

# Dental/Medical/Life Sciences Lab Space Available for Lease

**2201 JUNIPERO SERRA BLVD, DALY CITY, CALIFORNIA**



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# Premises

- 10,681 +/-SF Dental/Medical/Life Sciences Lab Space »  
SUITES E & L CAN BE COMBINED:

- **Suite E** ~+/-9,531 RSF; Second Floor; Highly Improved Dental/Medical/Lab Space; \$2.75/SF/Mo NNN
- **Suite L** ~+/-1,150 RSF; Second Floor; Fully Built-Out Diagnostics Lab Space; \$4.00/SF/Mo NNN
- NNN's: \$1.00/RSF/Mo

- Speculative Lab Space Offers Customization to Fit a Wide Variety of Business Uses
- Casework with Epoxy Cove Base
- Epoxy Paint & Floor Coverings
- Medical Grade Finishes
- Diagnostic Wet Lab
- Upgraded HVAC

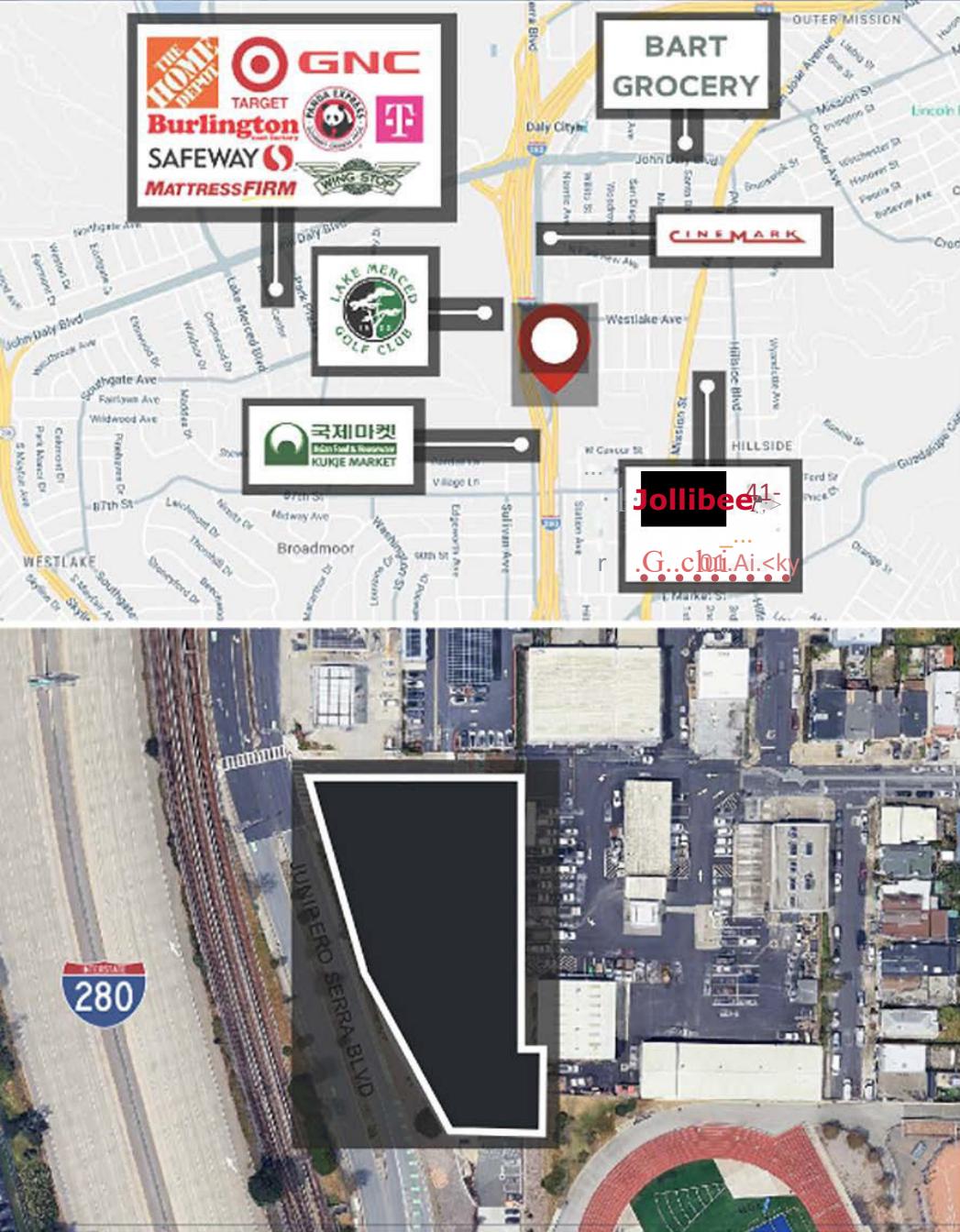
- Elevator Served
- 400 AMPS Dedicated Power
- New 80kW Generac SG080 Emergency Generator
- 47 Shared Surface Parking Spaces (1/300 SF)
- \$2.75 -\$4.00/SF/Mo NNN w/\$1.00/SF/ Mo Cam's



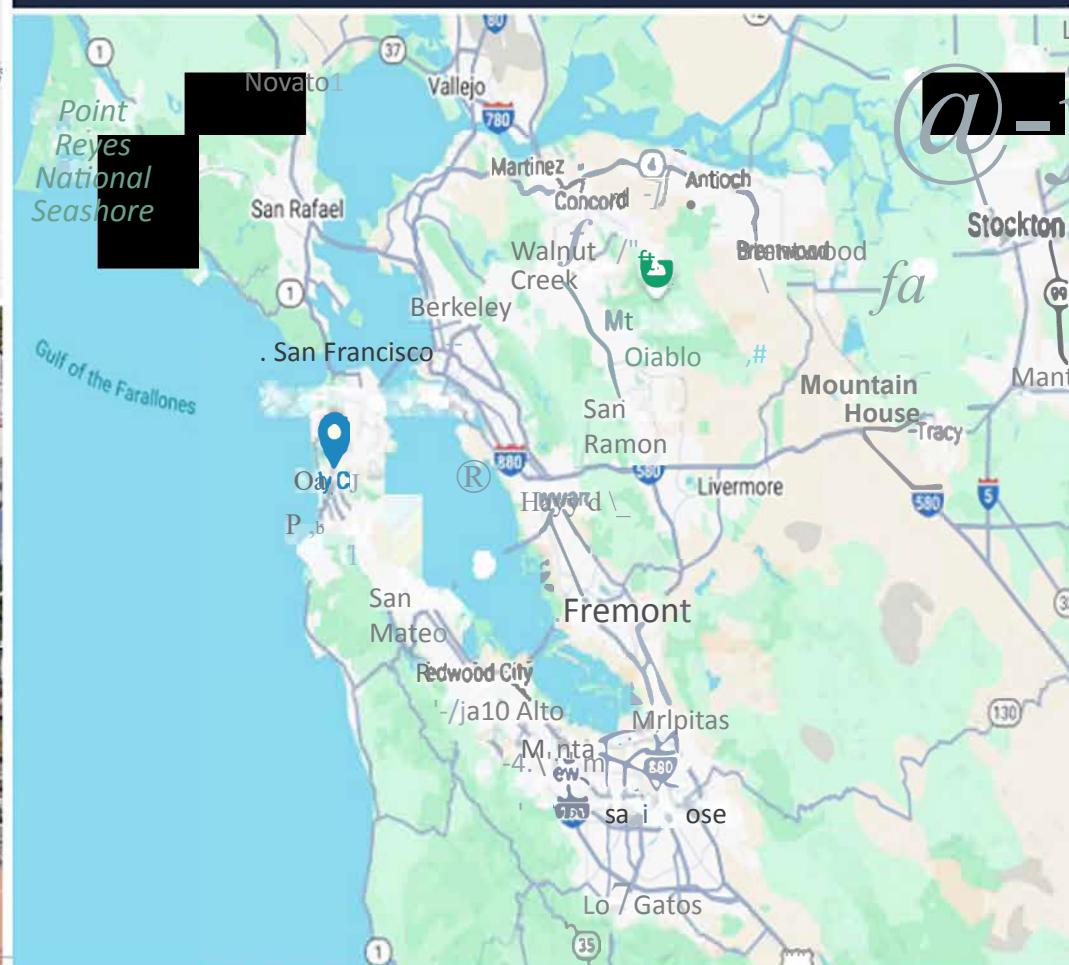
# Floor Plans



## Location Overview



- Easy Access to HWY 280 with Visibility and Signage
- Near Amenities and Services
- Gateway Between San Francisco and San Mateo
- Zoned C-1, Light Commercial, Medical Use Permitted



# Daly City Overview



**DALY CITY** is the second most populous city in San Mateo County and known as the Gateway to the Peninsula. Daly City is centrally located between two of the Bay Area's major job growth zones - San Francisco and San Mateo counties. It has become a regional hub for healthcare, retail, and small business. Due to its central location, diversified economy, excellent transportation links, Daly City's future for economic growth is bright.

Moving around and through Daly City is easy as State Routes 1, 35, 82 and Interstate 280 are all within easy access. Interstate 280, which bisects Daly City, is a primary transportation corridor linking San Francisco with San Mateo and Santa Clara counties. Numerous surface streets and coordinated traffic lights make avoiding the Highway's an easy alternative for getting around.

The San Francisco Bay Area is one of the leading healthcare centers in the world with Stanford HealthCare, UCSF Medical Centers, Sequoia Hospital, and Kaiser Redwood City. This is a natural area to start and grow a healthcare business, especially at the newly remodeled healthcare center located at 2201 Junipero Serra Blvd, Daly City.

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