

LEASING BROCHURE

345 WEST  
PORTAL AVE.,  
SUITE 320 &  
ENTIRE 4TH  
FLOOR

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San Francisco, CA 94127

PRESENTED BY:

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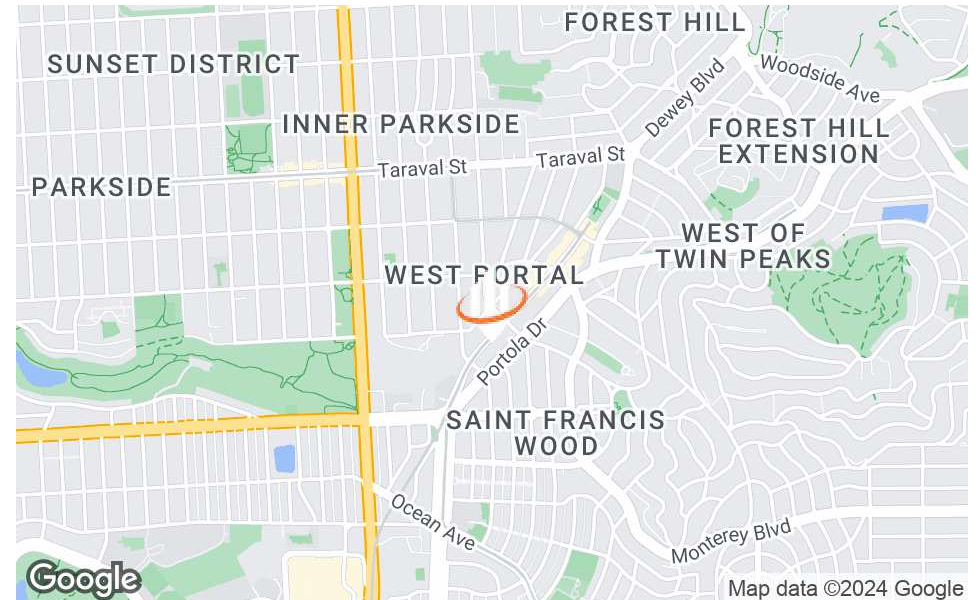
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## PROPERTY SUMMARY



## OFFERING SUMMARY

4TH FLOOR ENTIRE	NEGOTIABLE
FOURTH FLOOR SIZE	2,275 SF
SUITE 320 RENT	NEGOTIABLE
SUITE 320 SIZE	578 SF
ZONING	NCD
MARKET:	San Francisco
SUBMARKET:	West Portal

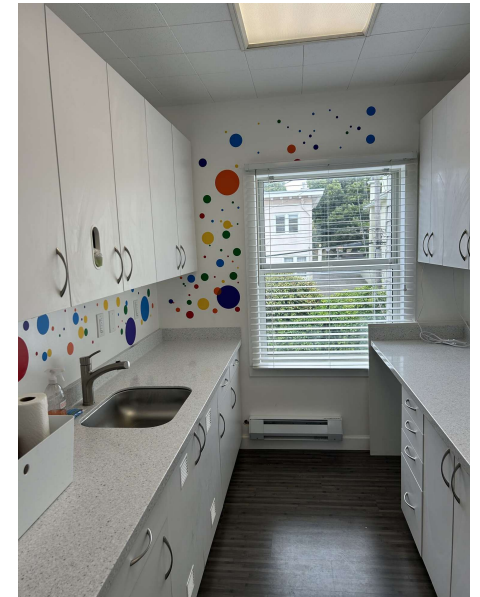
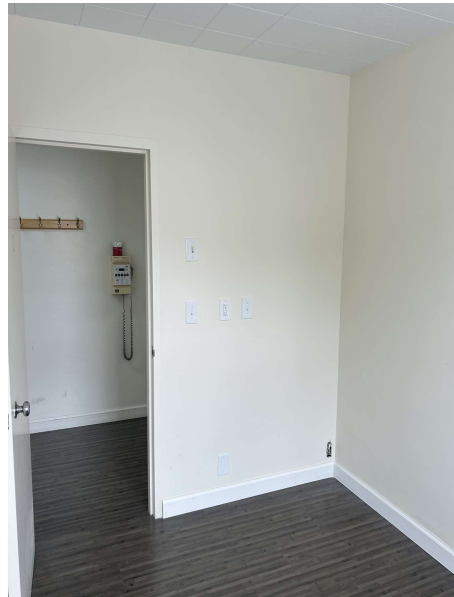
## PROPERTY OVERVIEW

Attractive, light-filled office or medical office space for lease. The top floor has windows on both sides, and elevator access, and parking. This is an outstanding opportunity to lease space in one of the most affluent commercial corridors in San Francisco. This is a well maintained building with on-site parking at the rear of the building. Great transportation links to San Francisco & Peninsula, muni stops nearby. The neighborhood's main corridor, West Portal Avenue, is primarily tenanted by local residents who prefer to office close to home.

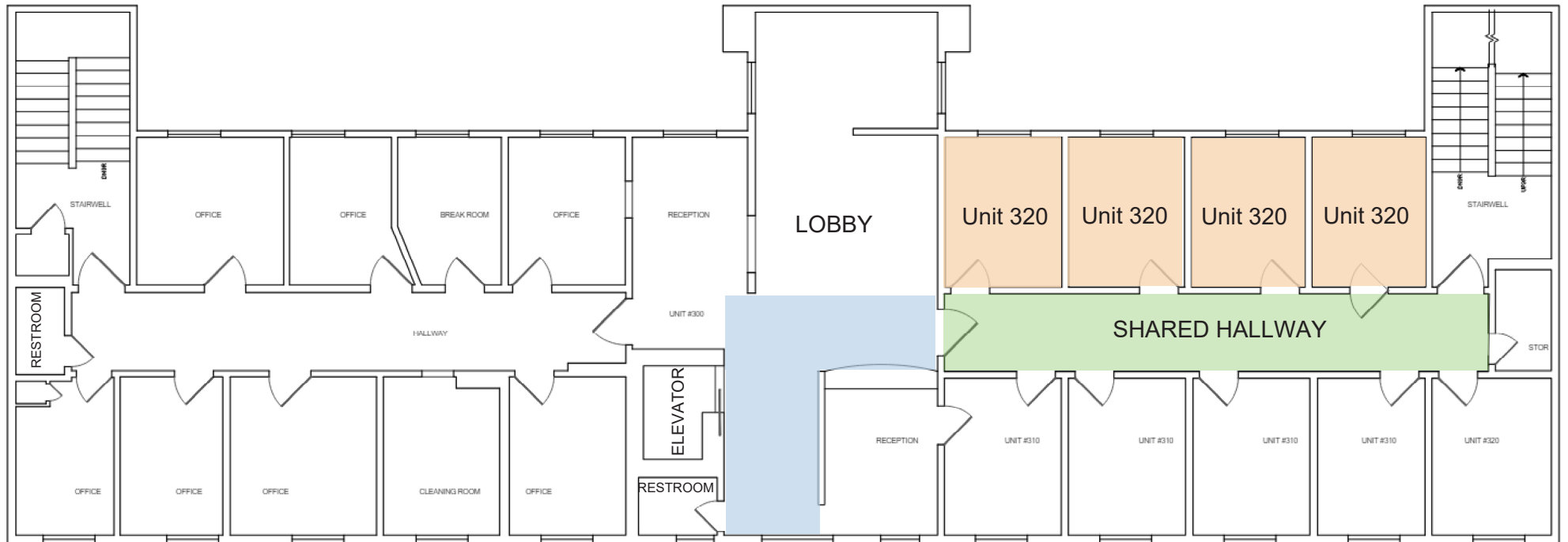
## PROPERTY HIGHLIGHTS

- Penthouse level has windows on both sides with fabulous views, & 2 restrooms
- Building is elevator served
- Off-street parking area to the rear of the building
- West Portal MUNI is close-by
- Most prominent medical office building in the affluent West Portal area

INTERIOR THIRD FLOOR PHOTOS

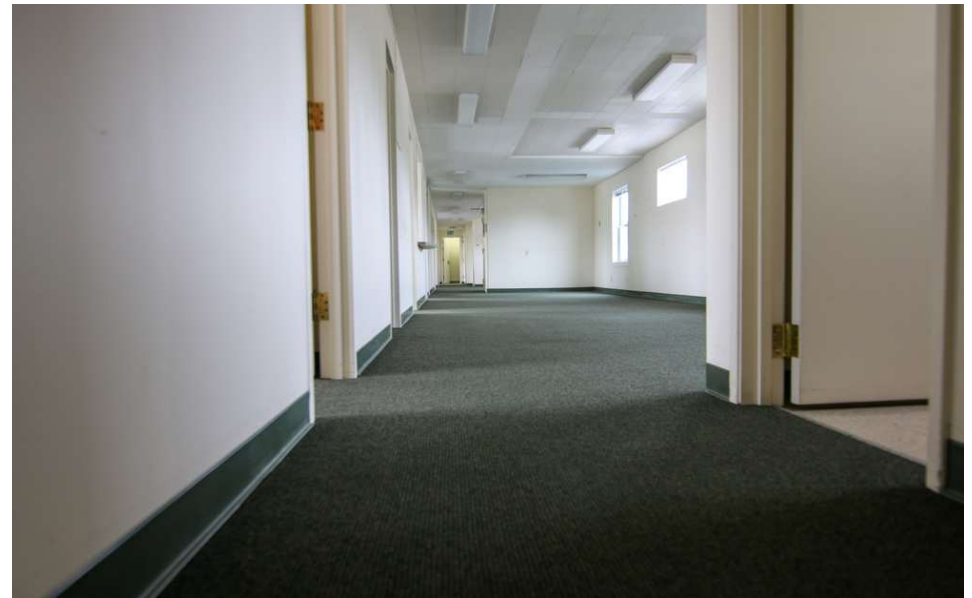


# FLOOR PLAN - 3RD FLOOR

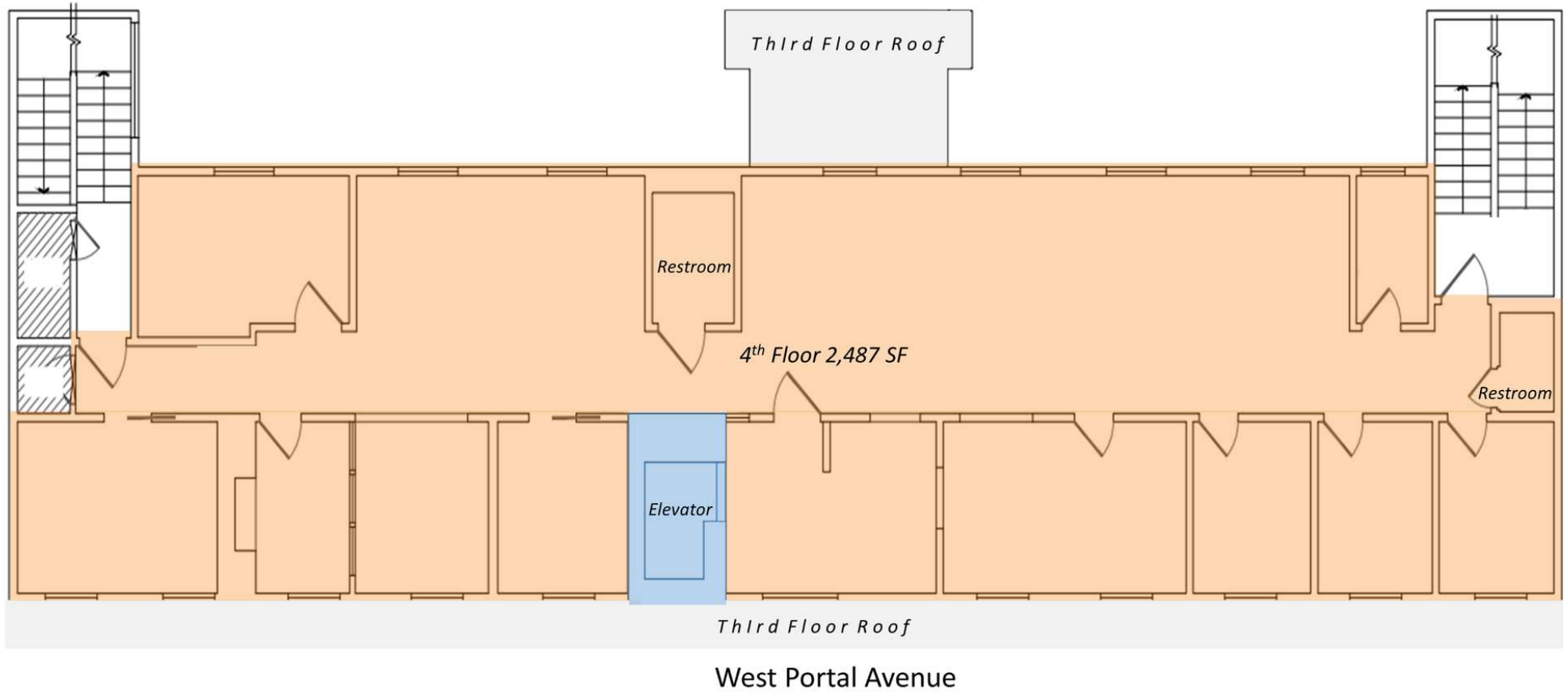




INTERIOR 4TH FLOOR PHOTOS



FLOOR PLAN - 4TH FLOOR



## EXTERIOR PHOTOS





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