

BAYSIDE REALTY PARTNERS PRESENTS

Colby Medical Center

3000 and 3010 Colby Street, Berkeley

Medical / Dental / Professional Office Complex in Two Buildings

3000 COLBY STREET



3010 COLBY STREET



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BUILDING

- **Two buildings:** roughly 40,000 sq ft medical/dental/professional office complex
- Adjacent to the Sutter Health affiliated Alta Bates Medical Center (527 beds)
- Recent comprehensive common area upgrades
- Highest parking ratio in market, at approximately 3.5 spaces per 1,000 sf

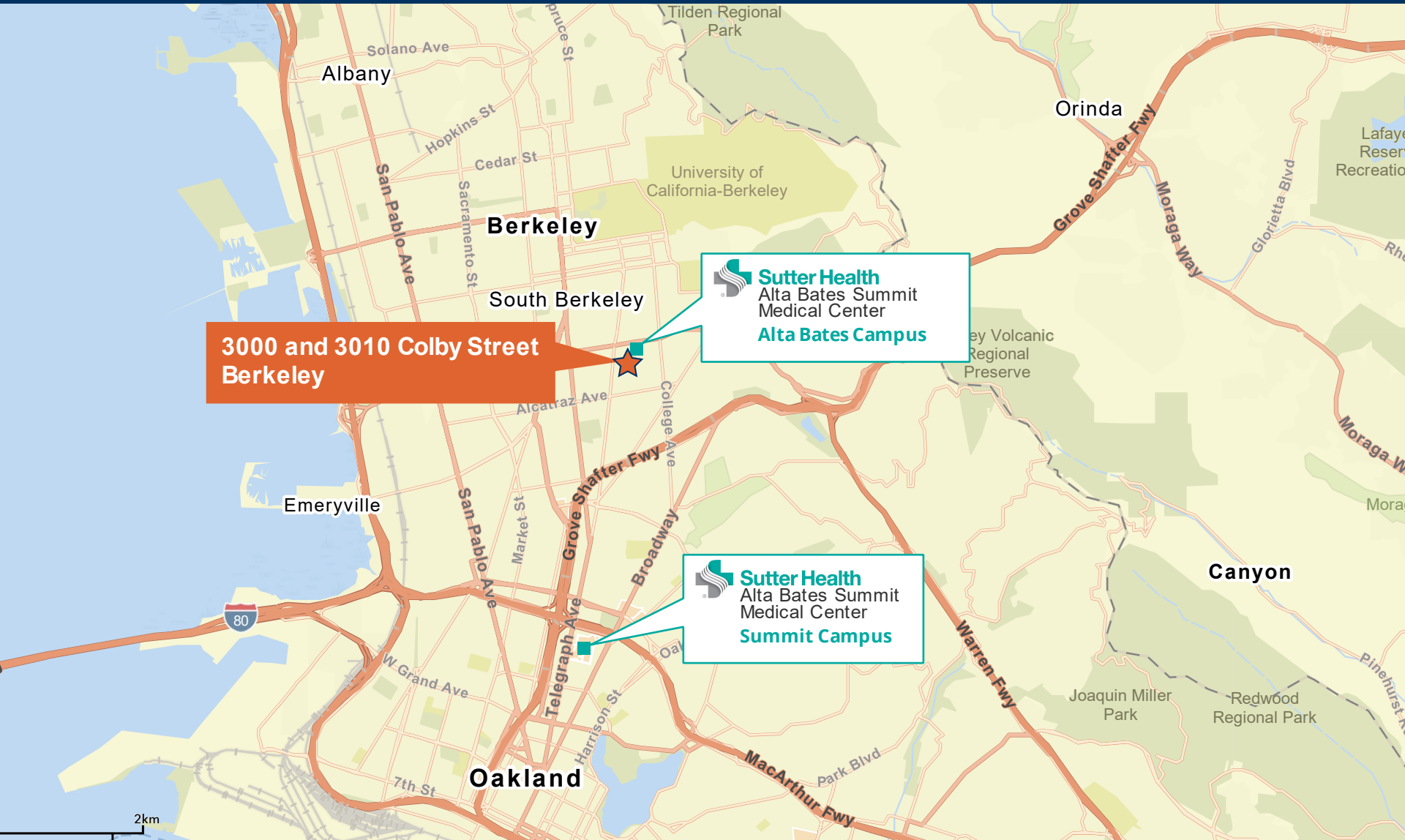


LOCATION

- On-site guarded and controlled parking with excellent parking ratio
- Walk to Whole Foods, Starbucks, Ashby BART, AC Transit and assorted amenities

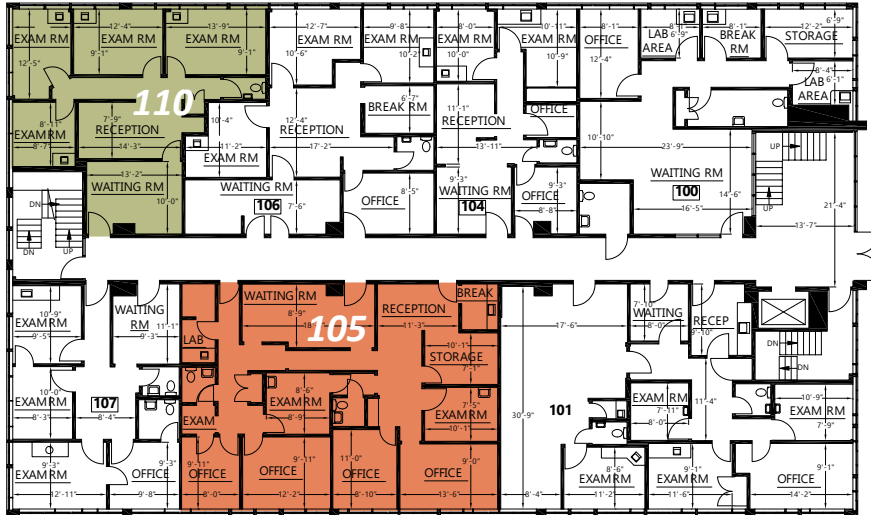
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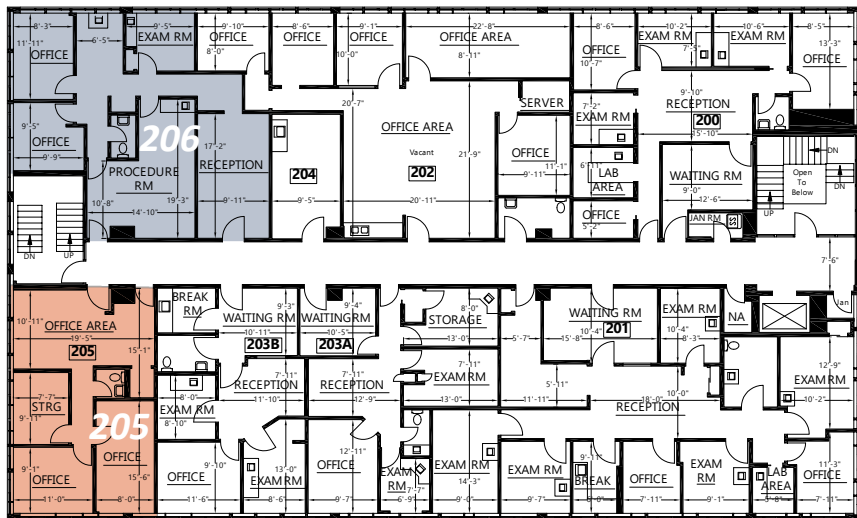
FIRST FLOOR

Suite 105 1,601 RSF

2 exam rooms, 4 offices, 2 restrooms, break room, 3 doors to corridor

Suite 110 952 RSF

4 exam rooms, 1 restroom



SECOND FLOOR

Suite 205 760 RSF

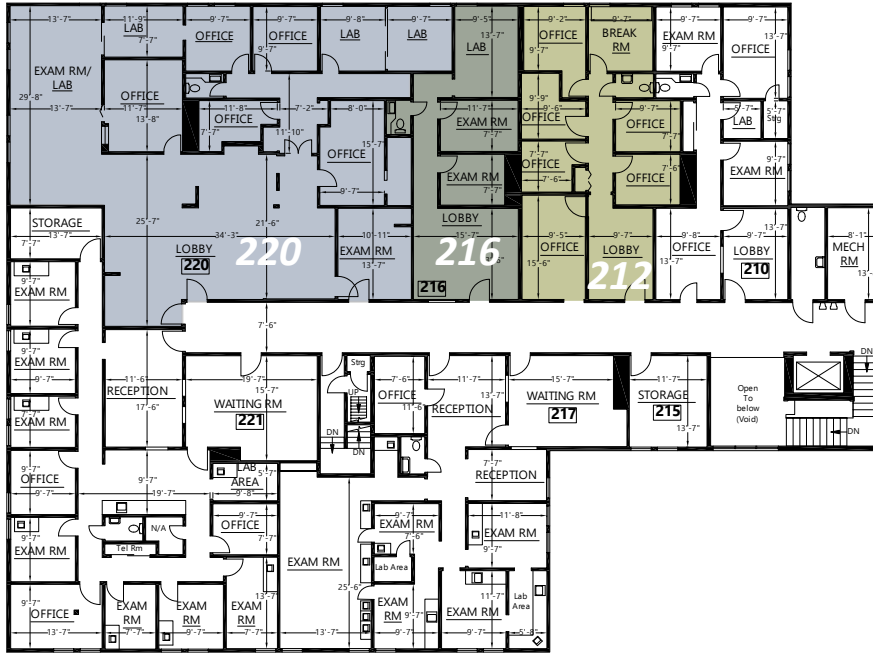
3 large offices with windows, 1 restroom. 2 doors to corridor. Excellent therapist space

Suite 206 1,114 RSF

1 large procedure room, 1 exam room, 2 offices, 1 restroom

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SECOND FLOOR

Suite 212 915 RSF

6 offices, 1 restroom, 1 break/utility room. *CAN BE COMBINED WITH SUITES 216 AND 220 FOR A COMBINED TOTAL OF 4,566 RSF*

Suite 216 748 RSF

3 offices, 1 restroom. *CAN BE COMBINED WITH SUITES 212 AND 220 FOR A COMBINED TOTAL OF 4,566 RSF*

Suite 220 2,903 RSF

Large, top-floor corner suite which can be built to suit. 7 large offices, substantial open space, 1 restroom, excellent natural light. *CAN BE COMBINED WITH SUITES 212 AND 216 FOR A COMBINED TOTAL OF 4,566 RSF*

Meet Your Expert Team



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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.