

BAYSIDE REALTY PARTNERS PRESENTS

Foster City Medical Pavilion

1241 E. Hillsdale Blvd., Foster City, California

Newly Remodeled Class A Medical/Dental Office Building



TRASK LEONARD
President and CEO
650.533.2591
tleonard@baysiderp.com
DRE#01152101



GRACE LINDBERG
Vice President
415.307.0252
glindberg@baysiderp.com
DRE#02230832

Foster City Medical Pavilion

1241 E. Hillsdale Blvd., Foster City, California

LOCATION

- Opportunity to use Medicare-accredited surgery center in building
- Newly remodeled Class A Medical/Dental Office Building
- Suites from 928 RSF to 3,410 RSF that can be build to suit
- Attractive financing available to tenants for build-out, equipment and working capital through preferred lender
- Minutes to HWY 101/92 interchange, offering easy access to Peninsula and East Bay Markets
- Close proximity to SFO and OAK Airports
- Approximately 5 per 1,000 sf parking ratio



BUILDING

- Gorgeous new building facade and lobby structure
- New gurney-accessible elevator
- New roof, new HVAC, repaved parking lot and significant landscape renovations
- Institutional ownership. On-site management
- Home to Foster City Medical Center (primary care), Zouves Fertility Clinic
- Significant tenant improvement package

Foster City Medical Pavilion

1241 E. Hillsdale Blvd., Foster City, California



BAYSIDE REALTY PARTNERS PRESENTS

Foster City Medical Pavilion

1241 E. Hillsdale Blvd., Foster City, California

SUITE 180 — 933 RSF



BAYSIDE REALTY PARTNERS PRESENTS

Foster City Medical Pavilion

1241 E. Hillsdale Blvd., Foster City, California

SUITE 250 — 4,704 RSF



BAYSIDE REALTY PARTNERS PRESENTS

Foster City Medical Pavilion

1241 E. Hillsdale Blvd., Foster City, California

SUITE 280 — 1,226 RSF



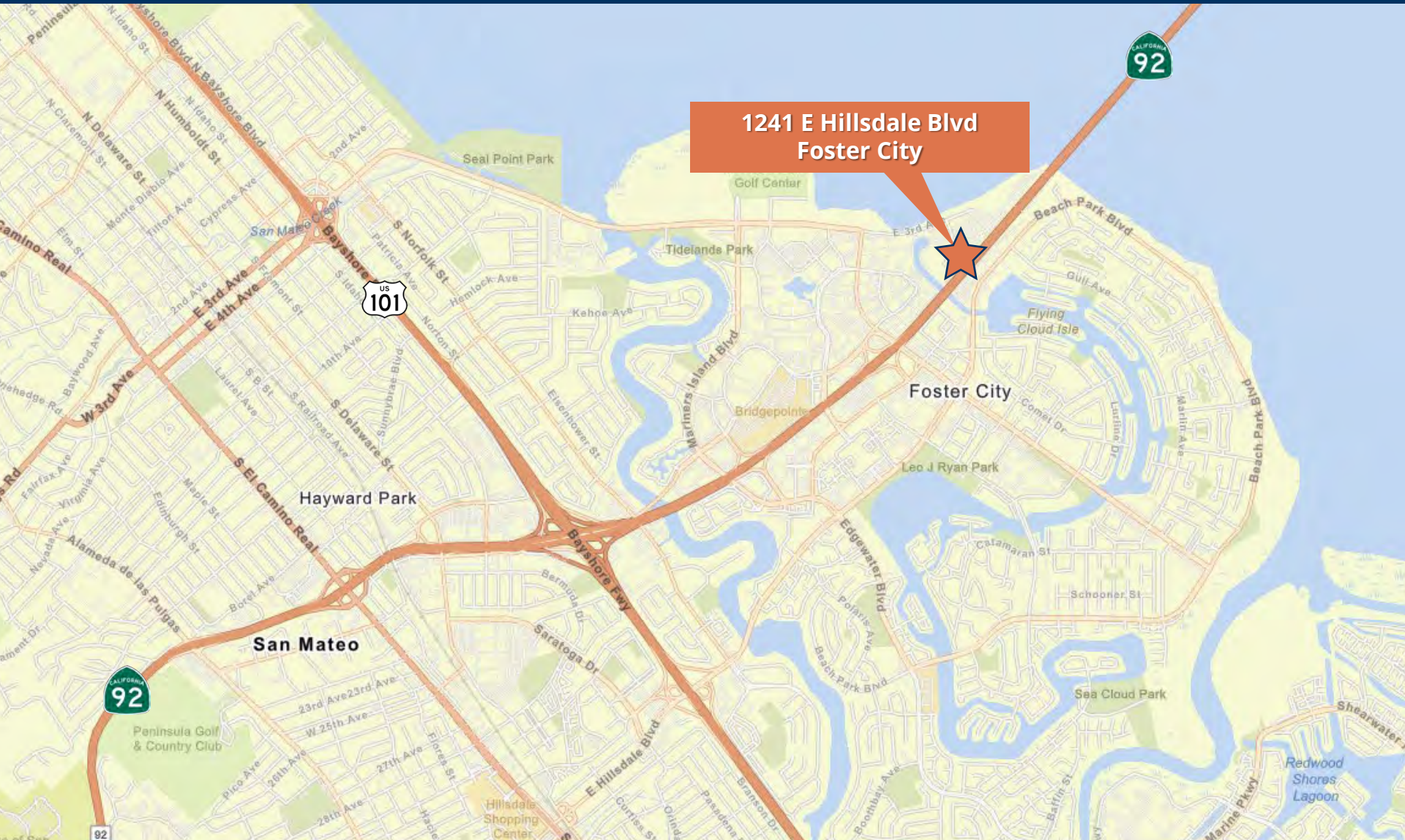
Foster City Medical Pavilion

1241 E. Hillsdale Blvd., Foster City, California



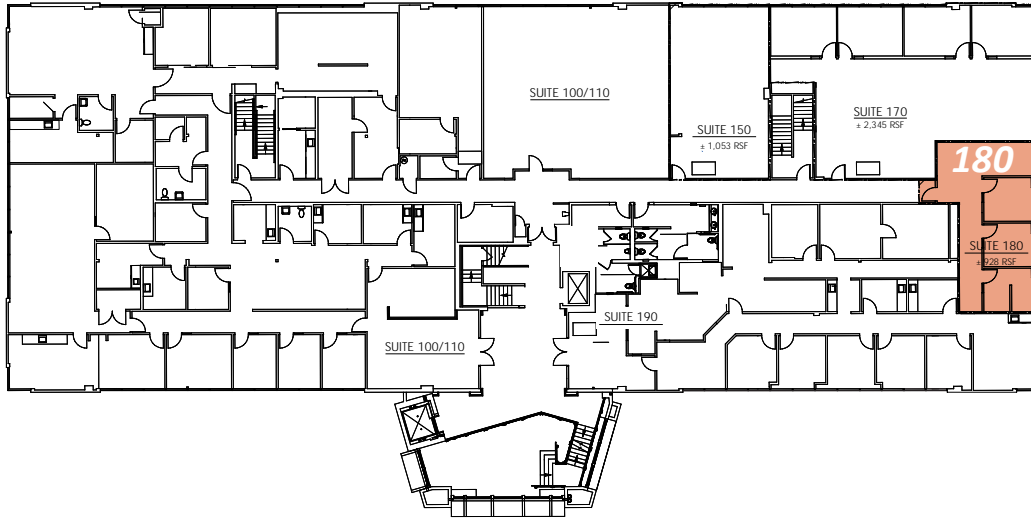
Foster City Medical Pavilion

1241 E. Hillsdale Blvd., Foster City, California



Foster City Medical Pavilion

1241 E. Hillsdale Blvd., Foster City, California



FIRST FLOOR

Suite 180 933 RSF

Recently remodeled suite with 3 offices/exam rooms. Excellent natural light



SECOND FLOOR

Suite 250 4,704 RSF

Excellent natural light, 1 large procedure room, 1 office substantial storage. Divisible to ~2,000 sf

Suite 280 1,226 RSF

Two large rooms. Restroom. Large window overlooking E. Hillsdale Blvd.

Meet Your Expert Team



TRASK LEONARD

President and CEO

650.533.2591

tleonard@baysiderp.com

DRE#01152101



GRACE LINDBERG

Vice President

415.307.0252

glindberg@baysiderp.com

DRE#02230832

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