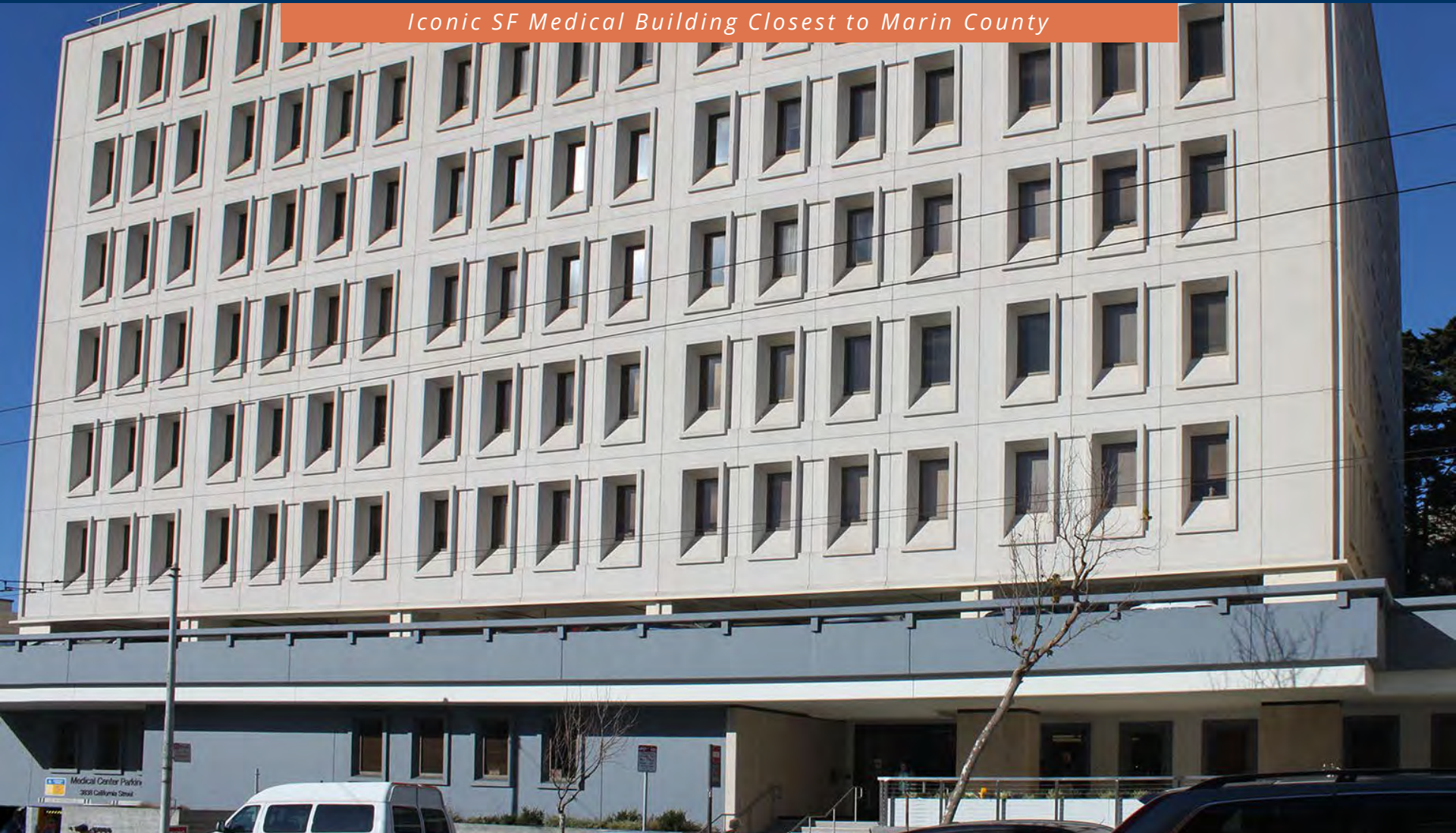


BAYSIDE REALTY PARTNERS PRESENTS

3838 California Street Medical Center

3838 California Street, San Francisco

Iconic SF Medical Building Closest to Marin County



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BAYSIDE
REALTY PARTNERS
MEDICAL/DENTAL PROPERTY SPECIALISTS

3838 California Street Medical Center

3838 California Street, San Francisco

OPPORTUNITY

- Medical suites from 603 to 5,000 sf+
- Major renovation and common area upgrades recently completed
- Numerous best-in-class specialist practices
- Excellent Laurel Heights location and demographics
- Most significant medical office building in northwest part of San Francisco
- Close to the Golden Gate Bridge



BUILDING

- 8 story 100% medical building
- Easy access to west San Francisco and Marin patient bases
- Pharmacy opportunity on-site
- On-site imaging and lab
- Excellent on-site parking garage with one of the highest parking ratios in the market

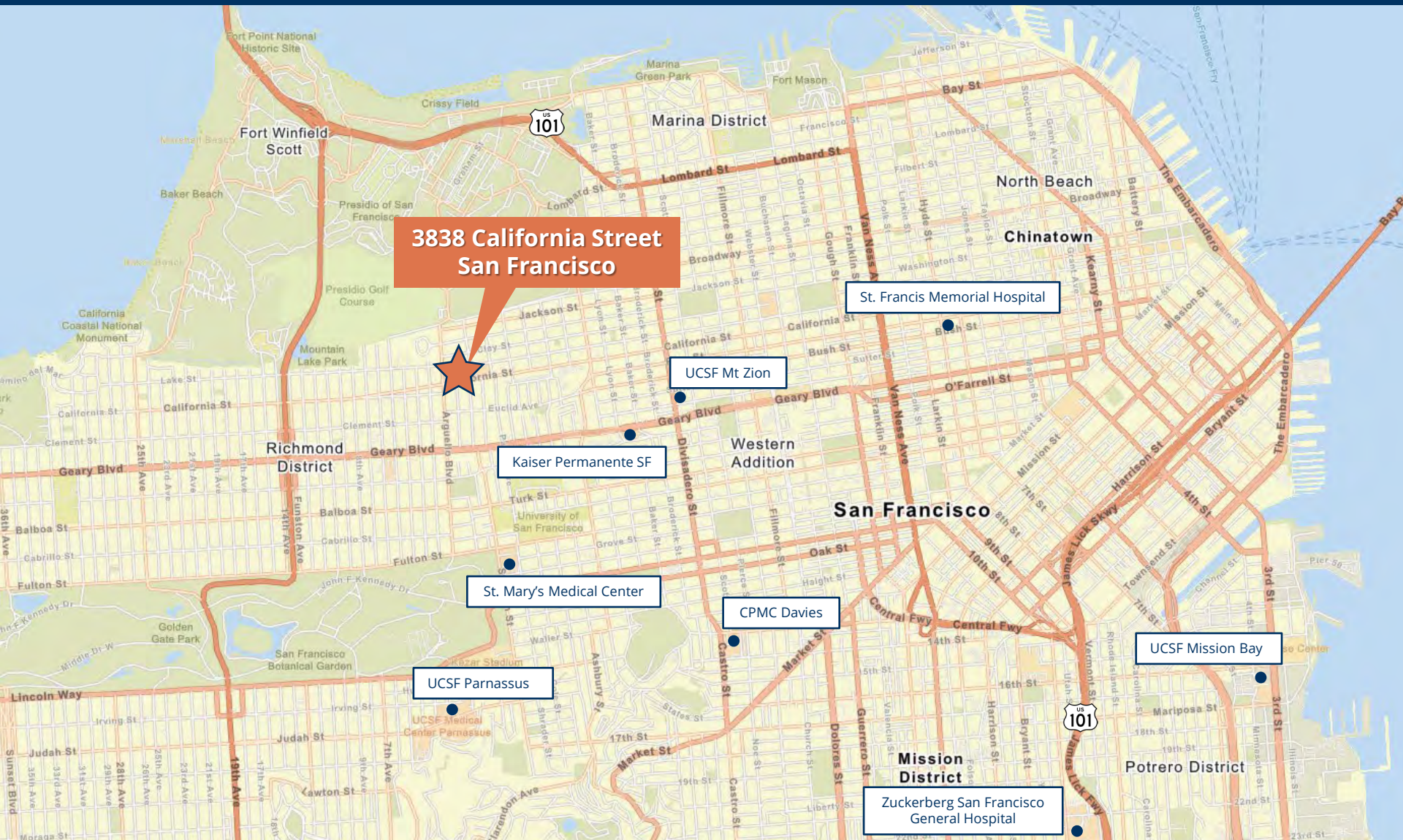
3838 California Street Medical Center

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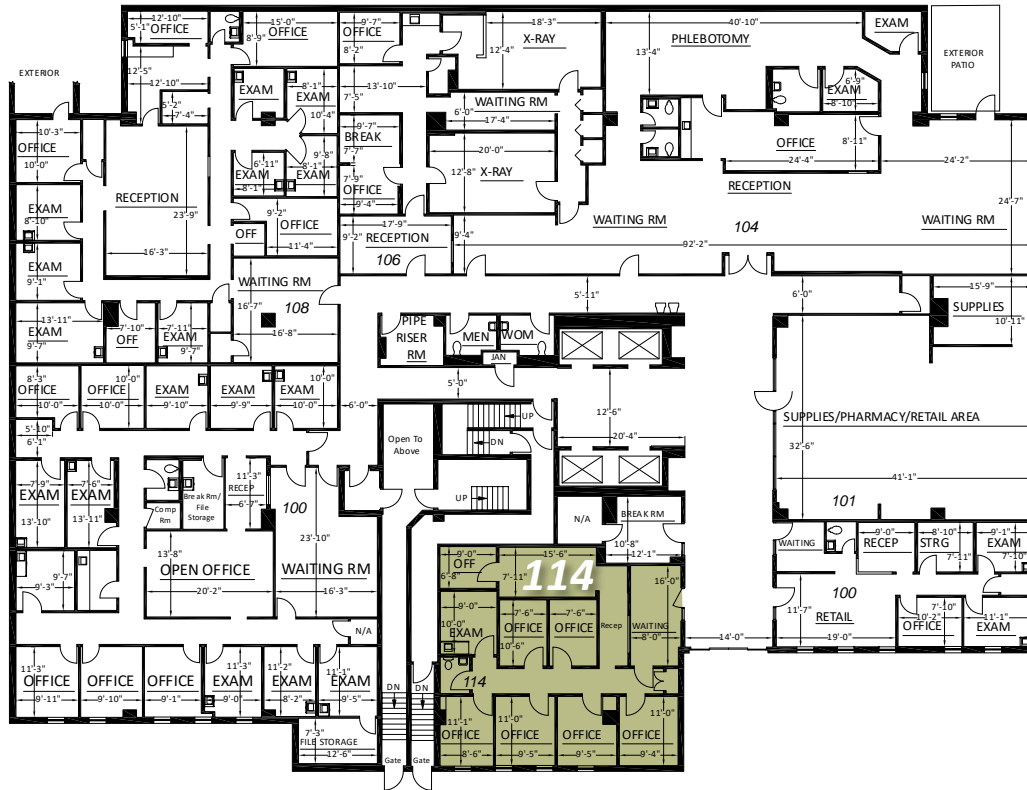
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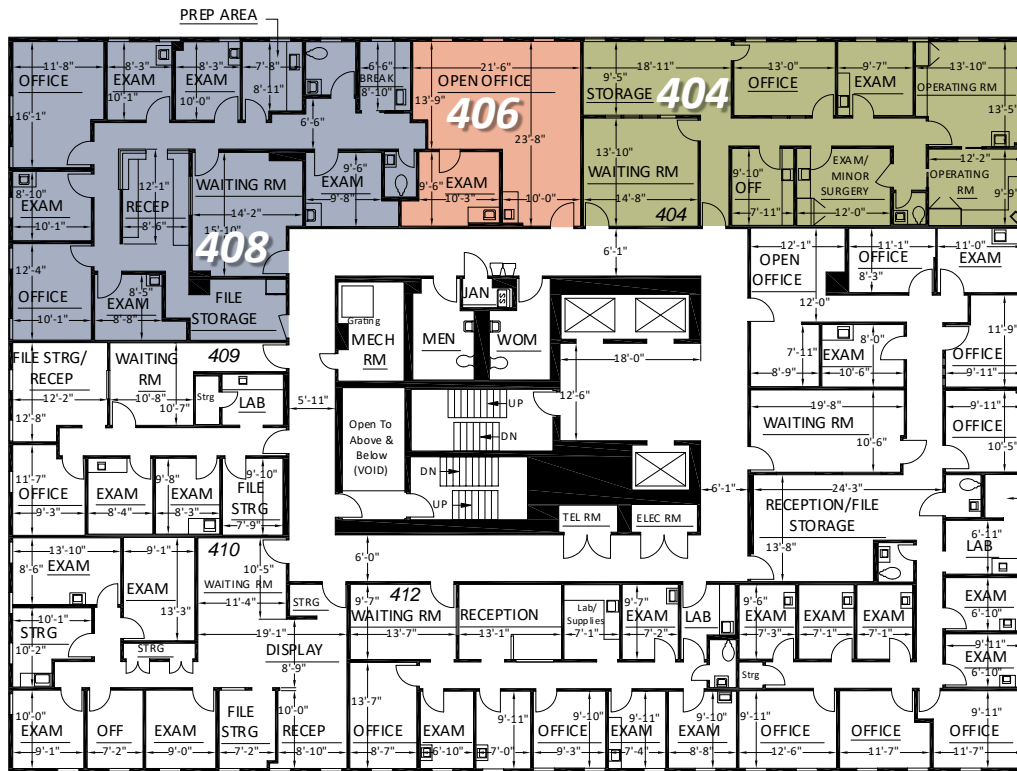
FIRST FLOOR

Suite 114 1,521 RSF

Lobby / First floor suite with excellent lobby frontage/visibility. 7 office/exam rooms, break room, internal restroom and ample reception/waiting

3838 California Street Medical Center

3838 California Street, San Francisco



FOURTH FLOOR

Suite 404 1,593 RSF

4 exam rooms, waiting/reception area, private office, *internal restroom*. (Can be combined with 406 and 408 for a total up to 4,253 sf)

Suite 406 603 RSF

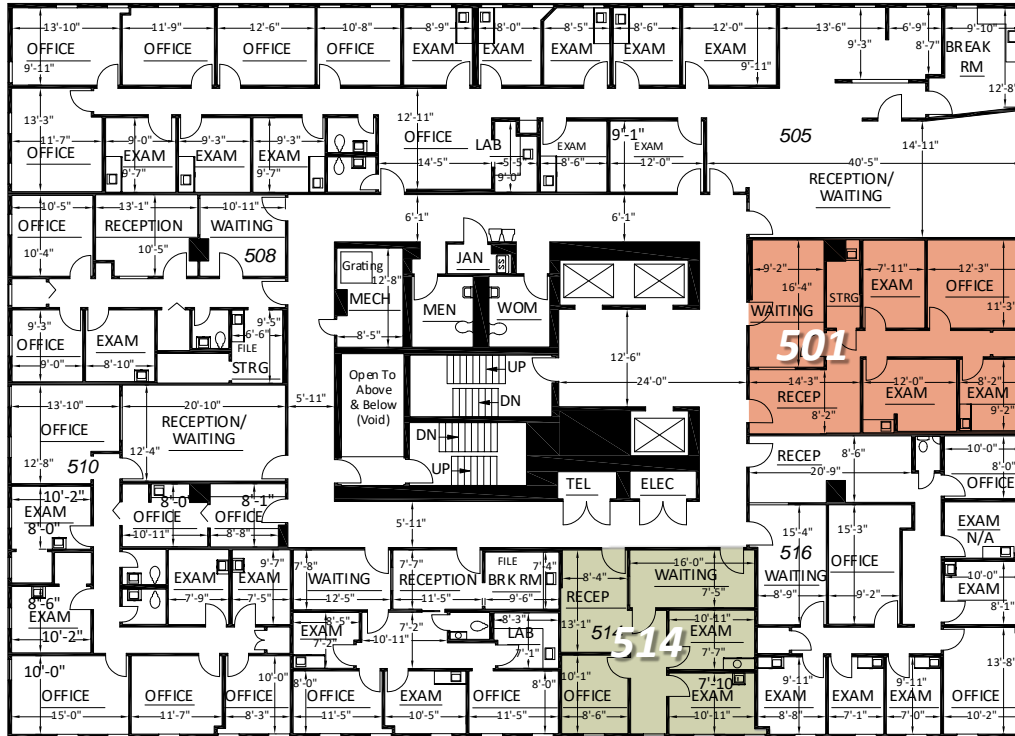
Current medical office administrative use with open area and one exam room. Prior layout, two exam rooms and one office and one storage room

Suite 408 2,057 RSF

Waiting room/reception area. 5 exam rooms, 2 office, in-suite bathroom and file storage room

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3838 California Street, San Francisco



FIFTH FLOOR

Suite 501 1,038 RSF

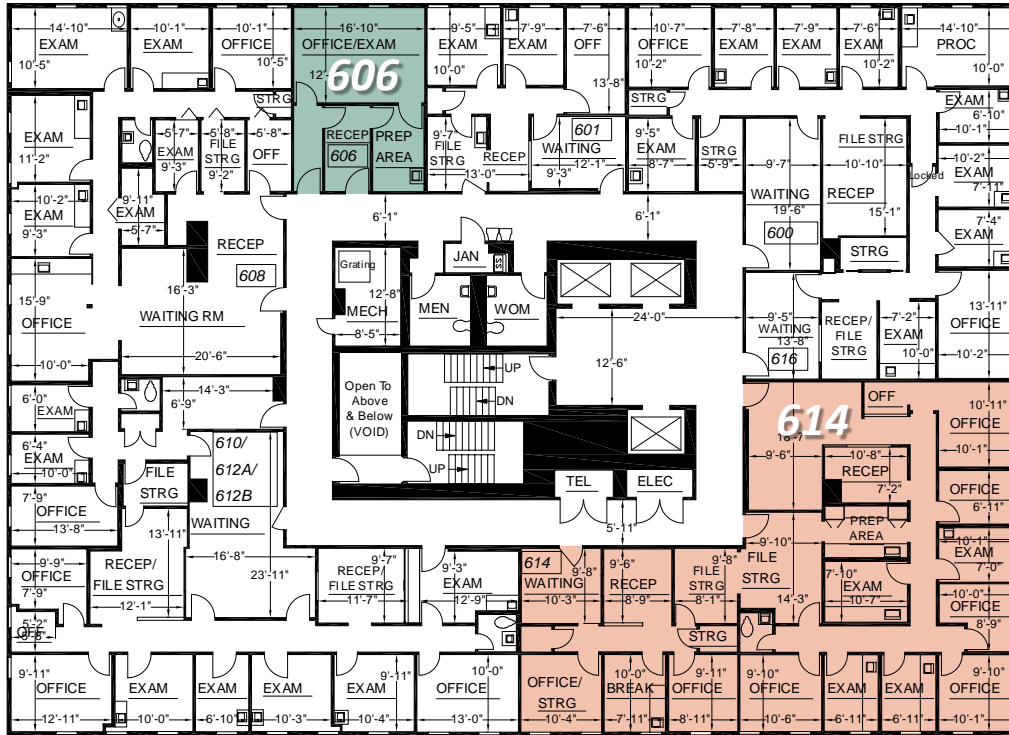
Reception area, waiting room, 3 exam rooms,
1 office, storage

Suite 514 705 RSF

Reception area, waiting room, 2 exam rooms,
1 office

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3838 California Street, San Francisco



SIXTH FLOOR

Suite 606 480 RSF
1 office/exam room, 1 lab. Good for therapist use

Suite 614 2,684 RSF
Corner location immediately off elevator lobby. 9 offices, 4 exam rooms, lab, break room, restroom, large storage areas. Divisible to 1,200 RSF

Meet Your Expert Team



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BAYSIDE REALTY PARTNERS

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- Physicians & Districts
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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

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