

BAYSIDE REALTY PARTNERS PRESENTS

# 1100 Van Ness Avenue San Francisco

*San Francisco's Brand-New Class A On-Campus Medical Office Building*



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

**BAYSIDE**  
REALTY PARTNERS  
MEDICAL/DENTAL PROPERTY SPECIALISTS

# 1100 Van Ness Avenue

## San Francisco

### OPPORTUNITY

- 1100 Van Ness, recently completed by PMB and now open, is the first new multi-tenant medical office building constructed in San Francisco since the 1980s
- Located across the street from the new \$2.3 billion 274-bed California Pacific Medical Center. The prime central location affords access to all San Francisco neighborhoods. In addition, the building is connected directly to the hospital via a tunnel under Van Ness Avenue
- Physicians are able to plan highly-efficient offices, taking advantage of PMB's design team to optimize the size, flow and layout of new clinical space

### BUILDING

- Totalling 11 floors, the building is approximately 234,000 sf, with 93% of the space committed to date by Sutter Health and a range of private physician groups
- Floor plates of available floors range in size from approximately 1,000 rsf to 15,061 rsf
- 9<sup>th</sup> floor available up to approx. +/- 18,000 sf for single user or demised for multiple users
- Five high-speed elevators (including a physician express elevator), multi-zone HVAC controls, and electronic directories. LEED characteristics such as shower/locker rooms, dedicated bicycle parking, electric vehicle charging stations and green roofs
- Five underground parking levels with a total of 383 parking spaces; access to garage off Geary Street and Cedar Street

### LOCATION

- At intersection of Van Ness and Geary, immediately across the street from CPMC Van Ness Campus
- At center point of population base for all of San Francisco
- Major MUNI connecting point, with north/south and east/west express buses converging
- New Bus Rapid Transit (BRT) lane being created on Van Ness for express bus service

# 1100 Van Ness Avenue

## San Francisco

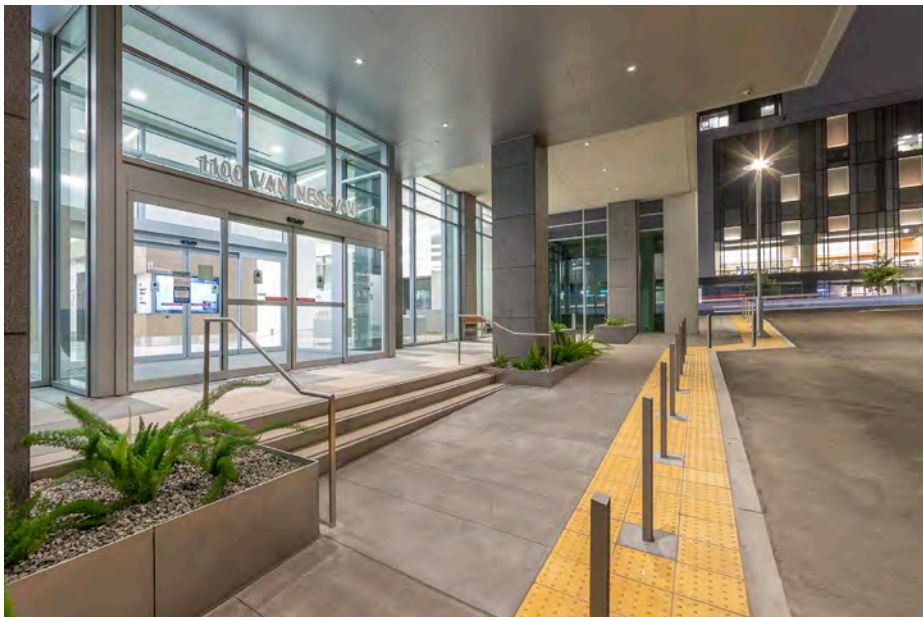
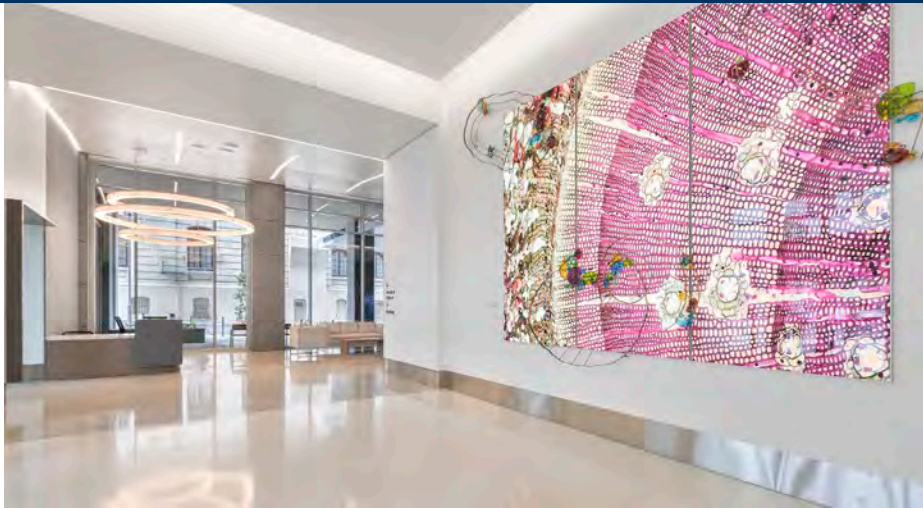
### LEASING PROCESS/TERMS

- Space can be “reserved” via PMB’s Suite Design Agreement (SDA), which allows for space planning prior to a lease commitment to evaluate potential space plans
- While reviewing the lease document, tenants will be provided preliminary budget for build-out
- Depending on the Landlord TI contribution, base rent is \$5.00 NNN per rentable sf per month (with annual 3% increases), with estimated annual operating expenses in addition to base rent of \$3.07 per rentable sf per month (as of March 2024)
- Tenant improvement allowance negotiable
- Lease terms are 10 years or longer

### PROJECT TEAM

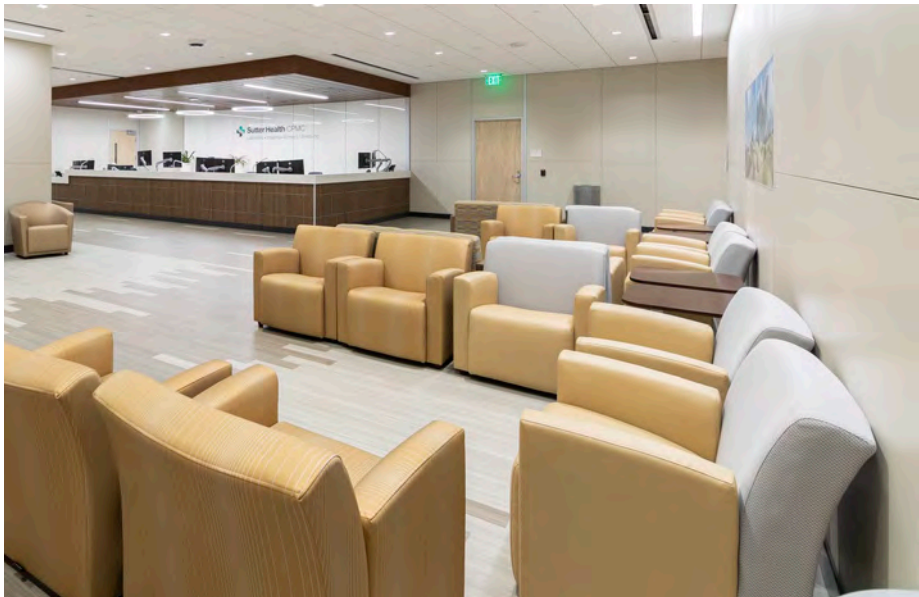
- **Developer:** *PMB is a West Coast focused integrated medical office building developer, having completed over 100 healthcare projects with a variety of healthcare systems*
- **Capital Partner:** *Ventas, Inc., an S&P company, has a portfolio of almost 1,300 senior housing and healthcare properties in the US, Canada and UK*
- **Architect:** *Boulder Associates has specialized in healthcare properties since 1983, and has a local office in San Francisco*
- **General Contractor:** *Pankow, founded in 1963 and with revenues near \$500 million per year, has extensive healthcare experience, including Sutter Health*
- **Leasing Agents:** *Bayside Realty Partners is the largest private firm in Northern California specializing in the leasing and management of healthcare properties, with particular focus on San Francisco*

# 1100 Van Ness Avenue San Francisco

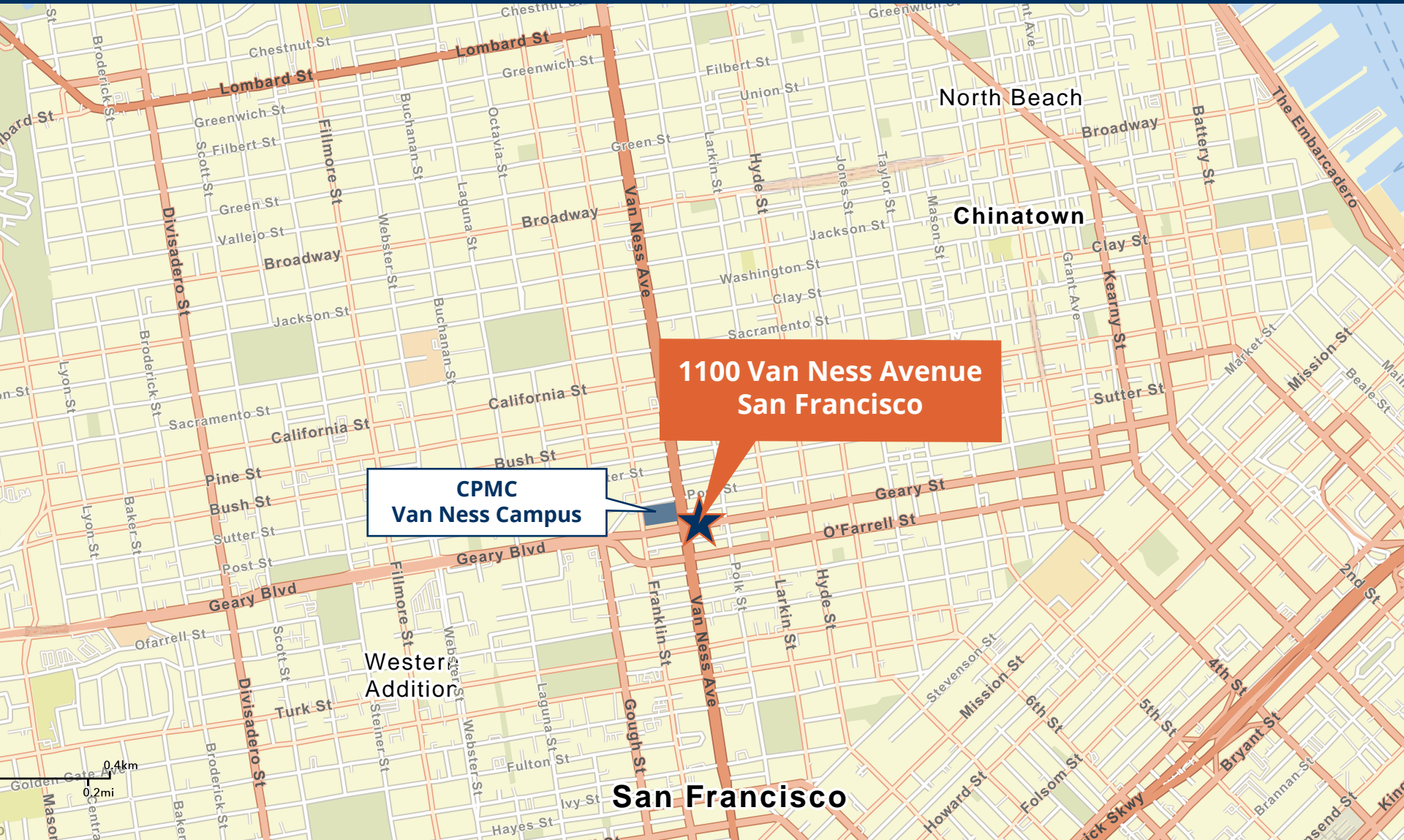


# 1100 Van Ness Avenue

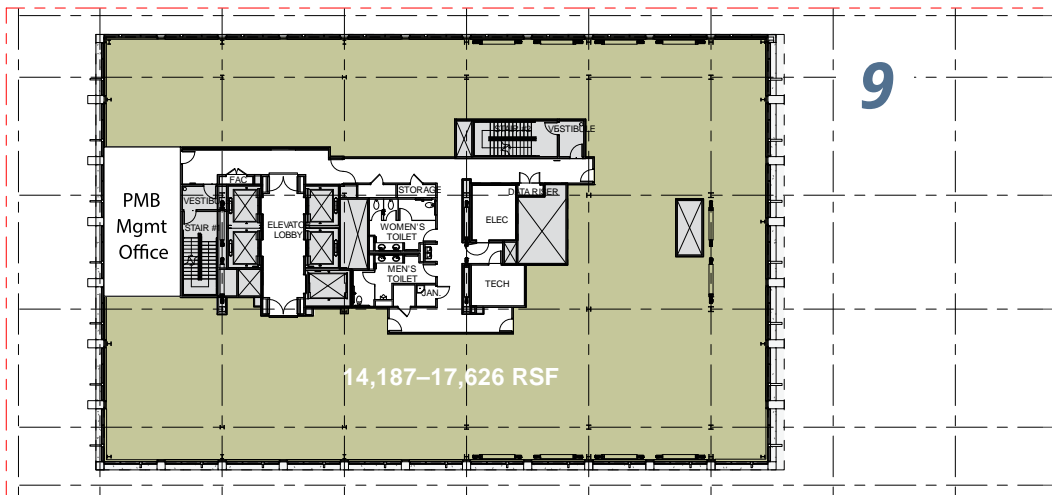
San Francisco



# 1100 Van Ness Avenue San Francisco



# 1100 Van Ness Avenue San Francisco

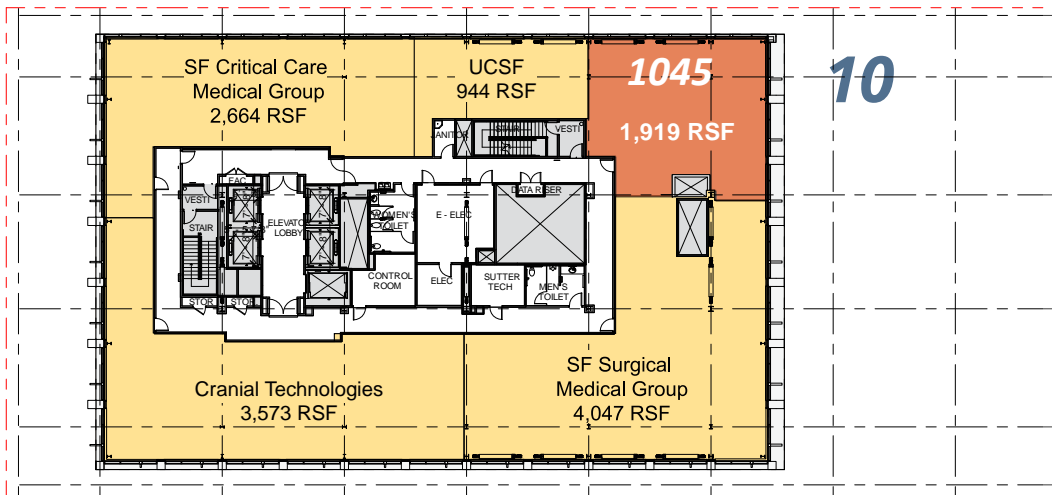


**NINTH FLOOR**

**14,187-17,626 RSF**

\$5.00/SF NNN + \$3.07/SF OpEx

Great views, divisible to 1,000 SF, design your suite to suit. Potential expansion up to 17,626 RSF. *Tenant improvement allowance negotiable*



**TENTH FLOOR**

**Suite 1045 1,919 RSF**

\$5.00/SF NNN + \$3.07/SF OpEx

Top floor; NE corner; abundant glass offering great views; design your suite to suit your practice's needs. *Tenant improvement allowance negotiable*

# 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.**