

BAYSIDE REALTY PARTNERS PRESENTS

Broadway – Webster Medical Plaza

3300 Webster Street, Oakland, California

Best in Class On-Campus Medical Office Building



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Broadway – Webster Medical Plaza

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LOCATION

- In heart of Oakland's famed Pill Hill (medical district)
- Easy freeway and BART access
- Unsurpassed views of Foothills and Bay
- On campus at Alta Bates Summit Medical Center | Summit Campus in Oakland, the largest Sutter hospital in East Bay with 354 beds
- Proximity to two major hospitals:
 - Sutter Health's 238-bed hospital
 - Kaiser Permanente's 349-bed hospital

HOSPITAL CAMPUS

- 380+ total staffed beds
- Full complement of services and facilities
- Recent upgraded and expanded with total project cost over \$350 million



BUILDING

- Highest quality and dominant medical office building in market
- 12-story medical office building with 6-story parking structure (416 spaces)
- Highest parking ratio in Oakland at approximately 4 spaces per 1,000 sf in garage garage with active on-site attendant
- Strong and diversified mix of medical practice tenants from multiple specialties
- On-site lab services (LabCorp and Quest). Café on-site

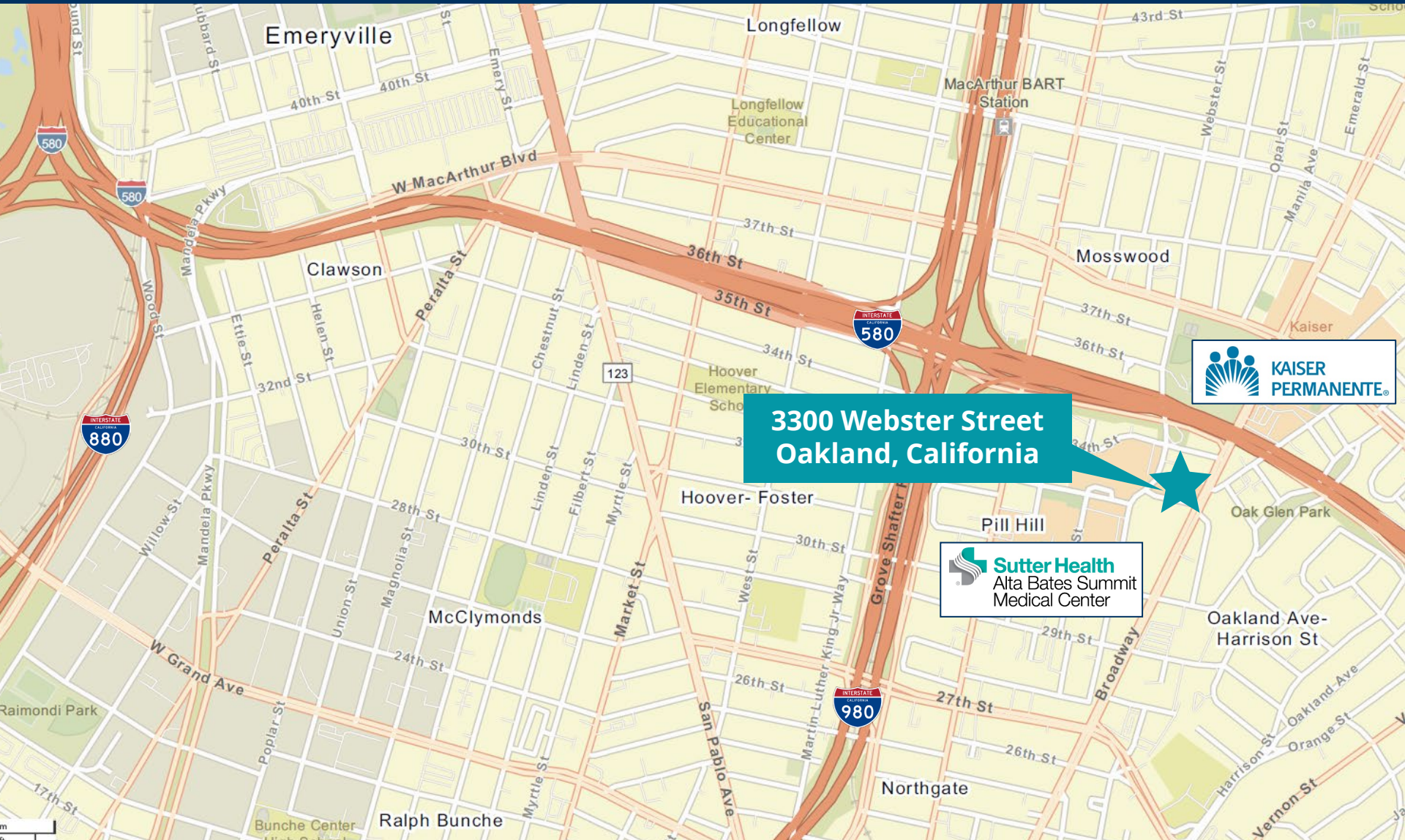
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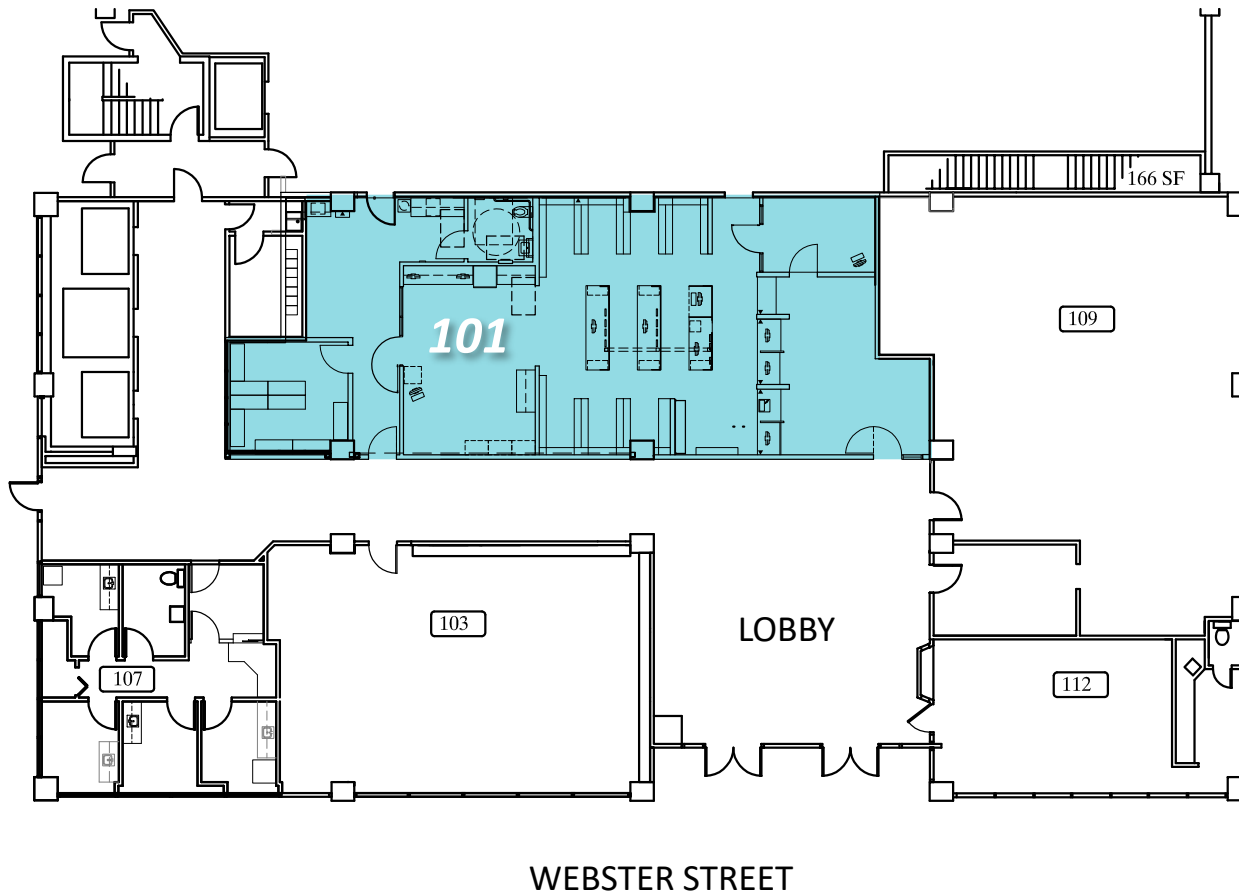


**3300 Webster Street
Oakland, California**



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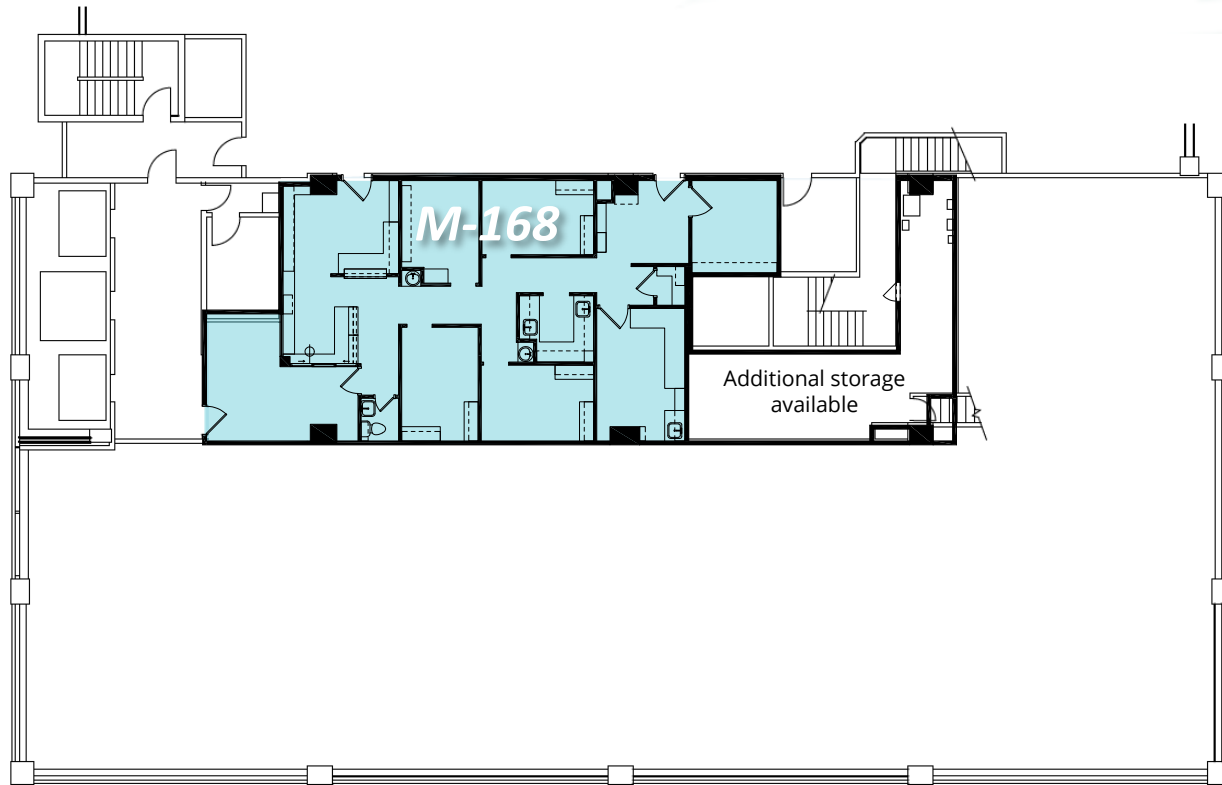


FIRST FLOOR

Suite 101 **2,169 RSF**
Waiting/reception area, office, open
work area, staff room, restroom

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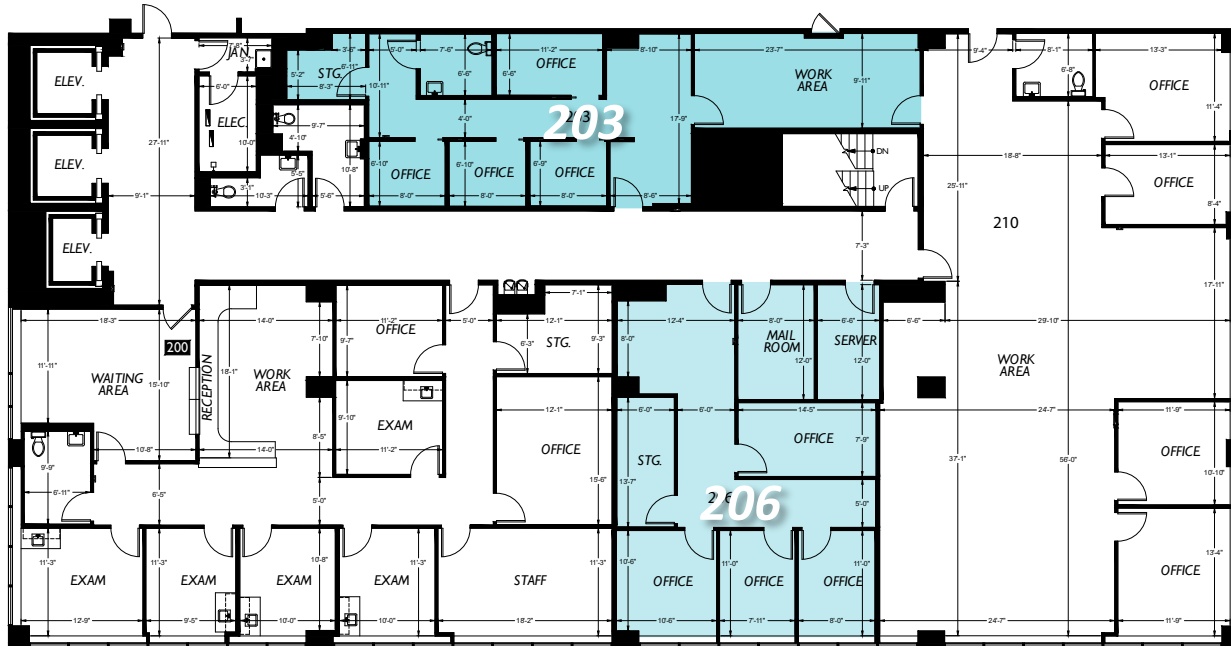
MEZZANINE FLOOR

Suite M-168 **1,648 RSF**
Immediate access to parking structure and elevator bank.
6 offices, 1 exam room, 1 lab,
1 restroom

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SECOND FLOOR



Suite 203 905 RSF

Reception area, 4 offices,
restroom, storage, open
workspace

Suite 206 1,033 RSF

Reception area, 5 offices,
storage

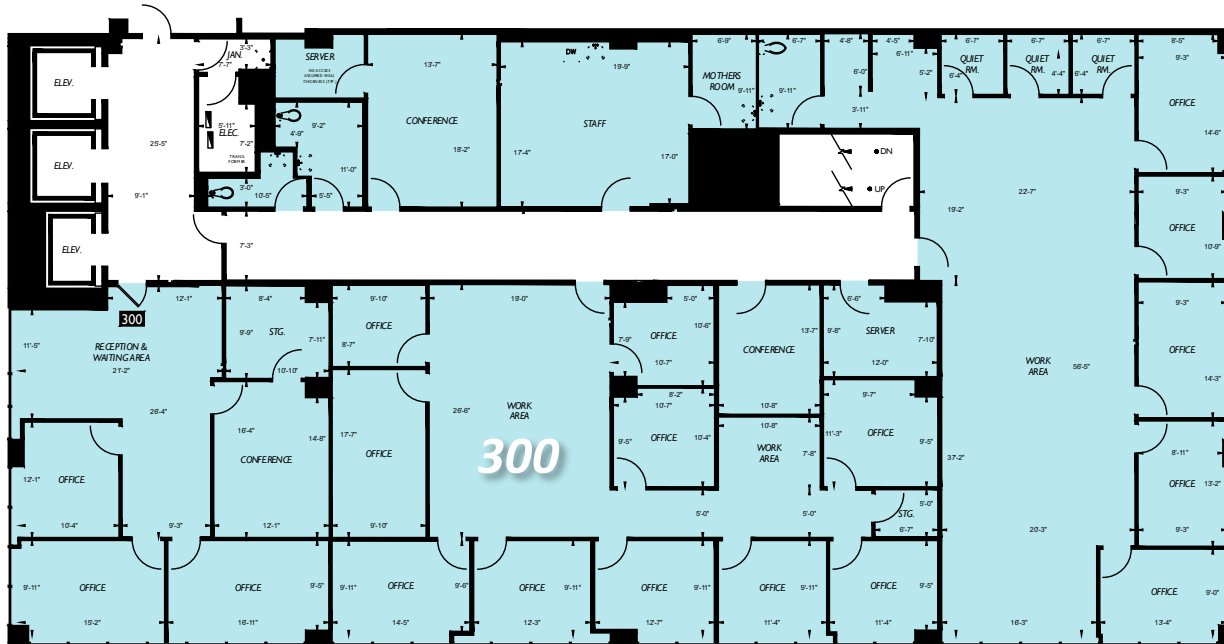
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THIRD FLOOR

Suite 300 8,349 RSF

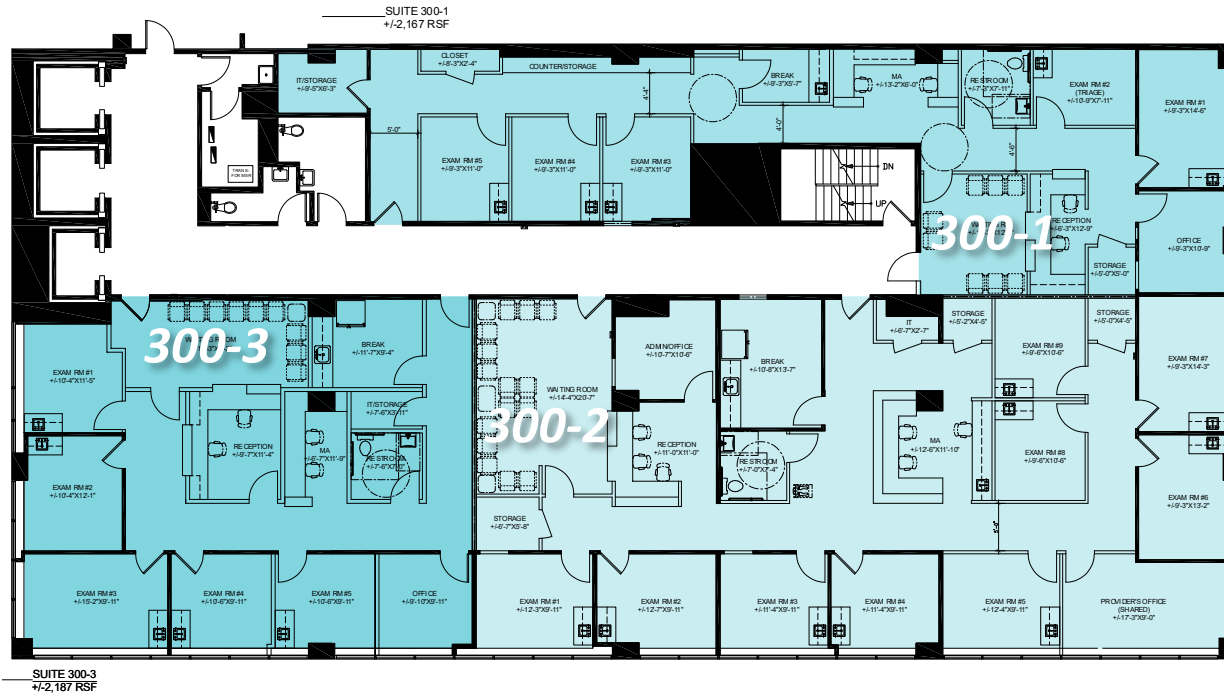
18 offices, 3 restrooms,
reception area, breakroom,
conference rooms, storage.
Large open areas and work
areas throughout plan



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CONCEPT FLOORPLAN
Third Floor



THIRD FLOOR

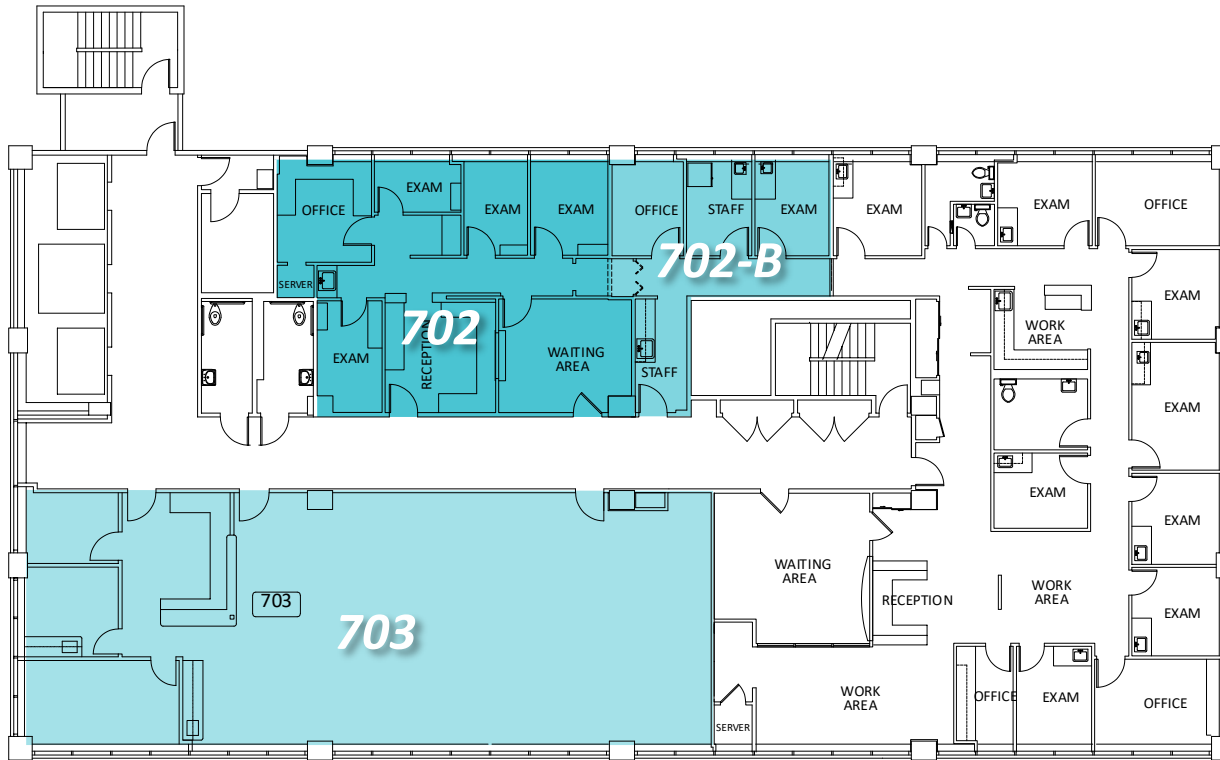
Suite 300-1 2,167 RSF
Waiting area, reception, 5 exam rooms, office, breakroom, restroom, storage

Suite 300-2 3,677 RSF
Waiting area, reception, 9 exam rooms, 2 offices, breakroom, restroom, storage

Suite 300-3 2,187 RSF
Waiting area, reception, 5 exam rooms, office, breakroom, restroom, storage

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SEVENTH FLOOR

Suite 702 **1,123 RSF**
 Waiting room/reception, 4 treatment rooms, 1 office, 1 sink.
Can be combined with Suite 702-B for total of 1,608 RSF

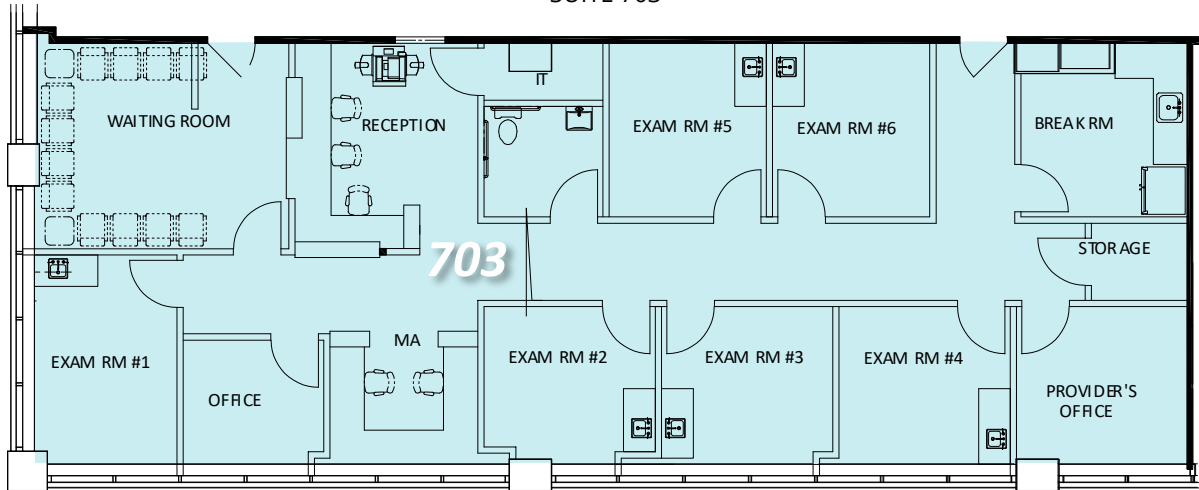
Suite 702-B **485 RSF**
 Available Feb 2027
 3 exam rooms, office
Can be combined with Suite 702 for total of 1,608 RSF

Suite 703 **2,544 RSF**
 Waiting room/reception, open area for former PT use and 2 treatment rooms. Potential for 5-6 exam room buildout

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CONCEPT FLOORPLAN
SUITE 703

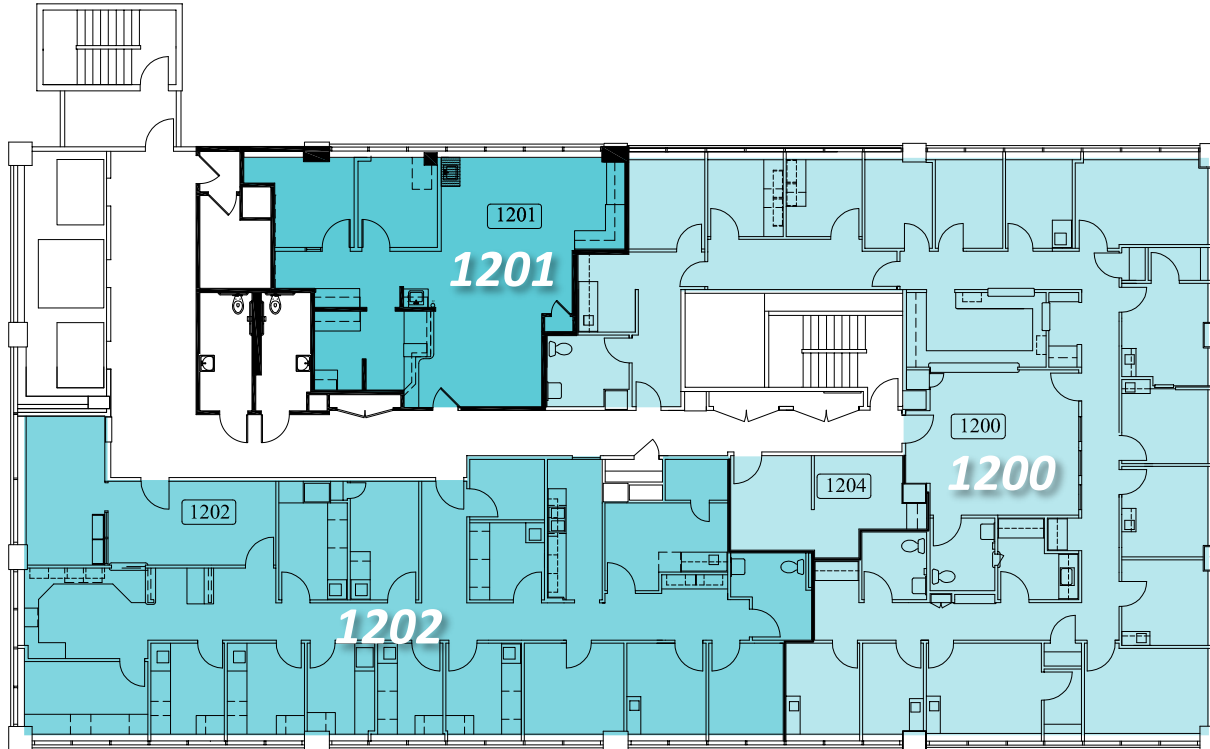


SEVENTH FLOOR

Suite 703 **2,544 RSF**
 Waiting room, reception area,
 6 exam rooms, 2 private
 offices, break room, restroom,
 storage, workstation

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TWELFTH FLOOR

Suite 1200 **3,769 RSF**
Excellent views and natural light.
10 exam rooms, 7 offices, 1 lab,
3 restrooms, waiting/reception
area, break room. Suite can be
demised

Suite 1201 **1,028 RSF**
Reception area, 2 offices, open
workspace

Suite 1202 **2,840 RSF**
Reception area, 9 exam rooms, 5
offices, breakroom, restroom.
Unsurpassed views!
Available Sept 2026

FULL FLOOR **7,637 RSF**



Suite 3305 **8,883 RSF**
Waiting area, reception,
work/treatment areas, breakroom,
5 restrooms, x-ray room, MRI room



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.



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- 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.