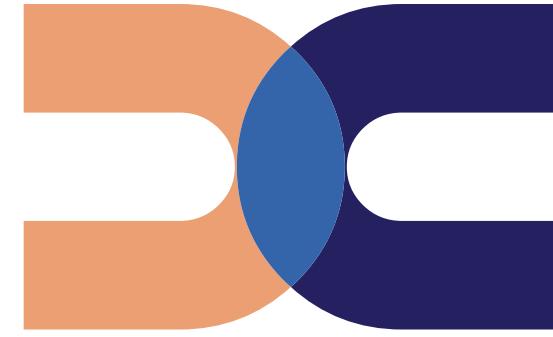




Designed for Health,  
**Built for Healing**



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# About Daly City Medical Center

**455 Hickey, Daly City, California**

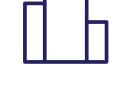
455 Hickey is a five-story medical office building located near I-280. The property provides easy access to the freeway and San Francisco Airport, which is only eight miles south of the San Francisco Business District. Daly City has transformed into a hub for healthcare facilities and small businesses, positioning it well for ongoing economic growth in these sectors.



# Building **Features**

## 5 Story over 3-Story Parking Podium

The building's massing is articulated in different ways to reflect the unique hillside character and be respectful of the varied scales and massing of the mixed-used neighborhoods.

-  LEED Gold target
-  All-Electric Building
-  EV parking (50% to have EV chargers and EV ready)
-  900 integrated parking spaces (most are covered)
-  Street and basement level drop-off zones
-  On-site amenities such as urban restorative garden, plaza and view decks
-  On-site solar PV and battery storage
-  Modern, durable and low-maintenance building materials
-  Curtain wall design with optimized daylighting and glare control
-  Highly efficient mechanical system with increased ventilation
-  Native, drought-tolerant landscape



# Site Plan

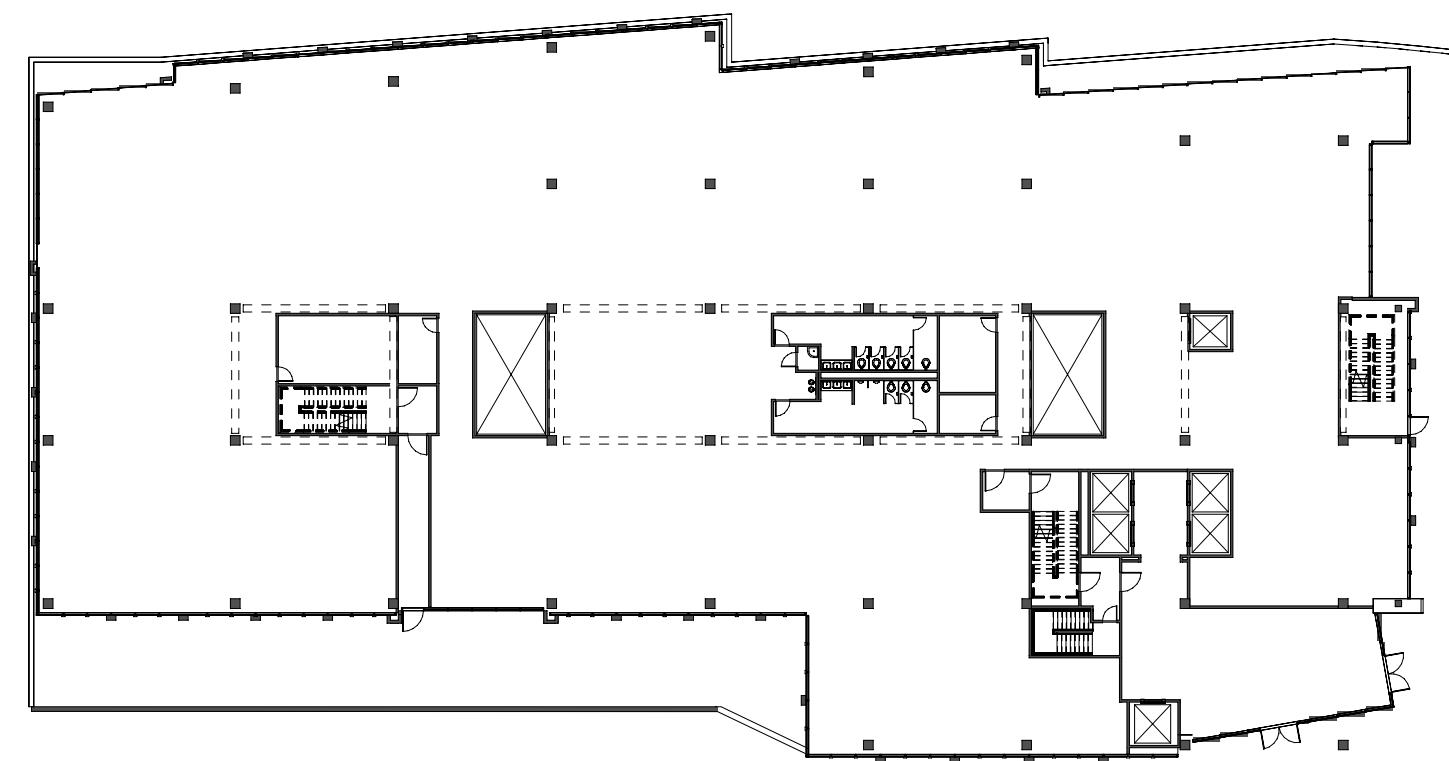
The development features a medical office complex consisting of a five-story building atop a three-level parking podium. The structure encompasses a total area of 180,000 square feet, with a floor area ratio (FAR) of 1.29. Adjacent to the main building, on its eastern side, a separate three-story parking facility is planned. The current design includes 900 parking spaces in total, providing a ratio of 5 spaces per 1,000 square feet of building area.



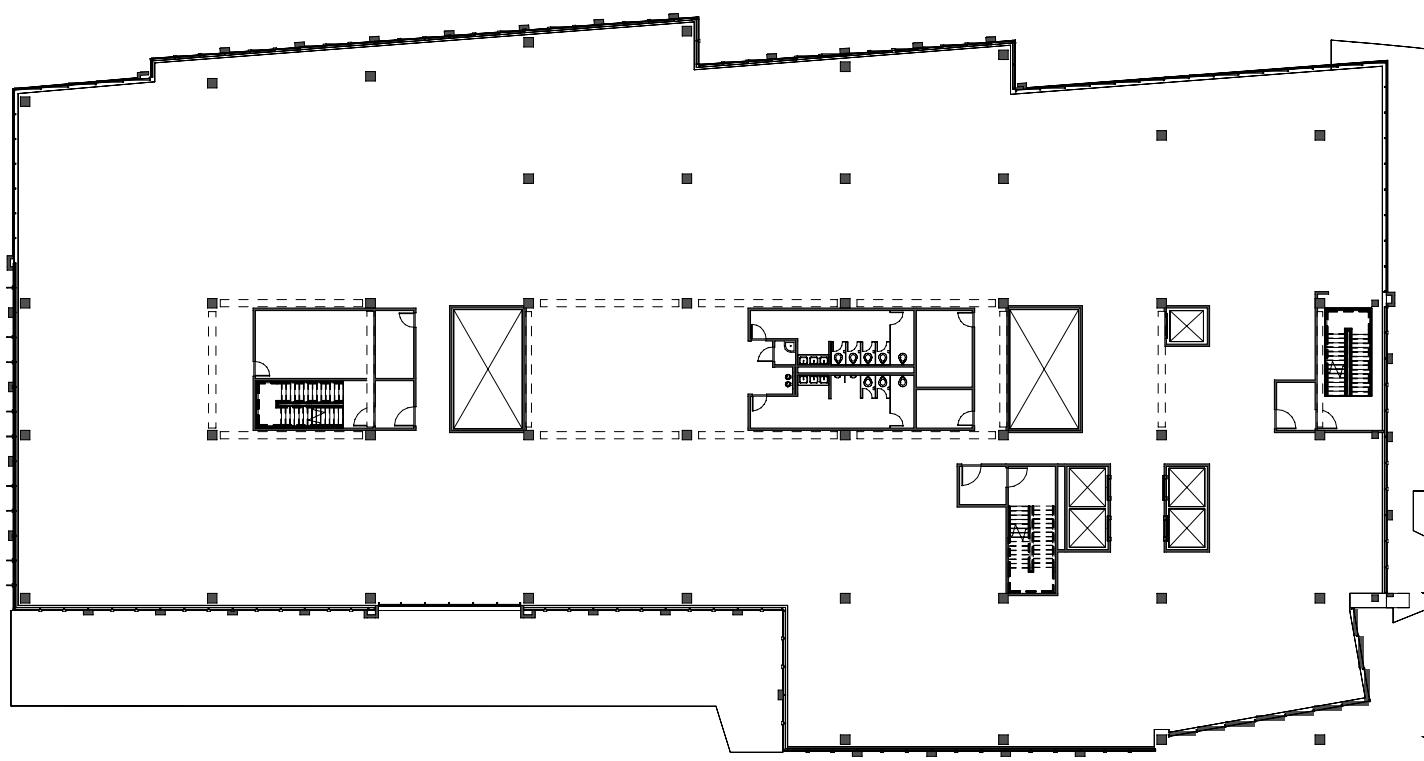
# Stacking Plan



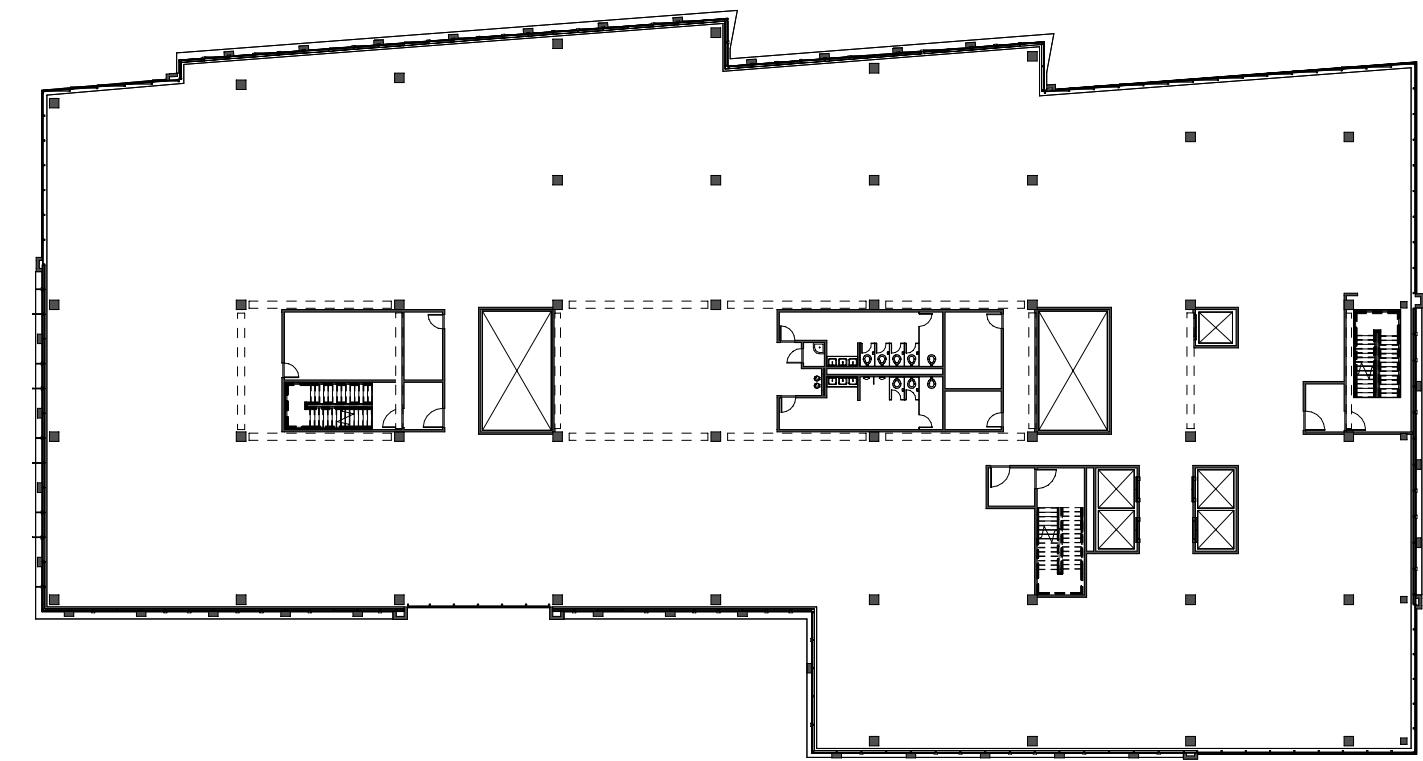
# Floor Plan



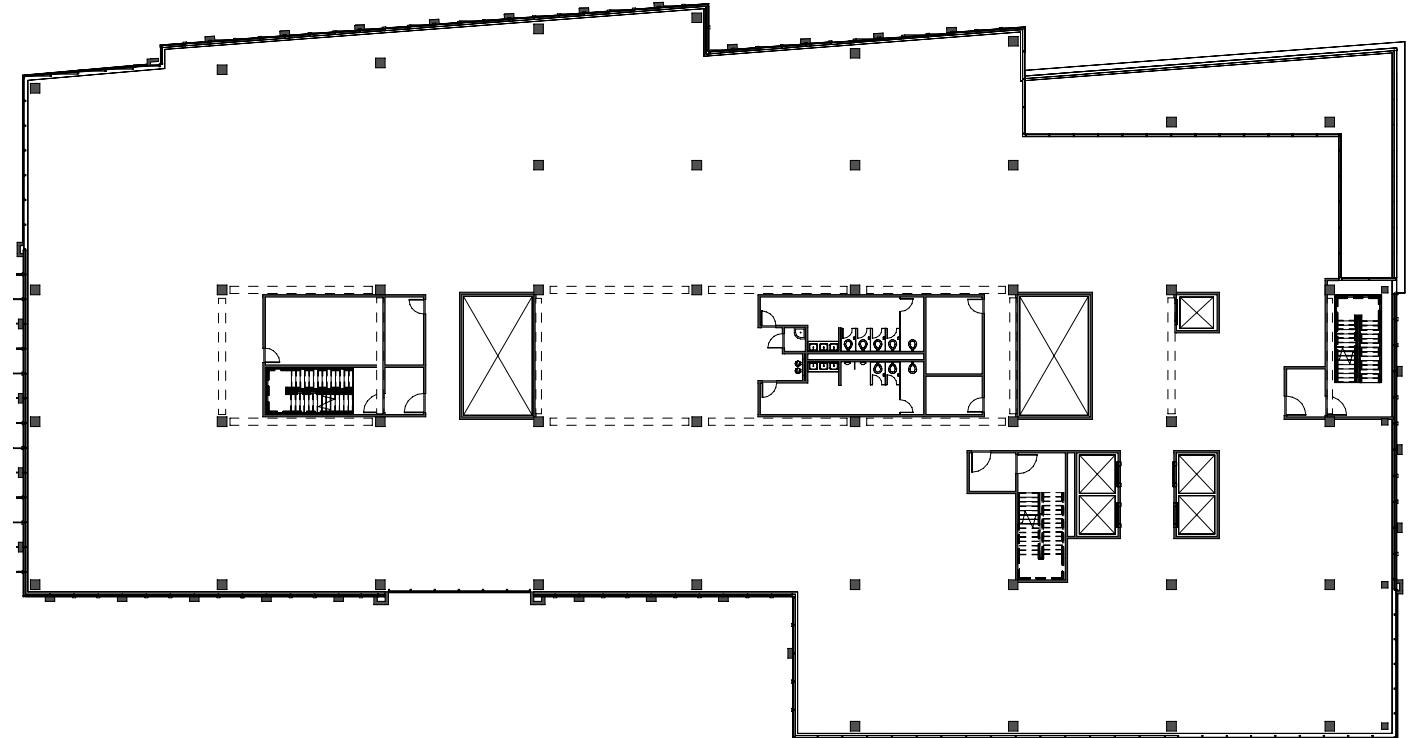
level 1



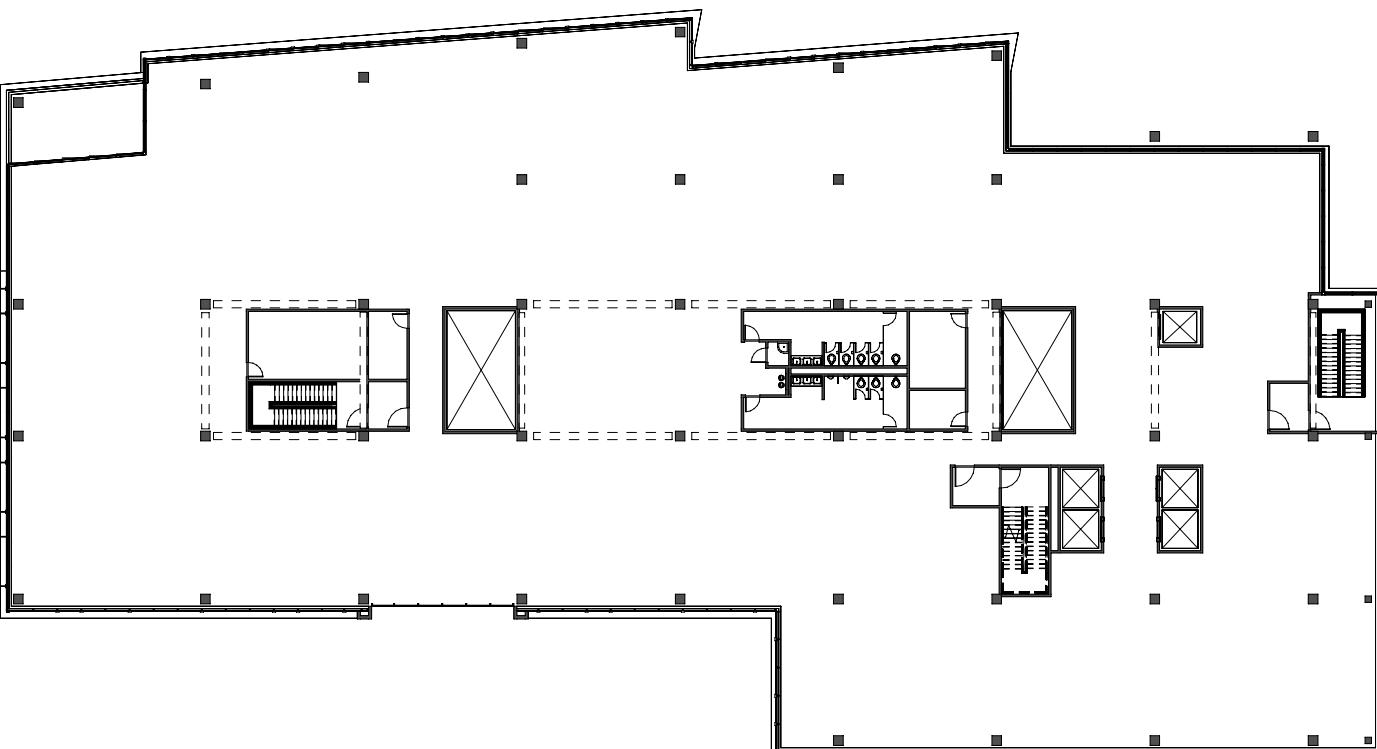
level 2



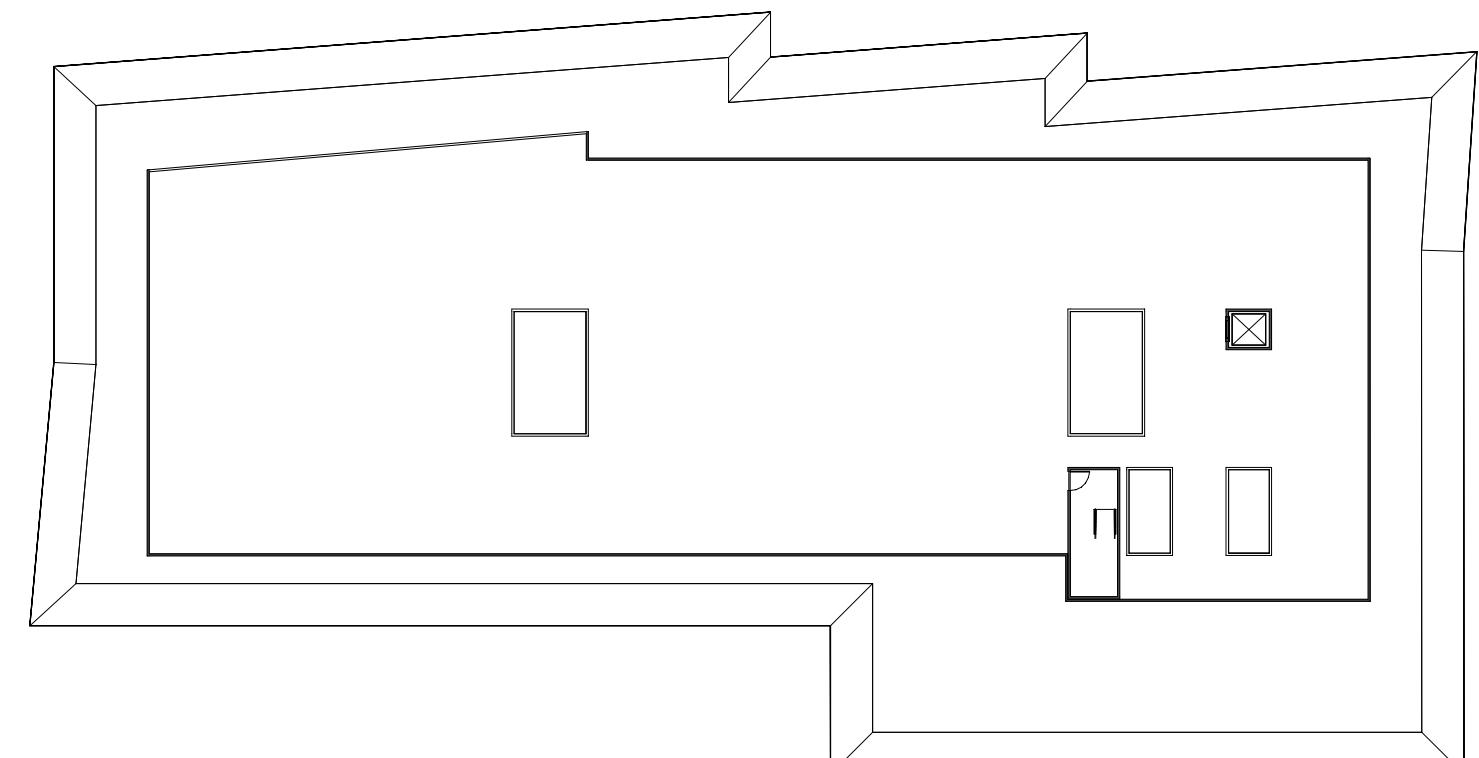
level 3



level 4



level 5



Roof

# Location Highlights

Located south of the Gellert and Hickey Boulevard intersection, the project site is surrounded by medical facilities, residential areas, and mixed-use neighborhoods. Nearby amenities include Gellert Park, commercial offices, restaurants, and retail services. The site offers excellent accessibility via I-280, Highway 35, public transit, and planned on-site bus stops. Pedestrian-friendly features and a Transportation Demand Management plan enhance connectivity to local amenities.



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