



## Van Ness Medical Building

1700 California Street, San Francisco

<b>Property Type:</b>	Medical Office
<b>Location:</b>	Highly visible intersection of California and Van Ness. Accessed by multiple Muni lines, and the California Street Cable Car line. Short walk to the CPMC Van Ness Campus.
<b>Property Description:</b>	Medical Office with on-site parking. City views with expansive windowline <i>99 Walk Score - Walkers Paradise</i> <i>87 Transit Score - Excellent Transit</i>

### CURRENT SPACES AVAILABLE

Floor	Suite	Area (sf)	Asking Rent	Space Description	Available
GC	000G	7,398	\$72 psf FS	Former restaurant space on ground floor fronting Van Ness. Very high ceilings and excellent identity signage available. Good for uses such as dialysis, imaging, surgery center, or any other medical use requiring true ground floor	<b>NOW</b>
G2	G2	3,593	\$72 psf FS	In shell condition located immediately off building lobby. Very easy access and high identity potential. Generous build-out allowance	<b>NOW</b>
2nd	280	3,439	\$72 psf FS	5 offices, waiting room, reception, kitchen. 800 sf exclusive deck, exterior glass line throughout	<b>NOW</b>
3rd	300	2,794	\$72 psf FS	Efficient medical build out with 5 exam rooms, exclusive bathroom, secured reception, file area. <i>Can be combined with Suite 310 for total of 8,331 sf</i>	<b>NOW</b>
3rd	310	5,537	\$72 psf FS	16 offices, 3 conference rooms. <i>Can be combined with Suite 300 for total of 8,331 sf</i>	<b>NOW</b>
3rd	340	2,500	\$72 psf FS	General office build-out	<b>NOW</b>
3rd	350	3,795	\$72 psf FS	Private offices/meeting rooms, private restroom, kitchenette	<b>NOW</b>



1761 Laurel Street  
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### CURRENT SPACES AVAILABLE

Floor	Suite	Area (sf)	Asking Rent	Space Description	Available
4th	460	2,250	\$72 psf FS	Located near main elevator lobby, with 3 large offices and a large open area. On building corner with excellent natural light	<b>NOW</b>
4th	470	2.530	\$72 psf FS	Currently built out as general office with multiple private offices.	<b>NOW</b>



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