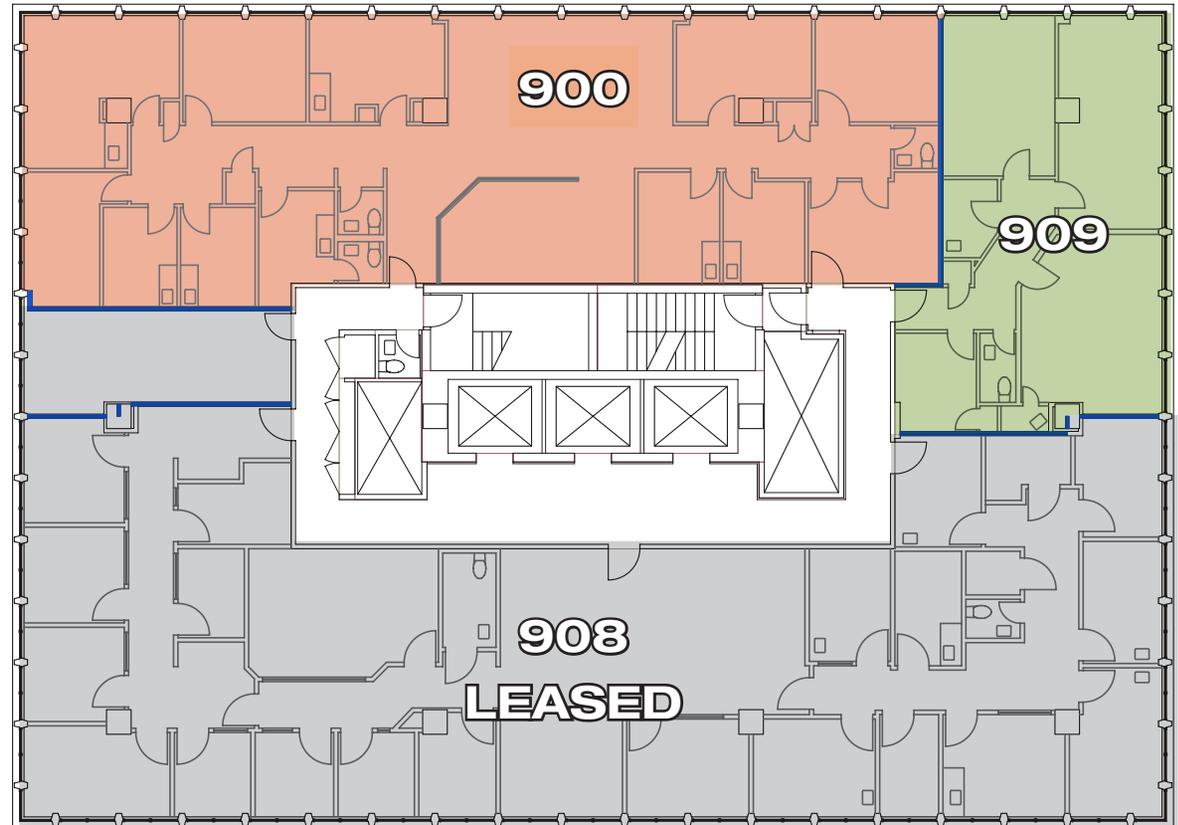
NINTH FLOOR MULTI-TENANT AVAILABILITIES

Suite 900

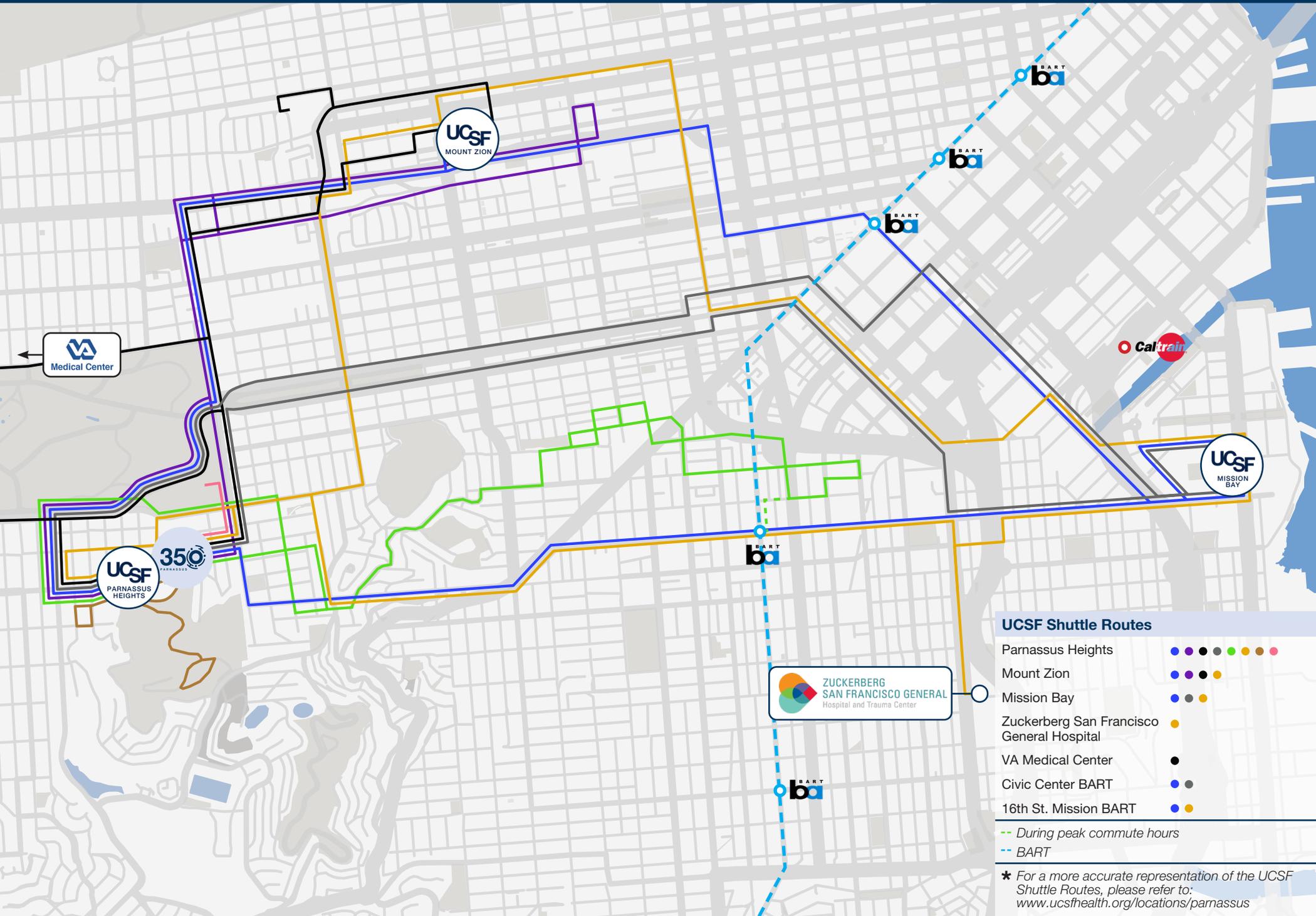
7 Exam Rooms/Labs 2,959 RSF
5 Offices

Suite 909

4 Offices 1,149 RSF



A CONVENIENT COMMUTE VIA UCSF SHUTTLES



UCSF Shuttle Routes

- Parnassus Heights
- Mount Zion
- Mission Bay
- Zuckerberg San Francisco General Hospital
- VA Medical Center
- Civic Center BART
- 16th St. Mission BART

--- During peak commute hours
--- BART

* For a more accurate representation of the UCSF Shuttle Routes, please refer to: www.ucsfhealth.org/locations/parnassus

AMENITIES & TRANSPORTATION



Restaurants

1. Kezar Pizzetta
2. Taboun
3. CreoLa
4. North Beach Pizza
5. Bite Me Sandwiches
6. Padrecito
7. Beit Rima
8. Zazie
9. You See Sushi
10. Lime Tree
11. Yellow Submarine
12. Lavash
13. Crepevine Restaurants
14. Fiorella Sunset
15. Underdogs Tres
16. Rose Indian Cuisine
17. Manna
18. New Eritrea

Coffee & Cafes

1. Starbucks
2. Le Boulangerie de San Francisco, Cole Valley
3. Peet's Coffee
4. Cafe Reverie
5. Bacon Bacon
6. Yo Tambien Cantina
7. Golden Bear Trading Company
8. The Beanery
9. Rain Tree Cafe
10. Arizmendi Bakery
11. Little Sweet
12. Tartine Inner Sunset

Nightlife

1. Ino Vino
2. The Red Tail Beer & Wine Bar
3. Fireside Bar
4. Blackthorn
5. Little Shamrock
6. Mucky Duck

Fitness

1. Live Fit
2. Millberry Fitness & Recreation Center
3. Sunset Gym
4. Yubalance
5. Accelerate Sports Performance
6. Midline
7. Mt Sutro Trails

Attractions

1. California Academy of Sciences
2. SF Botanical Gardens
3. De Young Museum
4. Kezar Stadium
5. Haight Street

P Parking



- N** N Judah
- 43** 43 Masonic
- 66** 66 Quintara
- 7** 7 Haight/Noriega
- 37** 37 Corbett
- 33** 33 Ashbury/18th St

Nearby MUNI Stops	Walk	Bike
N Judah	2 min	1 min
43 Masonic	2 min	1 min
66 Quintara	2 min	1 min
7 Haight/Noriega	7 min	2 min

350



PARNASSUS

LIFE SCIENCE CONTACTS

Maurice Spikes
Senior Managing Director
T 510.356.8492
maurice.spikes@nmrk.com
CA RE License #020015061

SANJAY KETTELS
Associate
T 510.520.1506
sanjay.kettels@nmrk.com
CA RE License #02185933

MEDICAL OFFICE CONTACTS

Trask Leonard
President and CEO
T 650.533.2591
tleonard@baysiderp.com
CA RE License #01152101

Francisco Leon
Senior Property Director
T 650.522.0993
fleon@baysiderp.com
CA RE License #01875946

rubicon
point
partners

NEWMARK

BAYSIDE
REALTY PARTNERS
MEDICAL/DENTAL PROPERTY SPECIALISTS

ONE SANSOME STREET, FLOOR 41 SAN FRANCISCO, CA 94104

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.