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FULLY EQUIPPED CHIROPRACTOR OFFICE FOR RENT

\$4950 / 1600ft² - Established Chiropractic Location - Ground Floor visibility @ new CPMC Hospital (downtown / Civic Center/ Van Ness)



Long established Chiropractic storefront available Oct. 1. Can also be a different medical use. Tenant is leaving most furniture, fixtures, X-ray equipment (new license required), extensive computer and video installations. Tenant paid \$80,000.00 for the practice 9 years ago. He is downsizing at a new location.

This is across the street from what will be the largest and newest hospital in San Francisco, the CPMC/Sutter Health Cathedral Hill campus.

Rent includes the use of all the existing improvements, which means there is a minimal set-up cost. Hot and cold water and sewer (very expensive in SF) are included in the rent. Space is fully sprinklered.

There has been a chiropractic practice at this location since 1985. Original name was Cathedral Hill Chiropractic, which name is still on an illuminated sign facing the intersection of Geary & Van Ness and could be reused.

The space is self-contained with direct access to the street. There is a white passenger zone in front of the building.



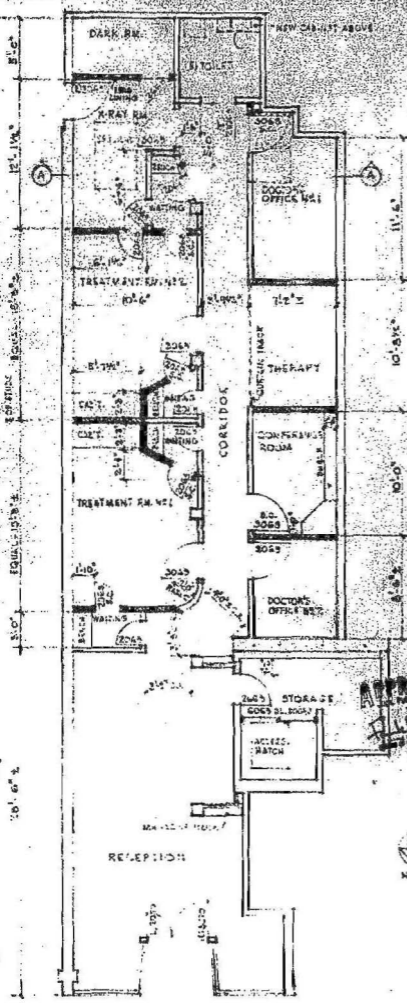












8519038 E1
 CLAUDE H. GARDNER, ARCHT.

APPROVED
 JAMES WEHINCER
 1955 DEC 12 1955



OFFICE FOR
 DR. JAMES WEHINCER
 1315 CLARY STREET
 SAN FRANCISCO, CALIF.

FLOOR PLAN
 5635A PLAN AREA - 1575 SQ. FT.
 OCCUPANCY GROUP B 2

GERRY STREET

APPROVED
1955 DEC 12 1955
SCALE 1/4" = 1'-0"
DATE
BY

