

Parnassus Heights Medical Center

✚ MEDICAL AND OFFICE SUITES FOR LEASE



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**350 Parnassus Ave
San Francisco, CA**



PARNASSUS HEIGHTS MEDICAL CENTER

350 Parnassus offers an exceptional location for medical practices in the heart of San Francisco's Parnassus Heights. With a ground-floor pharmacy and cafe, physicians and patients enjoy everyday convenience paired with an elevated professional environment. The building provides spectacular views of the Bay, city skyline, and both the Golden Gate and Bay Bridge, creating a modern and welcoming setting for providers and their patients.

Located adjacent to UC San Francisco's Parnassus Heights campus, 350 Parnassus sits at the center of one of the most dynamic healthcare and research hubs in the nation. This prime address provides physicians with proximity to state-of-the-art medical, academic, and research facilities, and positions them to benefit from UCSF's quality halo, rapid expansion, and growing patient base.



PROMINENT LOCATION & ACCESSIBILITY

- On campus and walking distance to the University of California San Francisco - Parnassus Campus



IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 808,000 patients within a 15 minute drive time
 - 877,590 patients within a 5 mile radius
- Excellent access via public transit and major city thoroughfares with on-site patient parking



BUILDING HIGHLIGHTS

- **On-Site Amenities:** Ground-floor pharmacy and cafe
- **Breathtaking Views:** Bay, city, and both the Golden Gate and Bay Bridge from select suites



UCSF CAMPUS TIMELINE

- **The New Hospital at Parnassus Heights:** 15 stories; increasing UCSF bed count from 475 (2020) to 682 (2030). *Completion: 2030*
- **Parnassus Research and Academic Building:** State-of-the-art research center for cancer, microbiology, diabetes, immunology, and cell biology. *Completion: early 2028*

Estimate 15 Min Drive

POPULATION ESTIMATES

808,807

>17 54,535

18-44 187,499

AVERAGE HOUSEHOLD INCOME

\$143,006.67

45-64 109,568

65+ 64,680

Data Source:  Placer.ai

PAYOR MIX Within 15 Min Drive

COMMERCIAL 9.7%

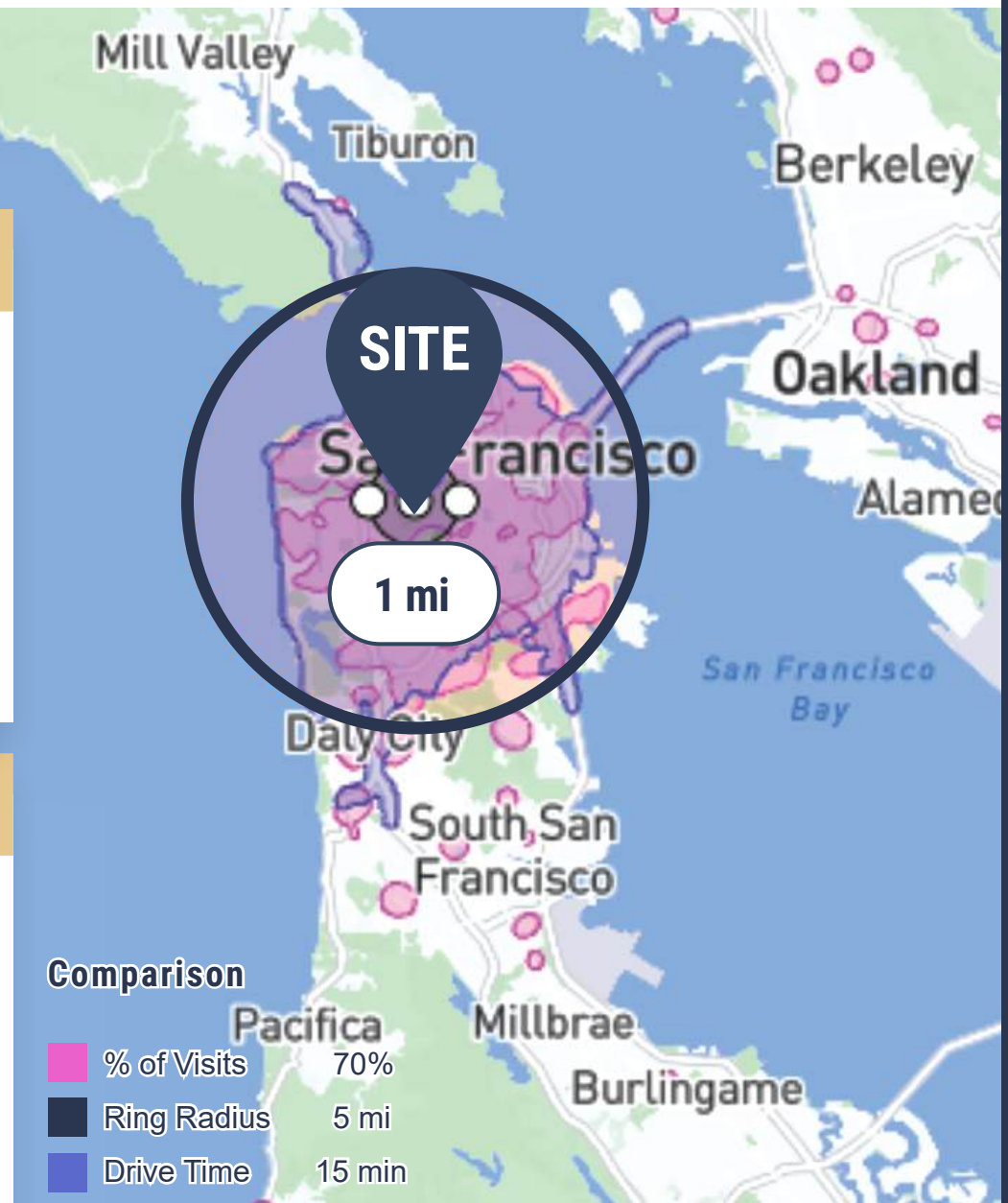
EMPLOYER BASED 62.4%

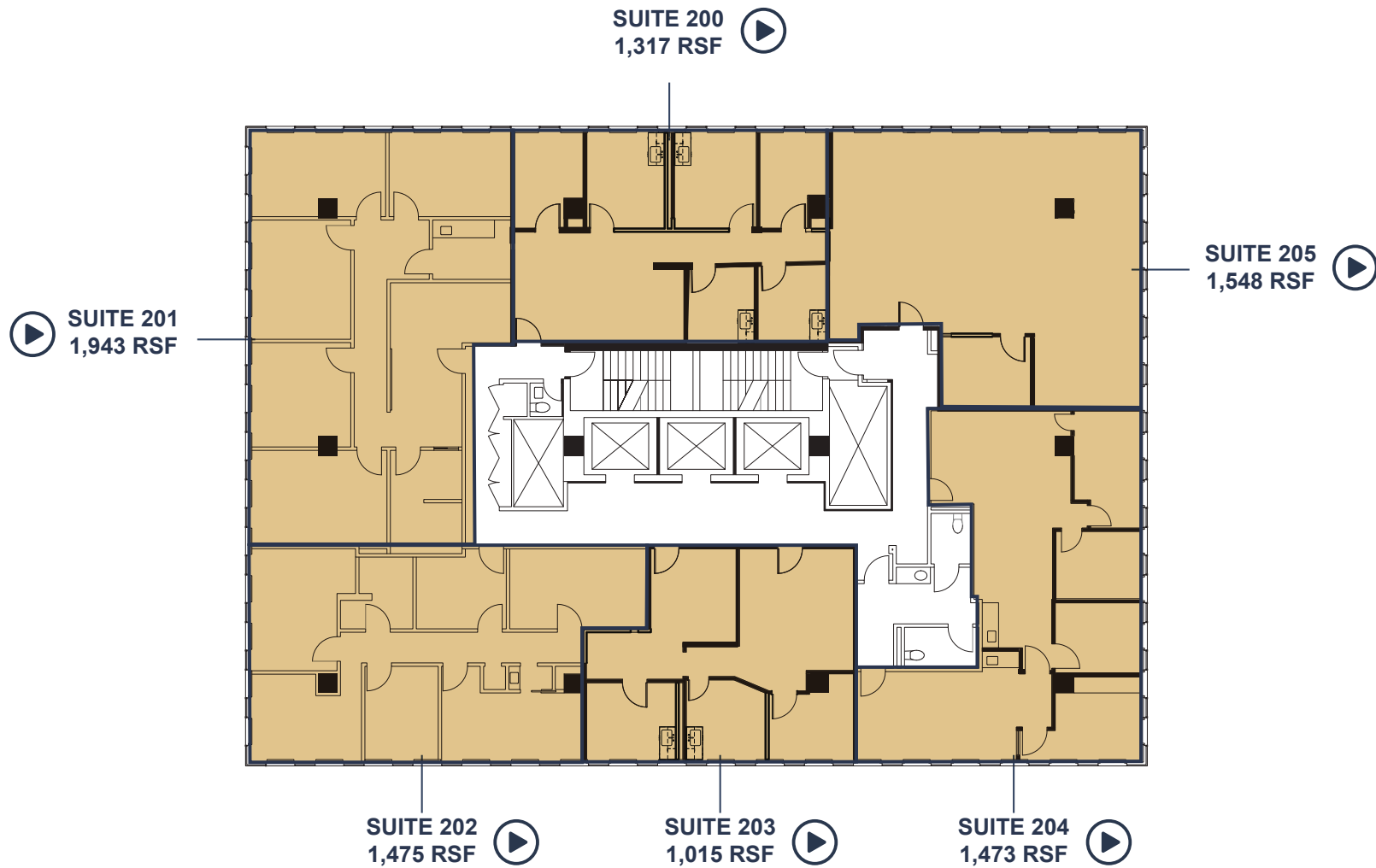
GOVERNMENT 19.4%

MULTIPLE 4.8%

SELF PAY 3.6%

Data Source:  Placer.ai





AVAILABLE SUITES

SUITE	RSF
200	1,317
201	1,943
202	1,475

SUITE	RSF
203	1,015
204	1,473
205	1,548

Full Floor Opportunity - 8,771 rsf

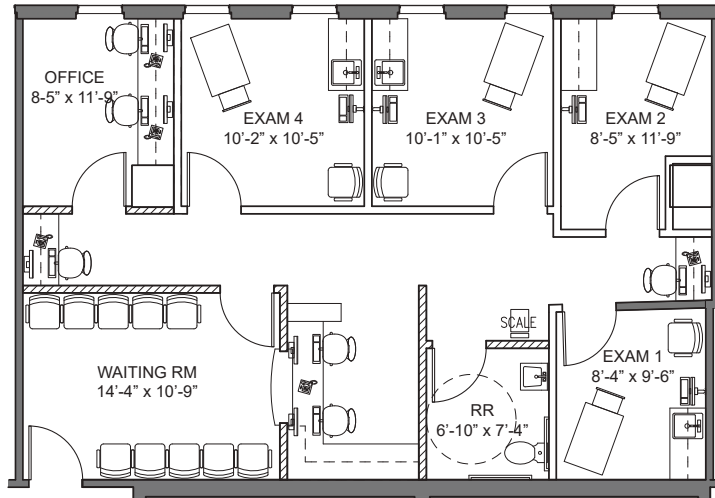
Key:
 Click for Virtual Tour
BUILDING VIEWS

EASTERN VIEWS

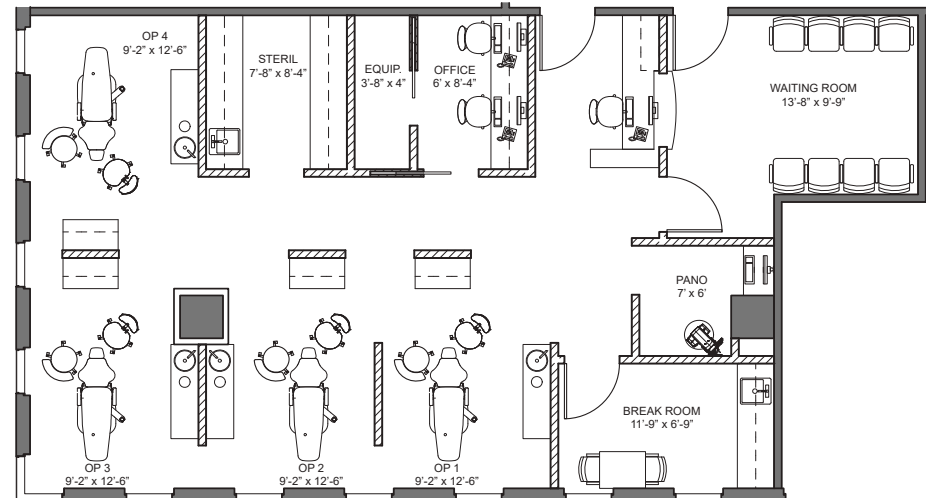


FLOOR PLAN - SECOND FLOOR CONCEPTUAL PLANS

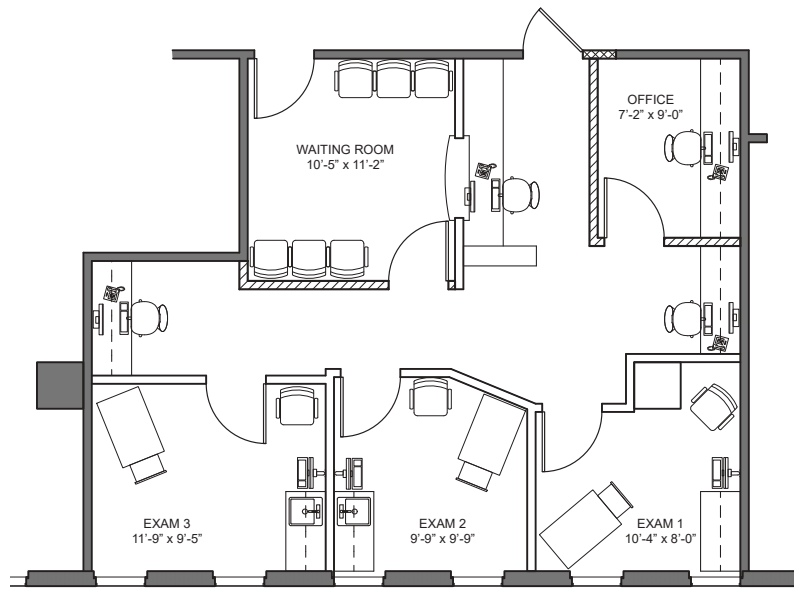
6



SUITE 200 - CONCEPTUAL PLAN
1,317 RSF



SUITE 202 - CONCEPTUAL PLAN
1,475 RSF



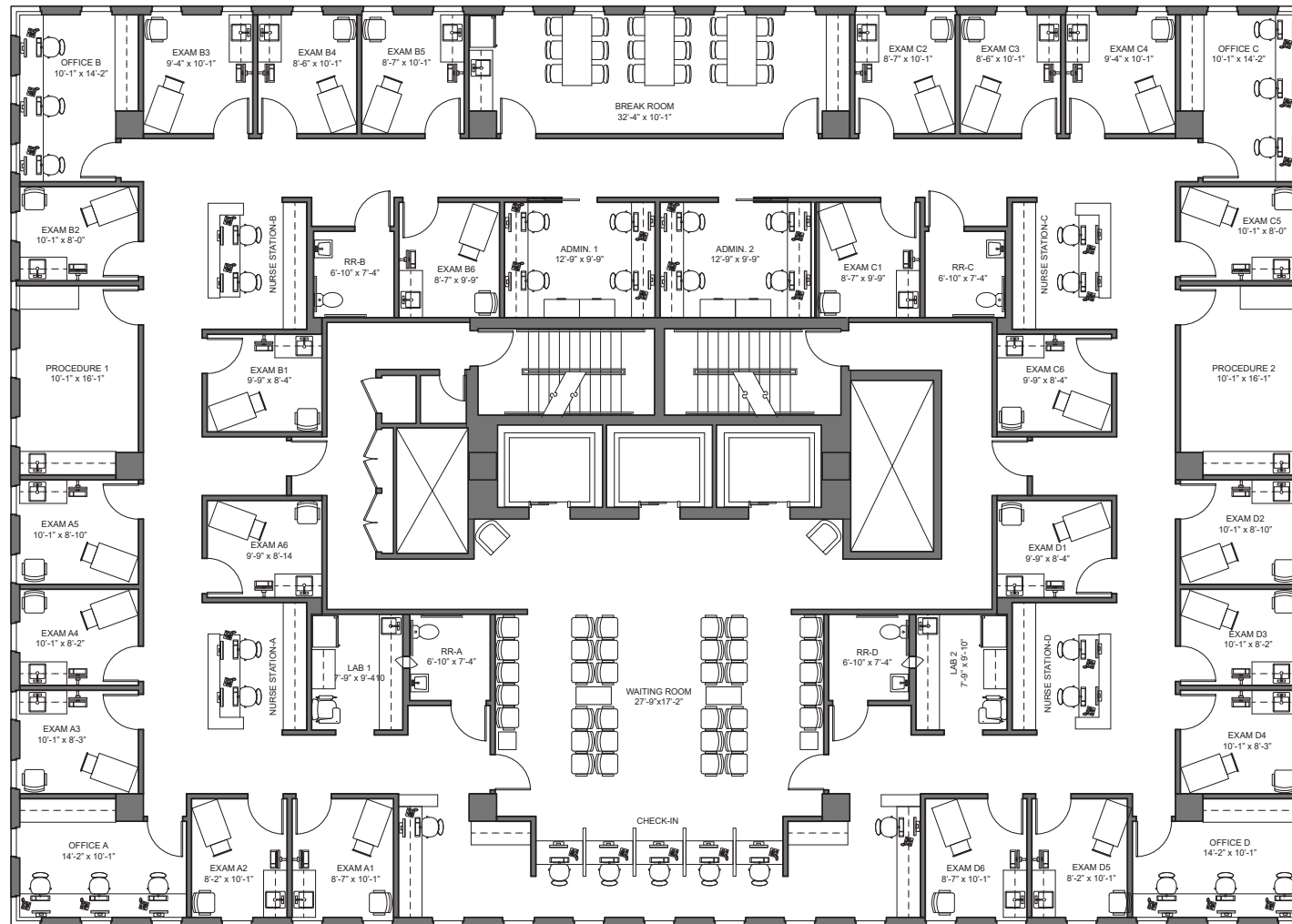
SUITE 203 - CONCEPTUAL PLAN
1,015 RSF

The following conceptual space plans illustrate potential layouts within the current vacancies. These plans are for visualization purposes only, and all suites can be modified and customized to meet a tenant's specific needs and requirements.

FLOOR PLAN - SIXTH FLOOR CONCEPTUAL PLAN

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FULL FLOOR OPPORTUNITY

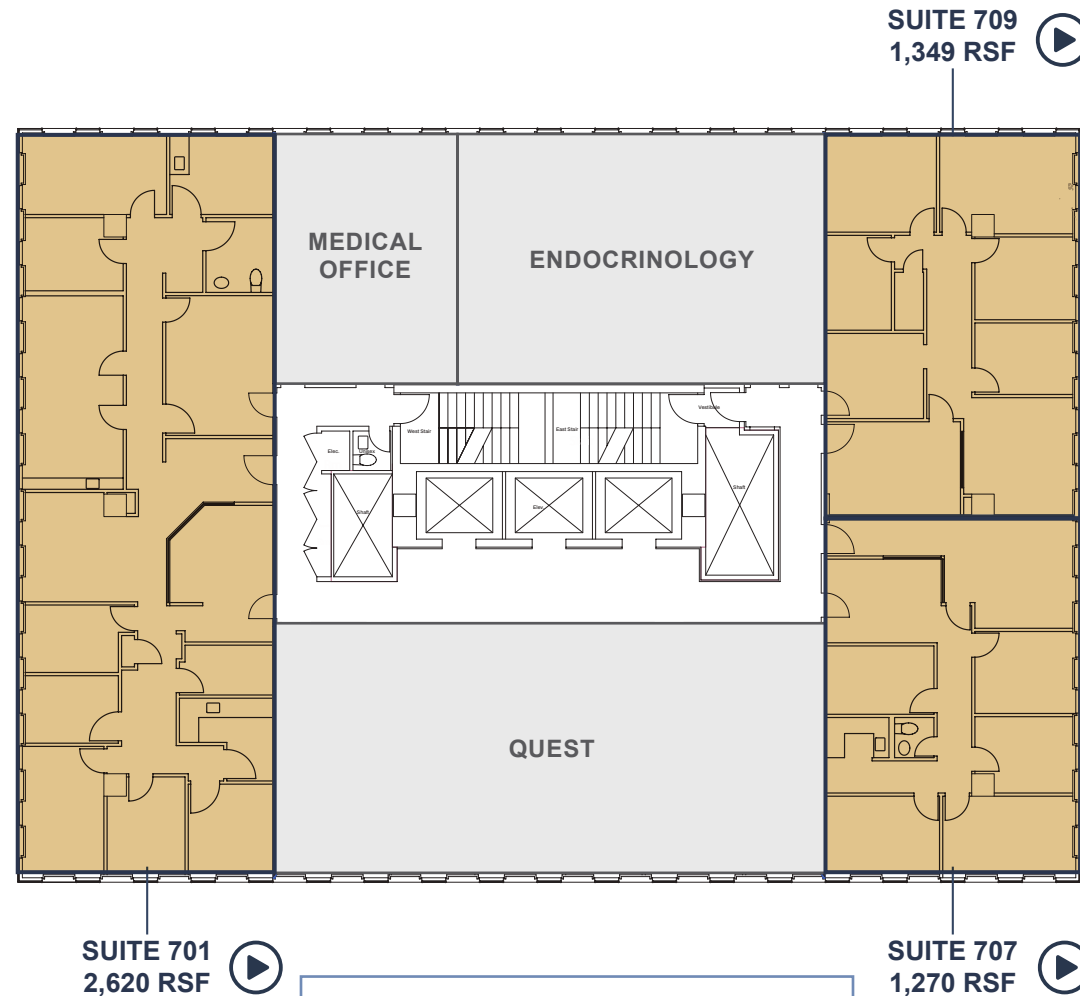


SUITE 600 - CONCEPTUAL PLAN
9,097 RSF

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FLOOR PLAN - SEVENTH FLOOR

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EASTERN VIEWS



BUILDING VIEWS

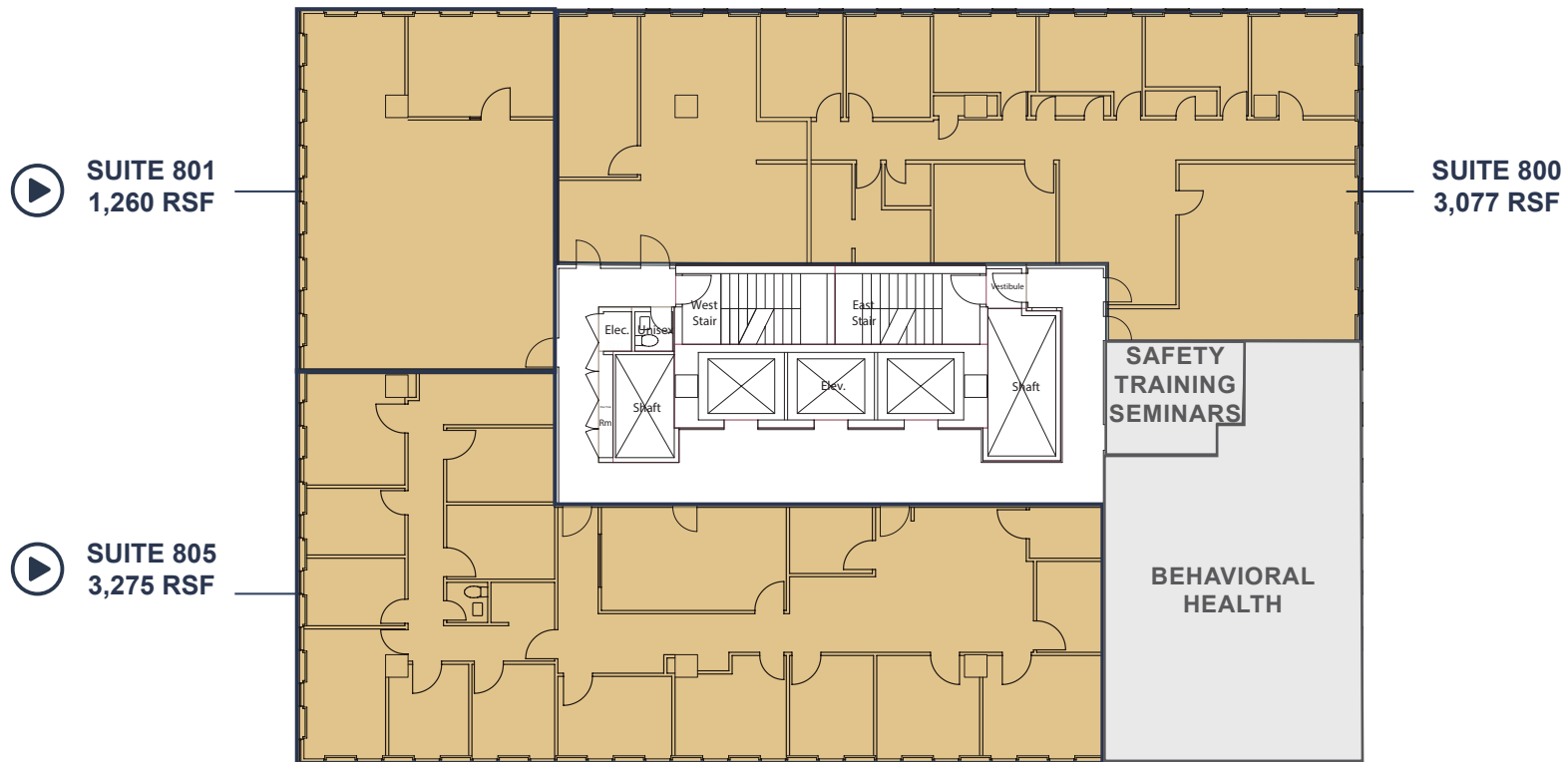


AVAILABLE SUITES

SUITE	RSF
701	2,620
707*	1,270
709*	1,349

*Contiguous up to 2,619 rsf

Key:
Click for Virtual Tour



EASTERN VIEWS



AVAILABLE SUITES

SUITE	RSF
800*	3,077
801*	1,260
805*	3,275

*Contiguous up to 7,612 rsf

BUILDING VIEWS

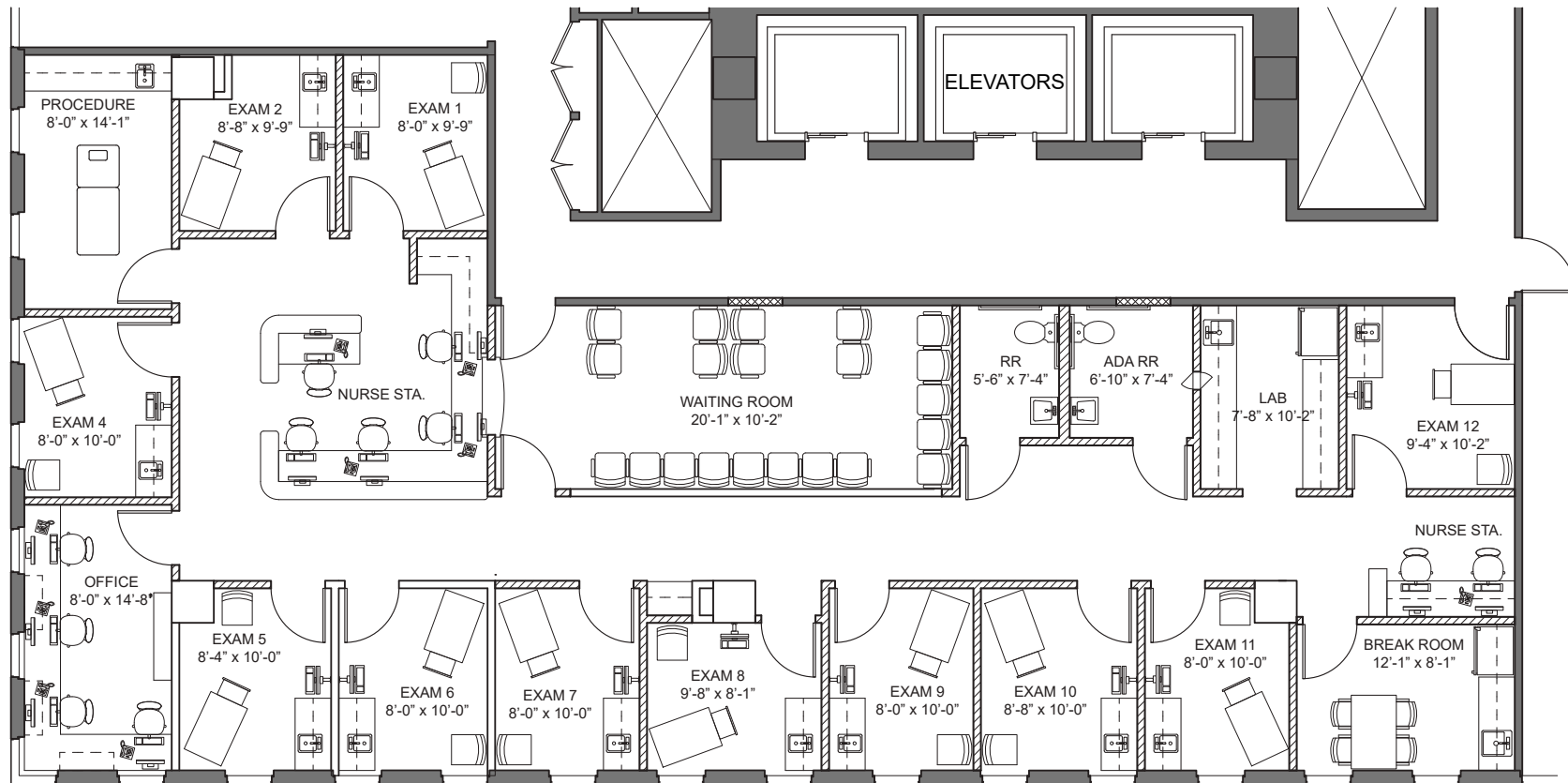


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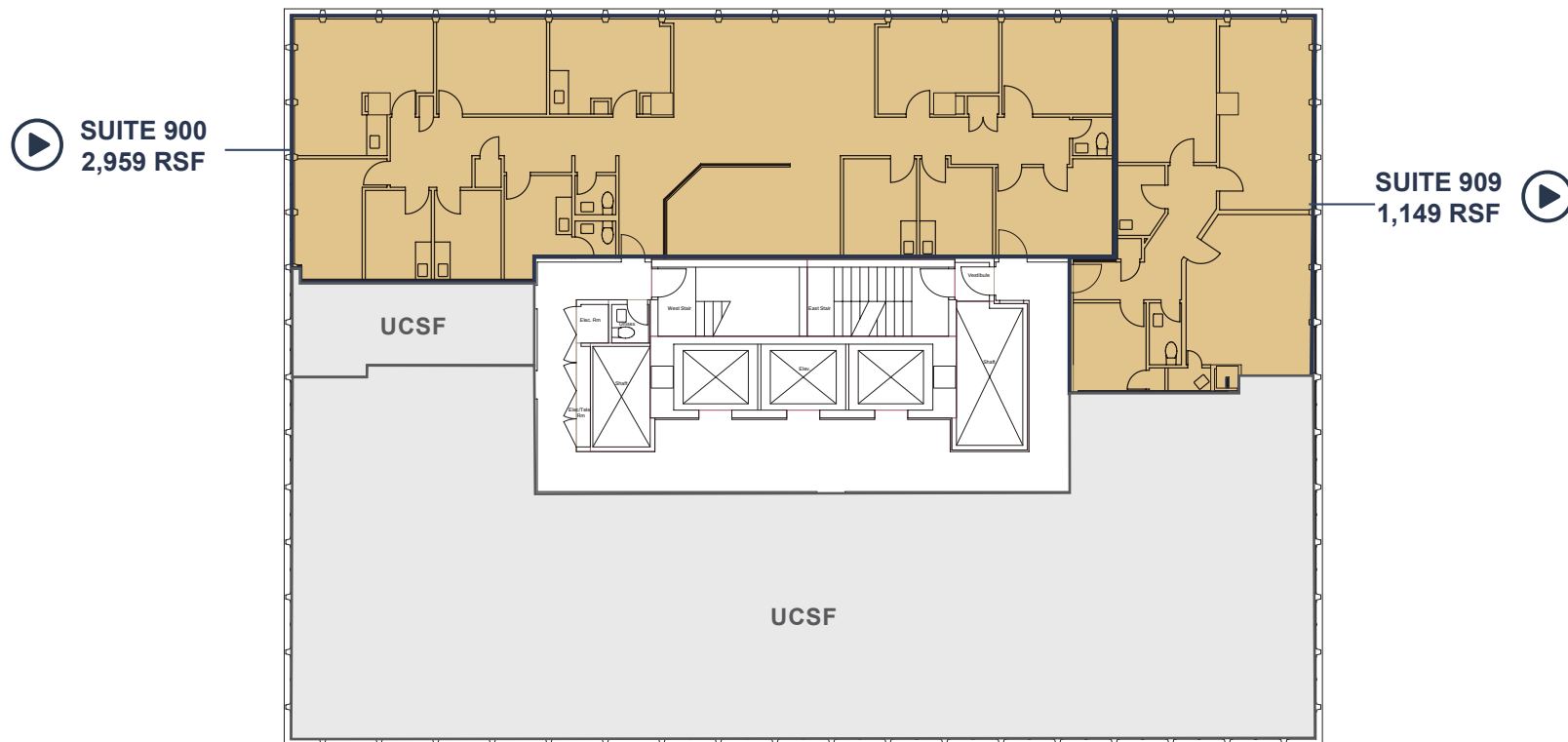
FLOOR PLAN - EIGHTH FLOOR CONCEPTUAL PLAN

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SUITE 805 - CONCEPTUAL PLAN
3,275 RSF

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EASTERN VIEWS



AVAILABLE SUITES

SUITE	RSF
900*	2,959
909*	1,149

*Contiguous up to 4,108 rsf

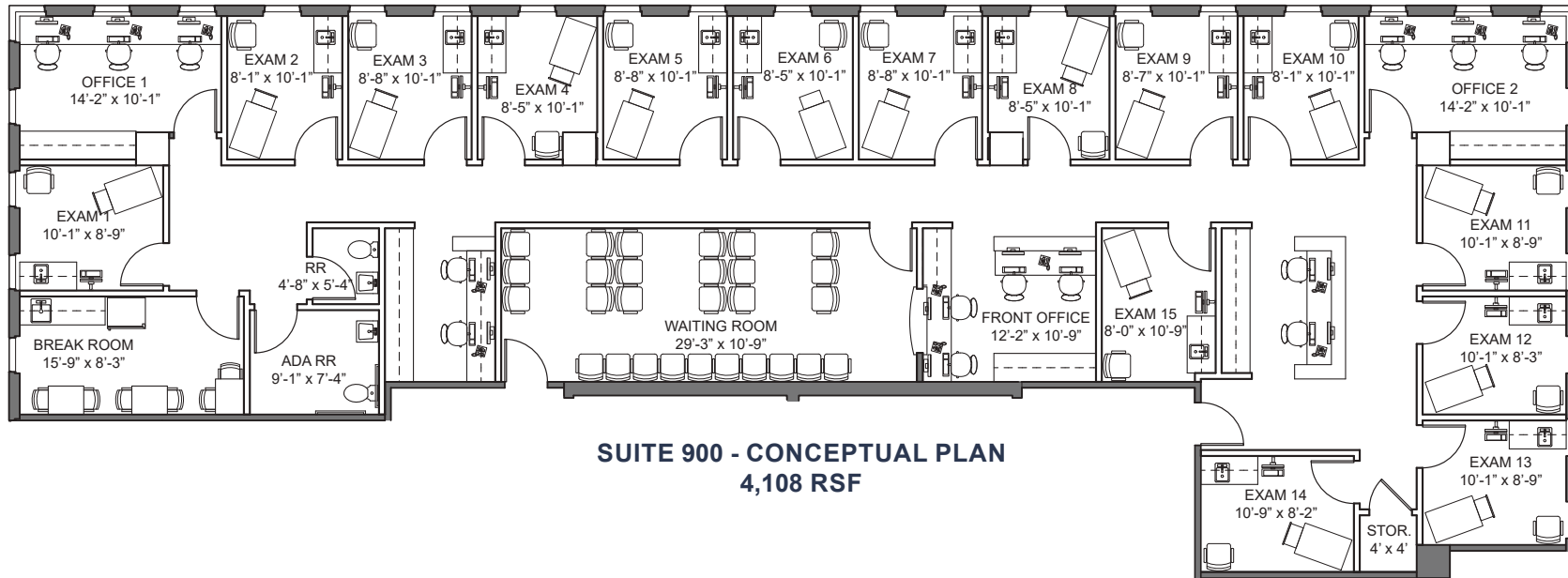
BUILDING VIEWS



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FLOOR PLAN - NINTH FLOOR CONCEPTUAL PLAN

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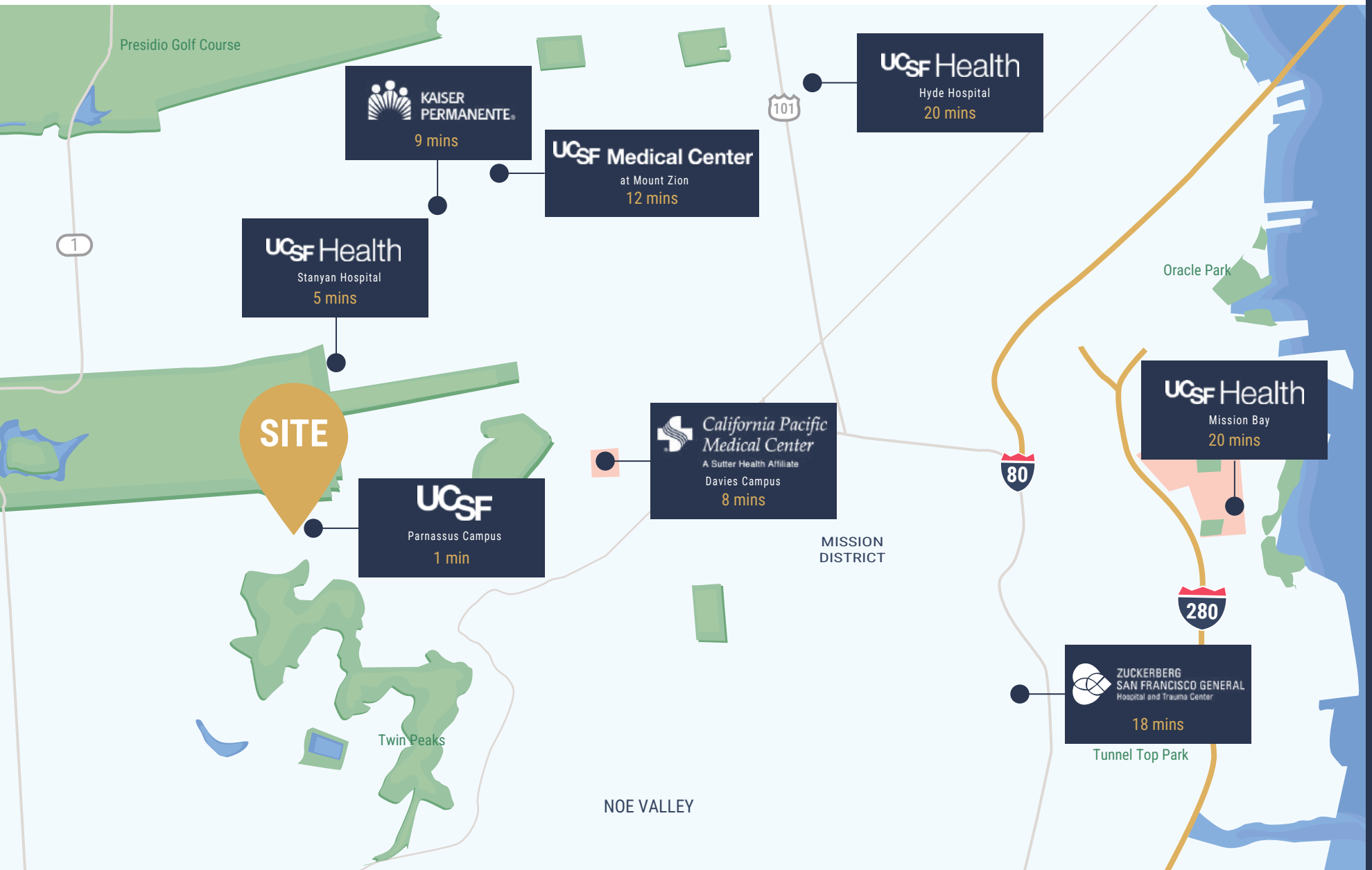


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LOCAL HOSPITAL DISTANCE MAP

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- ① Retail
Whole Foods
 - ② Kezar Stadium
 - ③ San Francisco
Botanical Garden
 - ④ Mount Sutro
Open Space Reserve
 - ⑤ Abraham Lincoln
High School
 - ⑥ Retail
Costco
Trader Joe's
Best Buy
Safeway
 - ⑦ San Francisco
International
High School



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