

BAYSIDE REALTY PARTNERS PRESENTS

VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco

Newly Refurbished Class A Medical Office Building for Lease

NEW INSTITUTIONAL
OWNERSHIP

NEW GENEROUS TI
ALLOWANCES



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VAN NESS MEDICAL PAVILION

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BUILDING

- Modernized and Separated Commercial Lobby
- Above-Standard On-Site Secure Parking
- Fully Permitted for Medical Office Use
- Close to CPMC Van Ness Medical Center
- Various Ground Floor Options
- Spaces from 2,200 sf
- New Generous TI Allowances

CALIFORNIA PACIFIC MEDICAL CENTER - Van Ness Campus



VAN NESS RAPID BUS TRANSIT



VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco

TENANTS

- Home to a wide variety of active medical practices, including two significant fertility practices, a national physical therapy provider and a variety of other medical and dental specialists



<https://www.anataramedicine.com/>



<https://www.kpivf.com/>



<https://www.selectphysicaltherapy.com/>



<https://laurelfertility.com/>



<https://www.kpivf.com/>

VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco

LOCATION

- Located on main medical corridor in San Francisco, with close proximity to a new 255 bed Sutter hospital and over 500,000 sf of nearby medical clinics.
- Easily accessible via public transit and car from most Bay Area communities, especially San Francisco, Marin, the Peninsula and the East Bay
- Most recently upgraded building on corridor with stunning views, natural light and safe environment adjacent to Pacific Heights
- Within easy walking distance are numerous upscale food, grocery and retail choices plus many high-end homes and residential communities



PACIFIC HEIGHTS



CPMC – Van Ness Campus



VAN NESS RAPID BUS TRANSIT



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Cable Car Lines
 — Powell-Mason Line
 — Powell-Hyde Line
 — California Line

**1700 California Street
San Francisco**

**WHOLE
FOODS
MARKET**

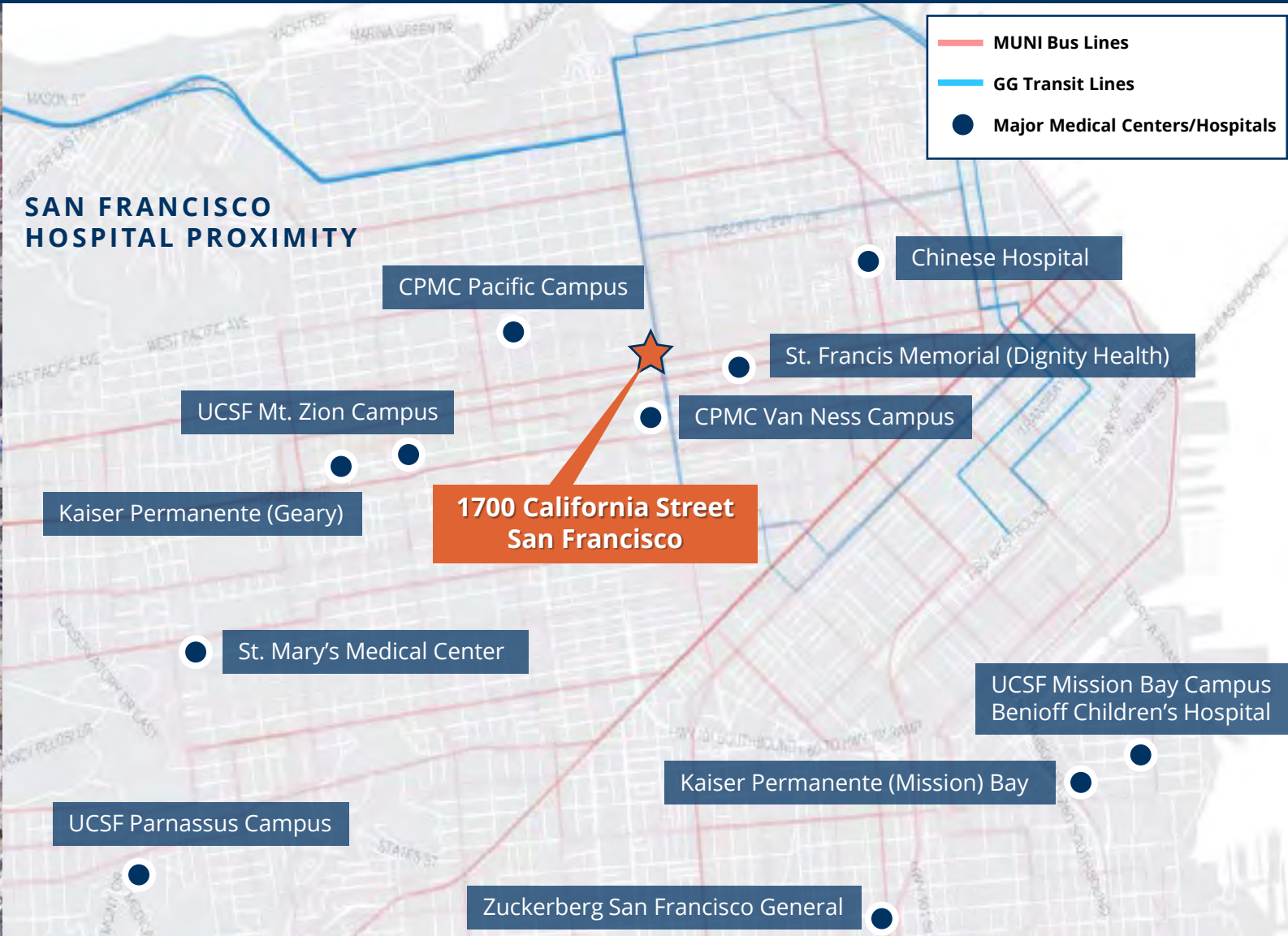
Sutter Health
CPMC Van Ness Campus

Holiday Inn
GOLDEN GATEWAY

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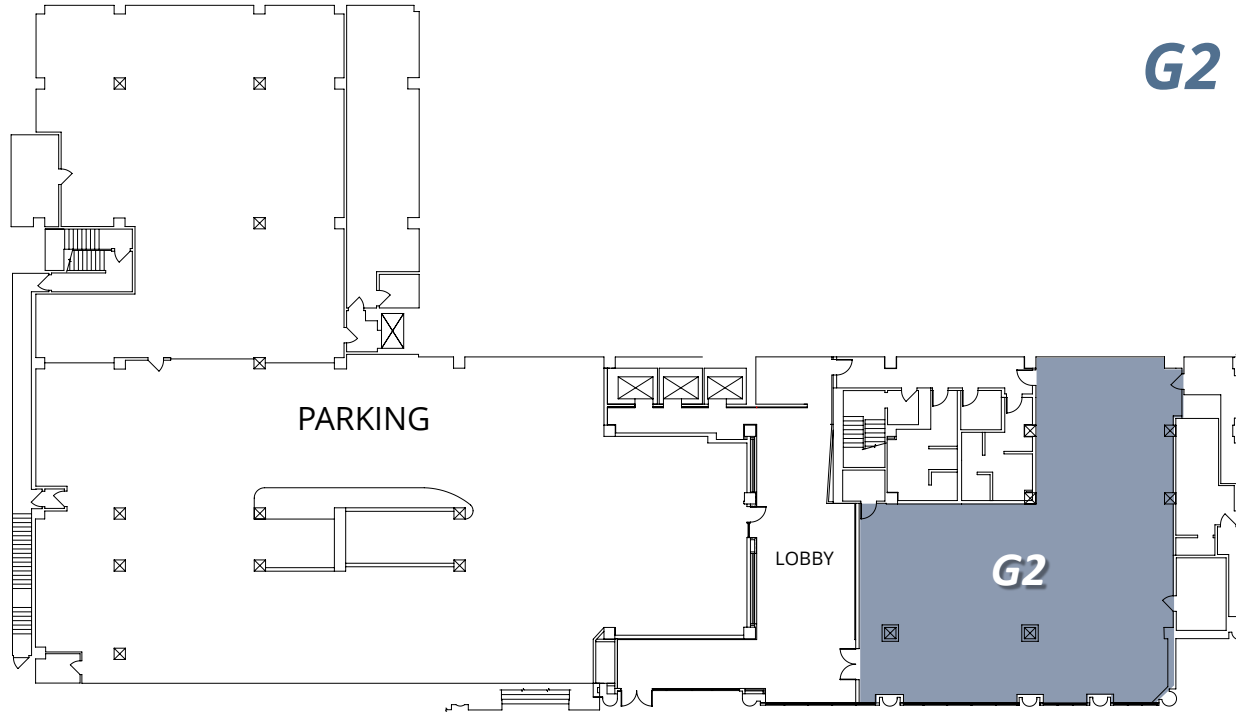
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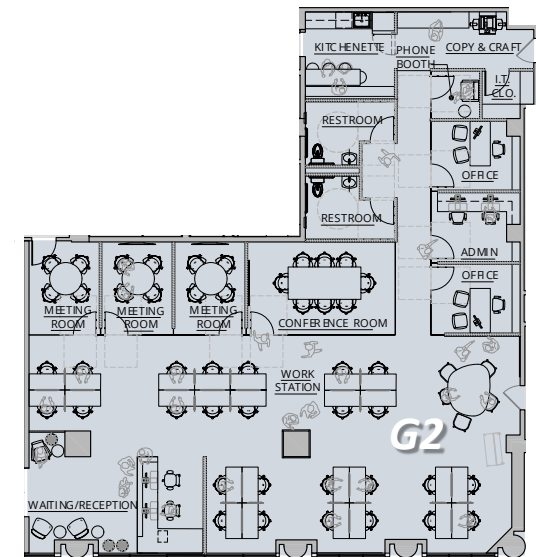
G2

G2 FLOOR

Suite G2 3,593 RSF

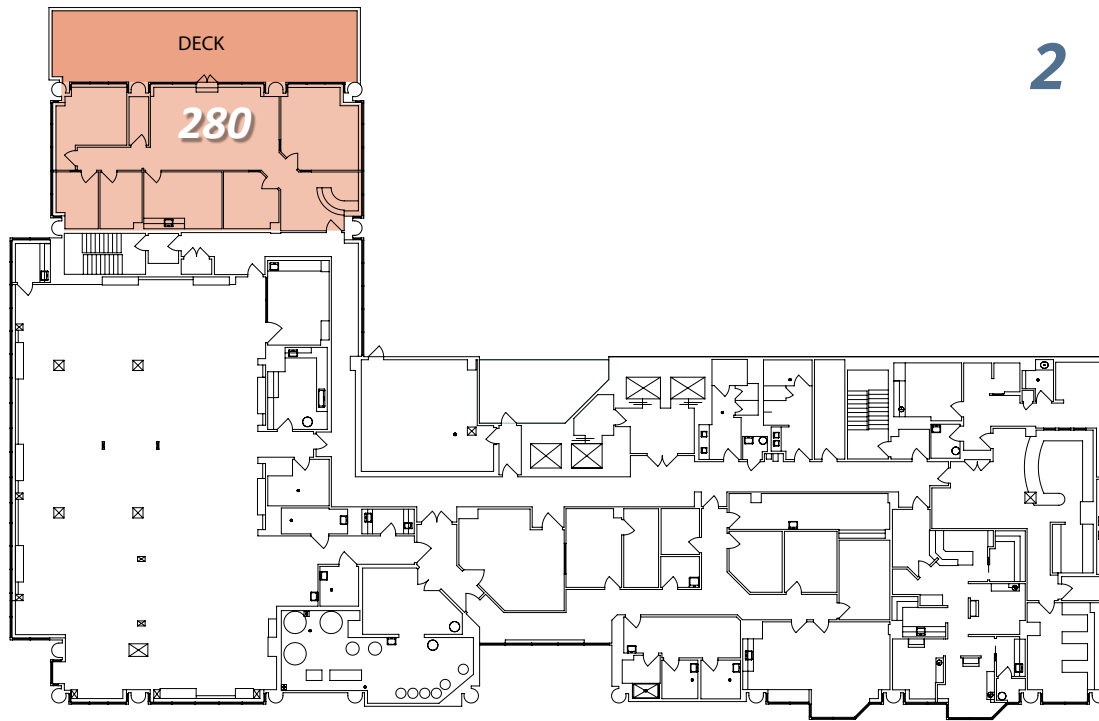
In shell condition located immediately off building lobby. Very easy access and high identity potential. Generous build-out allowance

CONCEPT PLAN FOR SUITE G2



VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco



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SECOND FLOOR

Suite 280 2,276 RSF

5 offices, waiting room, reception, kitchen. 1,163 sf exclusive deck, exterior glass line throughout



SUITE 280



VAN NESS MEDICAL PAVILION

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THIRD FLOOR

Suite 300 2,794 RSF

Efficient medical build out with 5 exam rooms, exclusive bathroom, secured reception, file area.
Can be combined with Suite 310 for total of 8,331 sf

Suite 310 5,537 RSF

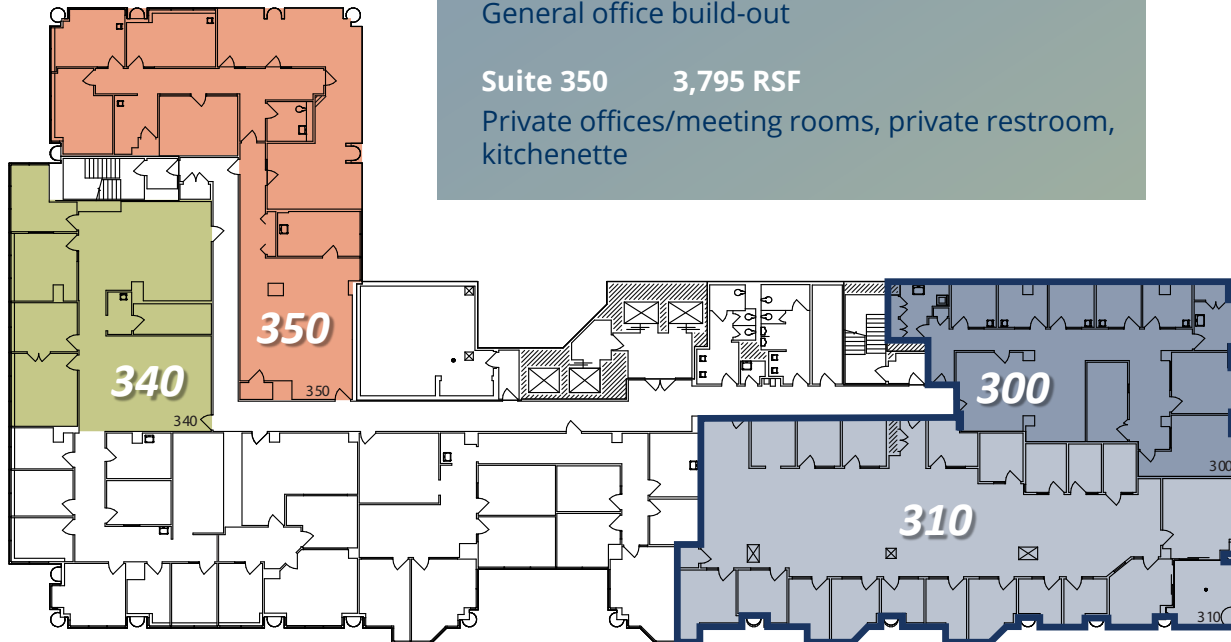
16 offices, 3 conference rooms. *Can be combined with Suite 300 for total of 8,331 sf*

Suite 340 2,500 RSF

General office build-out

Suite 350 3,795 RSF

Private offices/meeting rooms, private restroom, kitchenette

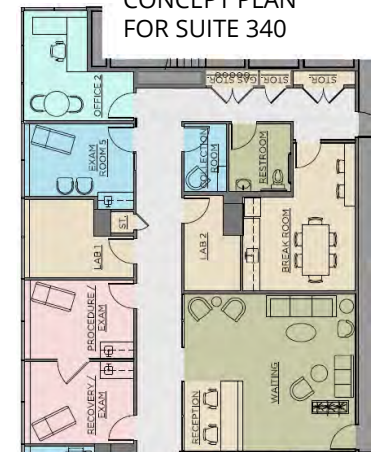


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CONCEPT PLAN FOR SUITE 300

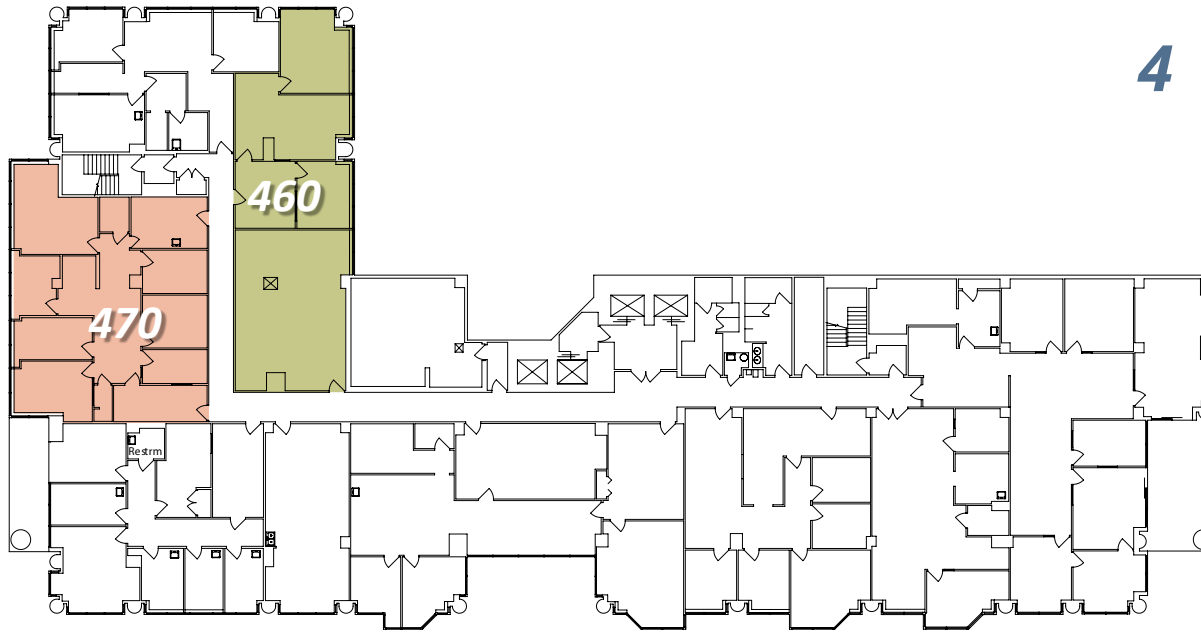


CONCEPT PLAN FOR SUITE 340



VAN NESS MEDICAL PAVILION

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FOURTH FLOOR

Suite 460 2,250 RSF
Located near main elevator lobby, with 3 large offices and a large open area. On building corner with excellent natural light

Suite 470 2,530 RSF
Currently built out as general office with multiple private offices.

Meet Your Expert Team



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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

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