

BAYSIDE REALTY PARTNERS PRESENTS

# Napa Medical Center

1100 Trancas Street, Napa, California

*Only On-Campus MOB in Napa*



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DRE#01152101



# Napa Medical Center

1100 Trancas Street, Napa, California

## OPPORTUNITY

- On the Queen of the Valley Medical Center campus:
  - A St. Joseph's Healthcare system hospital
  - The only Level III Trauma Center in Napa Valley
- Easy access to Highway 29 and Downtown Napa
- Abundant retail services and hotel accommodations nearby



## BUILDING

- Medical suites: 150 SF to 6,200 SF
- Major building improvements recently completed
  - Major roof and HVAC system upgrades
  - New high efficiency energy management system
  - New carpet/paint and lighting in common areas
  - Landscaping
  - Signage and building identity
  - New security/card key access system
  - New lighting in garage area
  - Surface parking areas resealed and restriped
- Institutional ownership and management team in place:
  - Extensive medical office experience and portfolio
  - On-site building engineer

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# Napa Medical Center

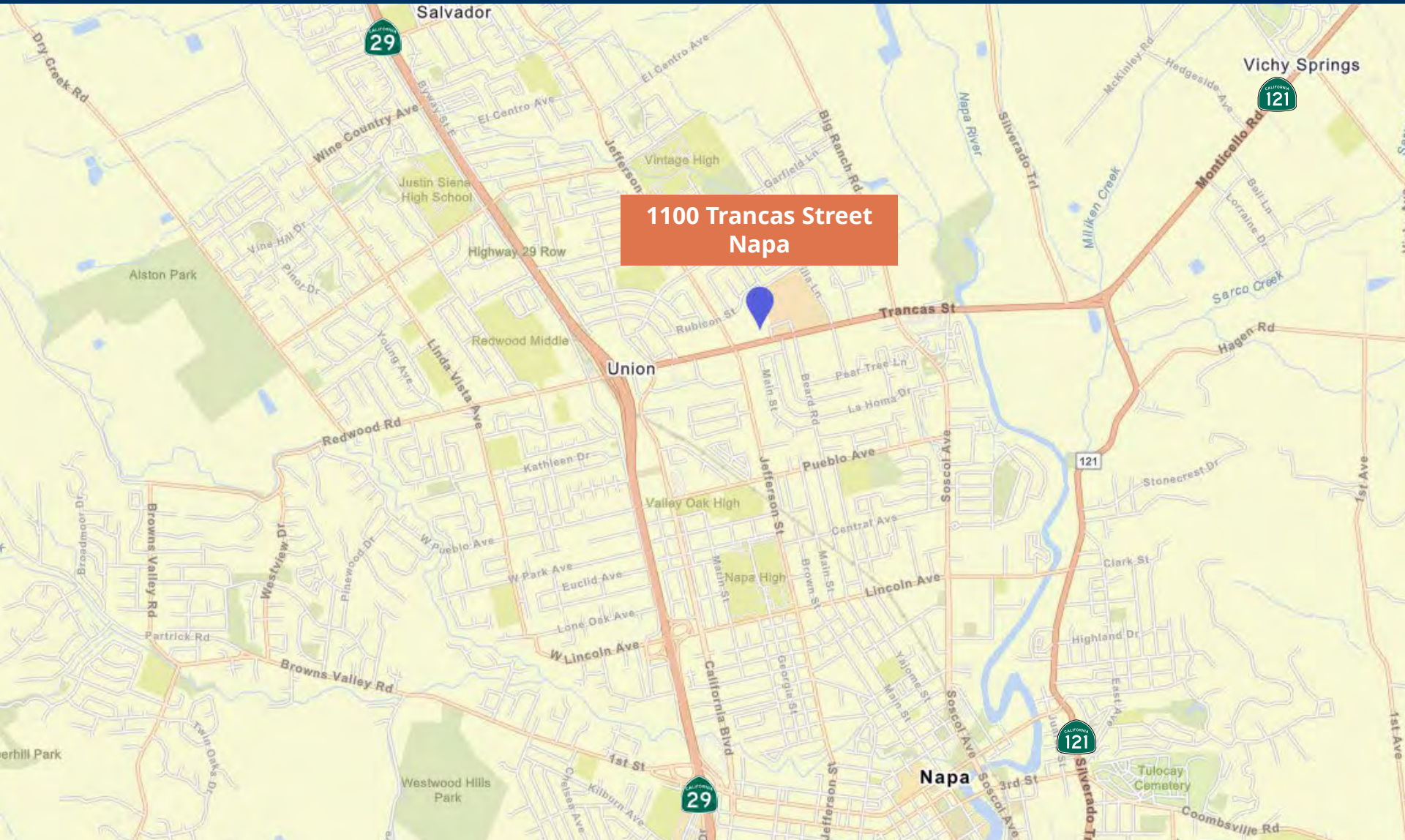
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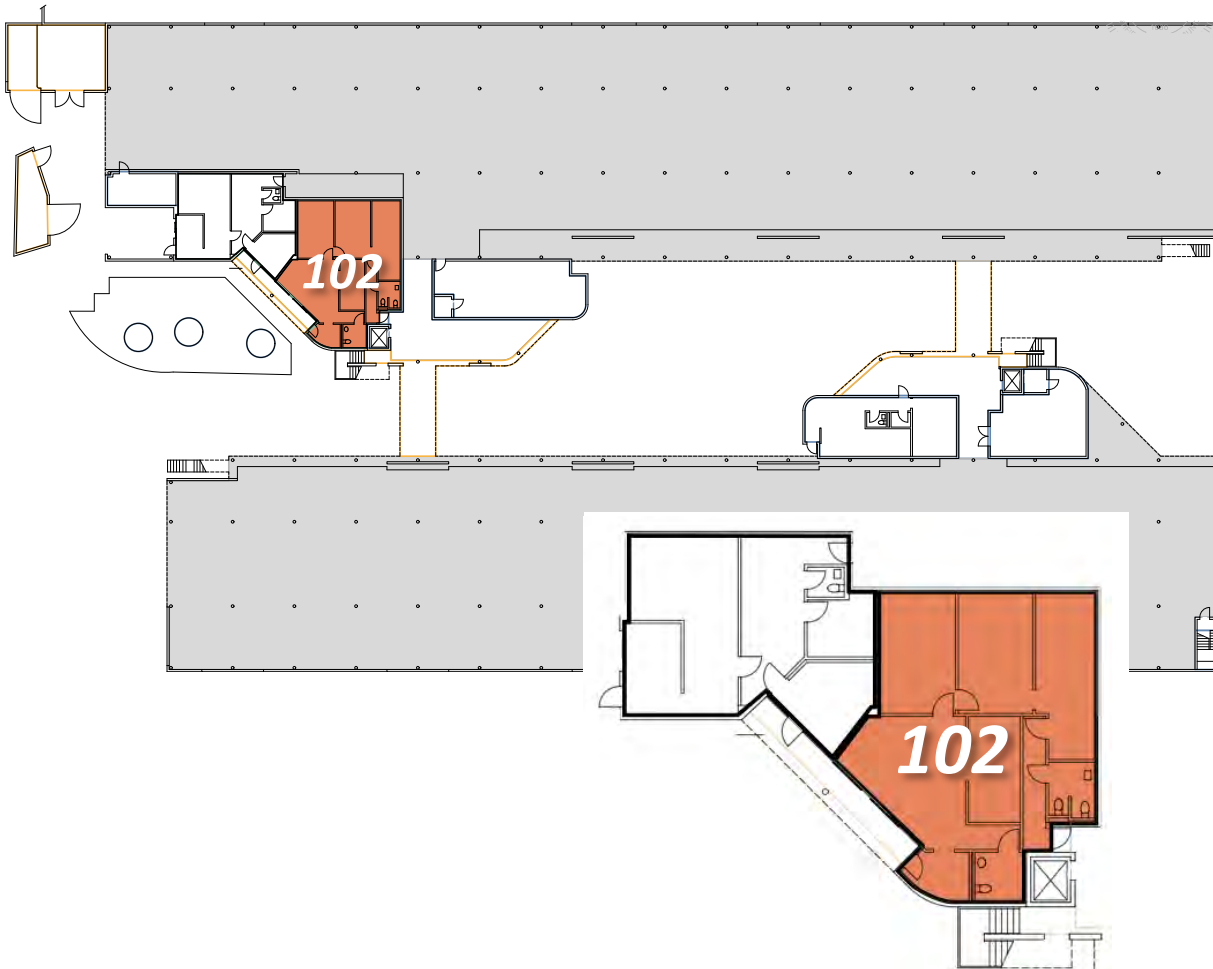
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## NORTH BUILDING



## FIRST FLOOR

### NORTH BUILDING

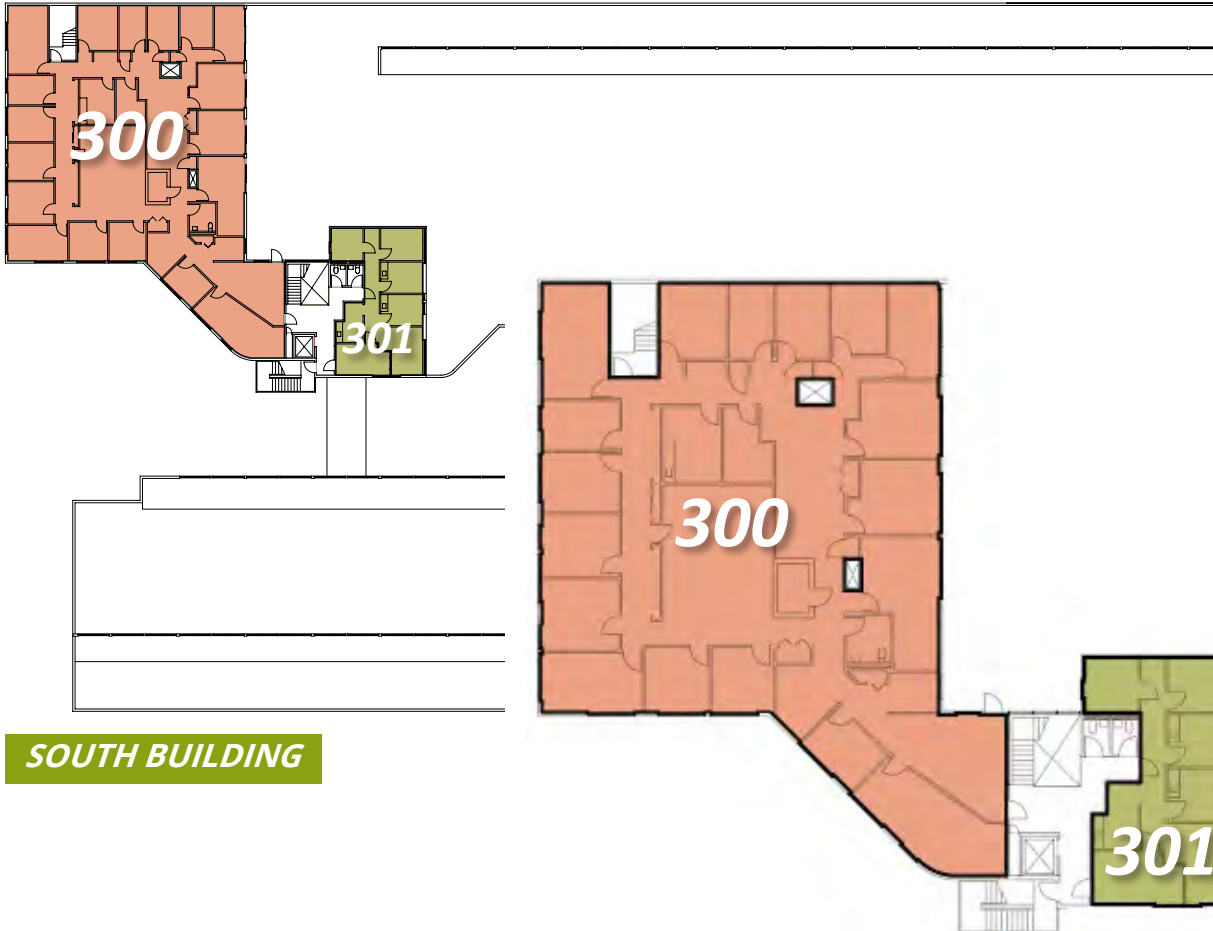
Suite 102 1,741 RSF

Unique ground floor office space with direct access to parking. 4 private offices, 2 internal restrooms

# Napa Medical Center

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## NORTH BUILDING



## SOUTH BUILDING

## THIRD FLOOR

### NORTH BUILDING

Suite 300 6,636 RSF

Perimeter offices/exam rooms, interior work/lab areas

Suite 301 1,073 RSF

4 exam rooms, excellent natural light, adjacent to elevator and common restrooms

# Meet Your Expert Team



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# 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.**