

BAYSIDE REALTY PARTNERS PRESENTS

# Tri Valley Medical Center

2324 Santa Rita Road, Pleasanton, California

*Single-Story Medical Office Building with Diverse Mix of Medical/Dental Practices*



TRASK LEONARD  
President and CEO  
650.533.2591  
[tleonard@baysiderp.com](mailto:tleonard@baysiderp.com)  
DRE#01152101



CAROLINE DOYLE  
Senior Vice President  
650.722.1495  
[cdoyle@baysiderp.com](mailto:cdoyle@baysiderp.com)  
DRE#01906397



# Tri Valley Medical Center

## 2324 Santa Rita Road, Pleasanton, California

### LOCATION

- Less than 1 mile from Stanford Health Care - ValleyCare. Easily accessible from I-580 and I-680
- Excellent parking ratio of 7 spaces per 1,000 sf
- Accessible from Santa Rita Road and Mohr Avenue



### BUILDING

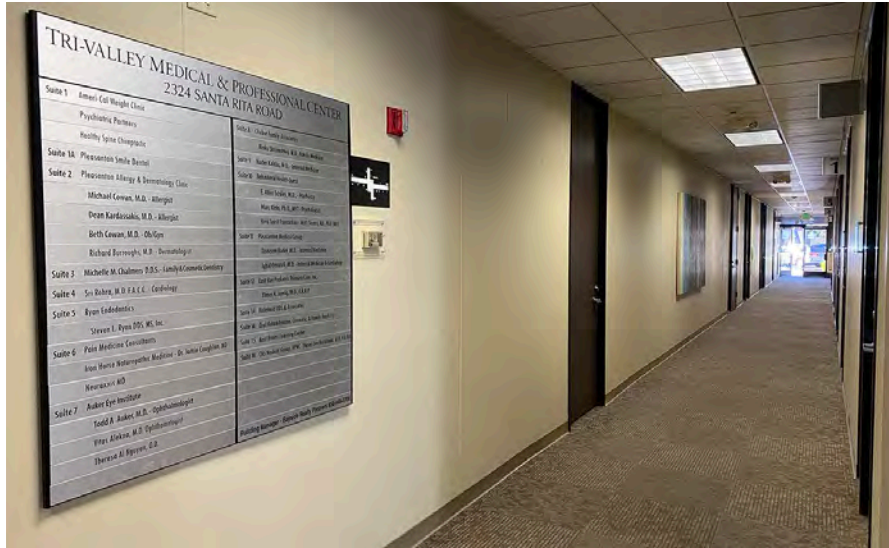
- Tri Valley Medical Center offers small to medium-sized tenants various opportunities to lease prime medical or dental spaces
- Single-story Medical Office Building with diverse mix of medical/dental practices — ±22,399 sf
- New monument signage
- Ease of building access with 4 entries/exits for convenient access to all suites
- Upgraded common areas



BAYSIDE REALTY PARTNERS PRESENTS

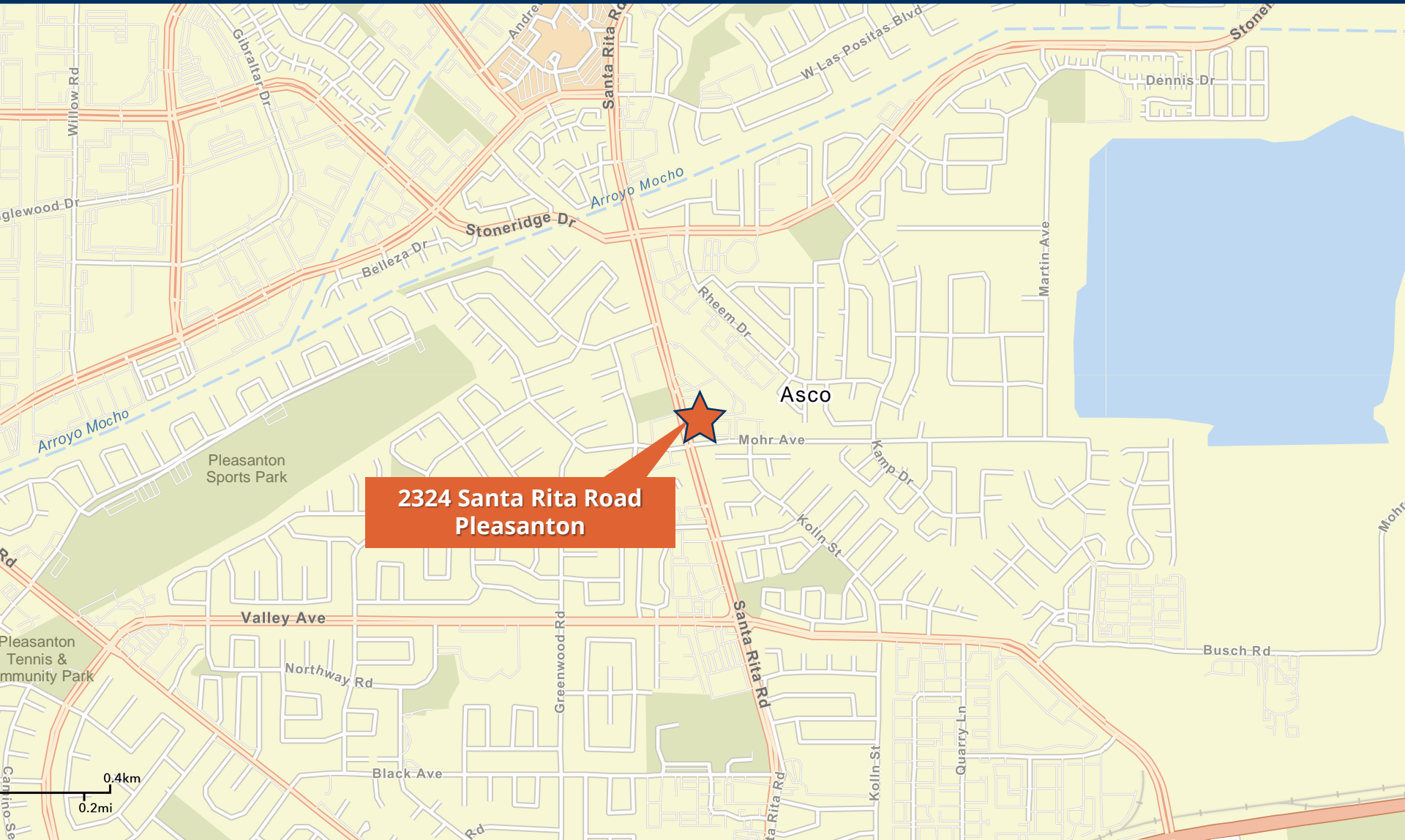
# Tri Valley Medical Center

2324 Santa Rita Road, Pleasanton, California



# Tri Valley Medical Center

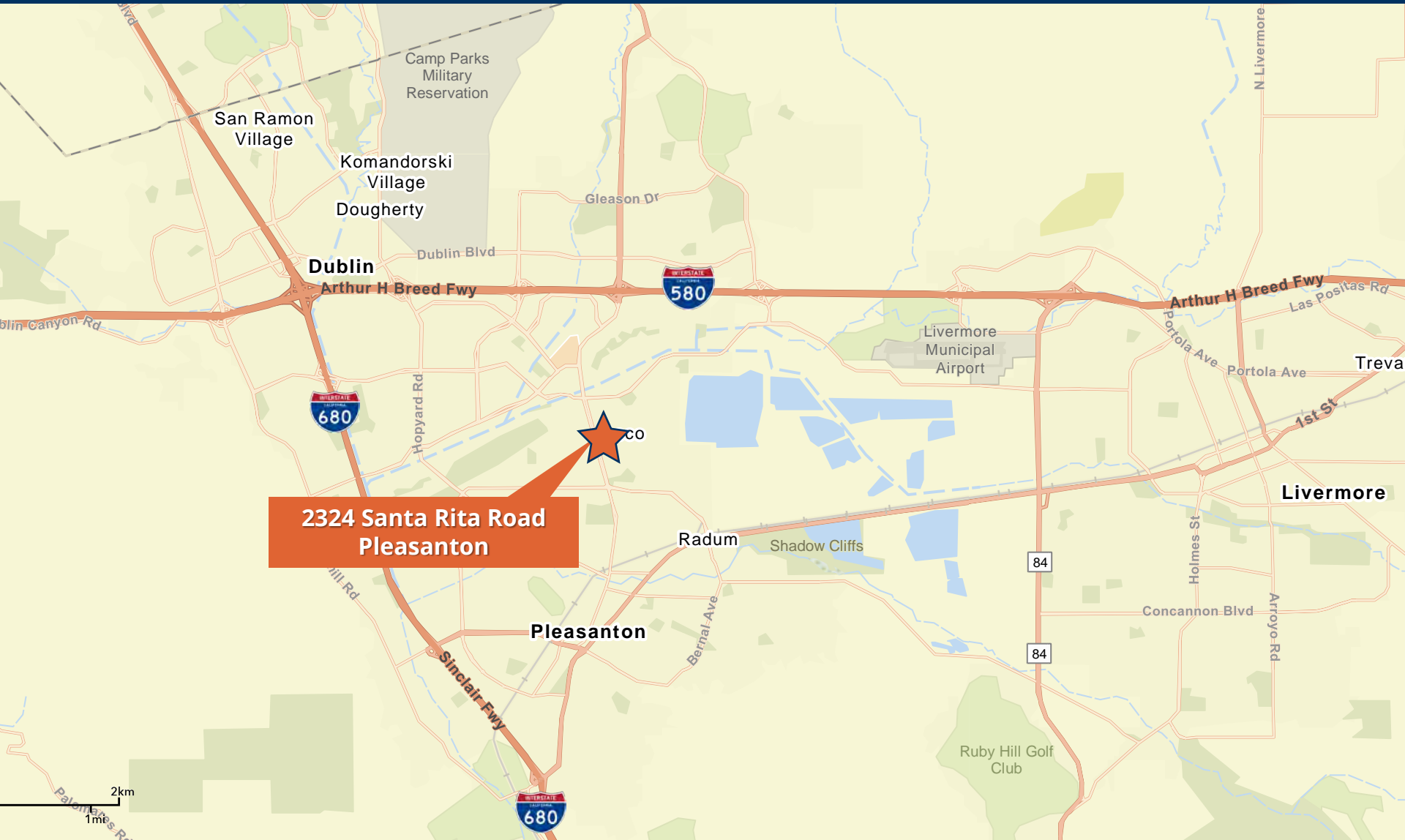
2324 Santa Rita Road, Pleasanton, California





# Tri Valley Medical Center

2324 Santa Rita Road, Pleasanton, California



# Tri Valley Medical Center

## 2324 Santa Rita Road, Pleasanton, California



### Suite 10 1,508 RSF

Waiting area / reception. 4 treatment / exam rooms / offices.  
2 restrooms.

*Can be combined with Suite 11 for a total of 2,970 RSF*

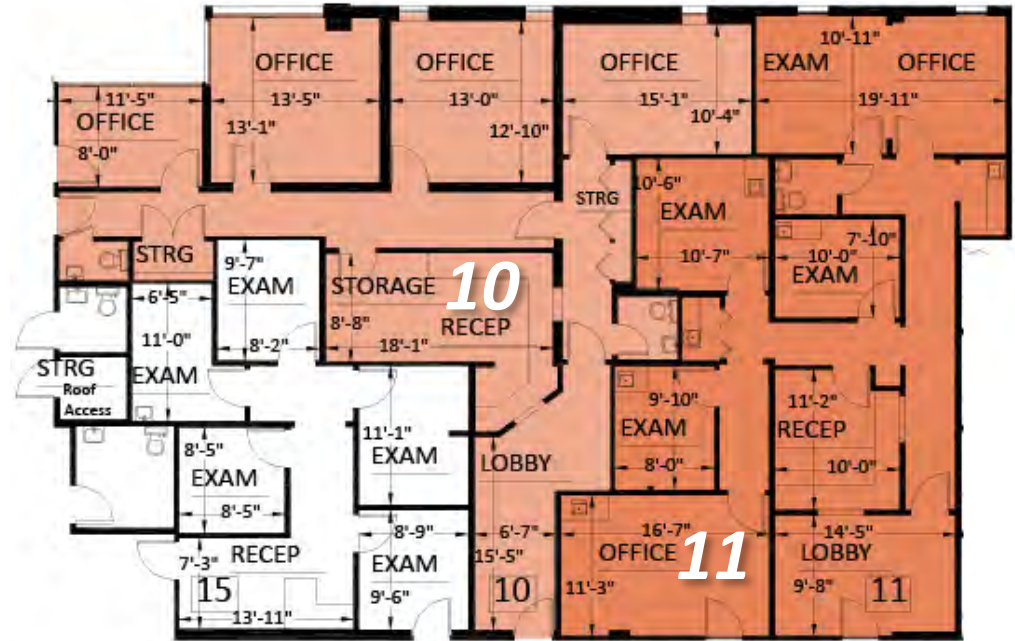
### Suite 11 1,462 RSF

Waiting area / reception. 5-6 treatment / exam rooms / offices.  
In suite restroom.

*Can be combined with Suite 10 for a total of 2,970 RSF*

# Tri Valley Medical Center

2324 Santa Rita Road, Pleasanton, California



## Suite 10 1,508 RSF

Waiting area / reception. 4 treatment / exam rooms / offices.  
2 restrooms.

*Can be combined with Suite 11 for a total of 2,970 RSF*

## Suite 11 1,462 RSF

Waiting area / reception. 5-6 treatment / exam rooms / offices.  
In suite restroom.

*Can be combined with Suite 10 for a total of 2,970 RSF*

# Meet Your Expert Team



TRASK LEONARD

President and CEO

650.533.2591

[tleonard@baysiderp.com](mailto:tleonard@baysiderp.com)

DRE#01152101



CAROLINE DOYLE

Senior Vice President

650.722.1495

[cdoyle@baysiderp.com](mailto:cdoyle@baysiderp.com)

DRE#01906397

# DOMINANT. EXPERT. INFLUENTIAL.



# 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.**