



## Parnassus Heights Medical Building

350 Parnassus Avenue, San Francisco

|                              |   |
|------------------------------|---|
| <b>Property Type:</b>        | Medical and Dental Office   |
| <b>Building Size:</b>        | Total of approximately 77,091 sf. 9 story   |
| <b>Location:</b>             | Located adjacent to UCSF Parnassus campus two blocks west of Stanyan Street near Golden Gate Park and St. Mary's Medical Center. Spectacular views of the bay, city and bridges |
| <b>Property Description:</b> | Beautiful recently completed modern Class A medical office suites from 1,015 RSF to 9,073 RSF immediately available.  |

### CURRENT SPACES AVAILABLE

| Suite                                  | Area (sf) | Asking Rent | Space Description  | Available  |
|--|-----------|-------------|--|------------|
| 150                                    | 2,898     | Negotiable  | 8 offices, restroom, reception, open space   | <b>NOW</b> |
| 200                                    | 1,317     | Negotiable  | Newly constructed, very high-end spec suite available for immediate occupancy. 4 exam rooms, 2 offices, waiting room           | <b>NOW</b> |
| 202                                    | 1,475     | Negotiable  | 6 offices, open space/reception area   | <b>NOW</b> |
| 203                                    | 1,015     | Negotiable  | Newly constructed, very high-end spec suite available for immediate occupancy. 2 exam rooms, 1 office, waiting room, reception | <b>NOW</b> |
| 204                                    | 1,473     | Negotiable  | Move-in ready  | <b>NOW</b> |
| 206                                    | 1,548     | Negotiable  | Newly constructed and upgraded open office space   | <b>NOW</b> |
| 4 <sup>th</sup> Floor                  | 4,500     | Negotiable  | Move-in ready. Half-floor opportunity  | <b>NOW</b> |
| 5 <sup>th</sup> -8 <sup>th</sup> Floor | 9,067     | Negotiable  | Move-in ready. Full-floor opportunity  | <b>NOW</b> |



1761 Laurel Street  
San Carlos, CA 94070

**Trask Leonard**  
DRE# 01152101  
650.949.0700  
[tleonard@baysiderp.com](mailto:tleonard@baysiderp.com)

**Grace Lindberg**  
DRE# 02230832  
415.307.0252  
[glindberg@baysiderp.com](mailto:glindberg@baysiderp.com)



## Parnassus Heights Medical Building

350 Parnassus Avenue, San Francisco

|                              |   |
|------------------------------|---|
| <b>Property Type:</b>        | Medical and Dental Office   |
| <b>Building Size:</b>        | Total of approximately 77,091 sf. 9 story   |
| <b>Location:</b>             | Located adjacent to UCSF Parnassus campus two blocks west of Stanyan Street near Golden Gate Park and St. Mary's Medical Center. Spectacular views of the bay, city and bridges |
| <b>Property Description:</b> | Beautiful recently completed modern Class A medical office suites from 1,015 RSF to 9,073 RSF immediately available.  |

### CURRENT SPACES AVAILABLE

| Suite | Area (sf) | Asking Rent | Space Description   | Available  |
|-------|-----------|-------------|---|------------|
| 700   | 638       | Negotiable  | 3 exam rooms, reception area  | <b>NOW</b> |
| 701   | 2,620     | Negotiable  | In suite restroom, large reception area, large conference room, breakroom with sink, 9 exam rooms, 1 private office                             | <b>NOW</b> |
| 706   | 1,915     | Negotiable  | 9 exam rooms, 1 office, large reception room  | <b>NOW</b> |
| 707   | 1,270     | Negotiable  | 5 exam rooms, 1 office, spacious waiting room, in suite restroom and kitchenette area. Spectacular views of several neighborhoods and downtown. | <b>NOW</b> |
| 709   | 1,349     | Negotiable  | 6 exam rooms, reception area, 1 office with exit door to hallway, storage closet  | <b>NOW</b> |
| 710   | 1,278     | Negotiable  | 5 exam rooms, 1 office, in suite restroom, reception area   | <b>NOW</b> |
| 800   | 3,076     | Negotiable  | Excellent views. 9 offices/exam rooms.  | <b>NOW</b> |
| 801   | 1,260     | Negotiable  | Excellent views. Mostly open space with one large office.   | <b>NOW</b> |



1761 Laurel Street  
San Carlos, CA 94070

**Trask Leonard**  
DRE# 01152101  
650.949.0700  
[tleonard@baysiderp.com](mailto:tleonard@baysiderp.com)

**Grace Lindberg**  
DRE# 02230832  
415.307.0252  
[glindberg@baysiderp.com](mailto:glindberg@baysiderp.com)



## Parnassus Heights Medical Building

350 Parnassus Avenue, San Francisco

|                              |   |
|------------------------------|---|
| <b>Property Type:</b>        | Medical and Dental Office   |
| <b>Building Size:</b>        | Total of approximately 77,091 sf. 9 story   |
| <b>Location:</b>             | Located adjacent to UCSF Parnassus campus two blocks west of Stanyan Street near Golden Gate Park and St. Mary's Medical Center. Spectacular views of the bay, city and bridges |
| <b>Property Description:</b> | Beautiful recently completed modern Class A medical office suites from 1,015 RSF to 9,073 RSF immediately available.  |

### CURRENT SPACES AVAILABLE

| Suite        | Area (sf)   | Asking Rent   | Space Description  | Available  |
|--------------|-------------|---------------|--|------------|
| 805          | 3,275       | Negotiable    | 17 offices and 1 restroom  | <b>NOW</b> |
| 808          | 1,459       | Negotiable    | Fully updated suite with 6 exam rooms, waiting room, private office with exit door, kitchenette, in suite bathroom   | <b>NOW</b> |
| 900          | 1,000-2,959 | Negotiable    | Fully built-out suite in northwest corner with full-floor windows and unparalleled views of San Francisco, Golden Gate Bridge, Bay Bridge. Ocean and Bay views. Suite has 7 exam rooms, 4 offices and 3 restrooms  | <b>NOW</b> |
| 909          | 1,149       | Negotiable    | Unique move-in-ready therapist space with 3 large individual offices with good sound mitigation. Incredible views from all three offices of the Bay, GG Bridge, downtown, GG Park and many neighborhoods. Individual offices available on a short-term basis. Suite has shared waiting room, restroom, kitchen and private exit<br><i>Individual offices can be leased separately.</i> | <b>NOW</b> |
| 909 Office 1 | 326         | \$9.10 psf FS | Suite has shared waiting room, restroom, kitchen and private exit. Individual offices available for a short-term lease   | <b>NOW</b> |



1761 Laurel Street  
San Carlos, CA 94070

**Trask Leonard**  
DRE# 01152101  
650.949.0700  
[tleonard@baysiderp.com](mailto:tleonard@baysiderp.com)

**Grace Lindberg**  
DRE# 02230832  
415.307.0252  
[glindberg@baysiderp.com](mailto:glindberg@baysiderp.com)



## Parnassus Heights Medical Building

350 Parnassus Avenue, San Francisco

|                              |   |
|------------------------------|---|
| <b>Property Type:</b>        | Medical and Dental Office   |
| <b>Building Size:</b>        | Total of approximately 77,091 sf. 9 story   |
| <b>Location:</b>             | Located adjacent to UCSF Parnassus campus two blocks west of Stanyan Street near Golden Gate Park and St. Mary's Medical Center. Spectacular views of the bay, city and bridges |
| <b>Property Description:</b> | Beautiful recently completed modern Class A medical office suites from 1,015 RSF to 9,073 RSF immediately available.  |

### CURRENT SPACES AVAILABLE

| Suite        | Area (sf) | Asking Rent   | Space Description  | Available  |
|--------------|-----------|---------------|--|------------|
| 909 Office 2 | 395       | \$9.10 psf FS | Suite has shared waiting room, restroom, kitchen and private exit. Individual offices available for a short-term lease | <b>NOW</b> |
| 909 Office 3 | 425       | \$9.10 psf FS | Suite has shared waiting room, restroom, kitchen and private exit. Individual offices available for a short-term lease | <b>NOW</b> |



1761 Laurel Street  
San Carlos, CA 94070

**Trask Leonard**  
DRE# 01152101  
650.949.0700  
[tleonard@baysiderp.com](mailto:tleonard@baysiderp.com)

**Grace Lindberg**  
DRE# 02230832  
415.307.0252  
[glindberg@baysiderp.com](mailto:glindberg@baysiderp.com)