

FOR LEASE

# MEDICAL ARTS BUILDING

2000 VAN NESS  
SAN FRANCISCO, CA 94109

**PRESENTED BY:**

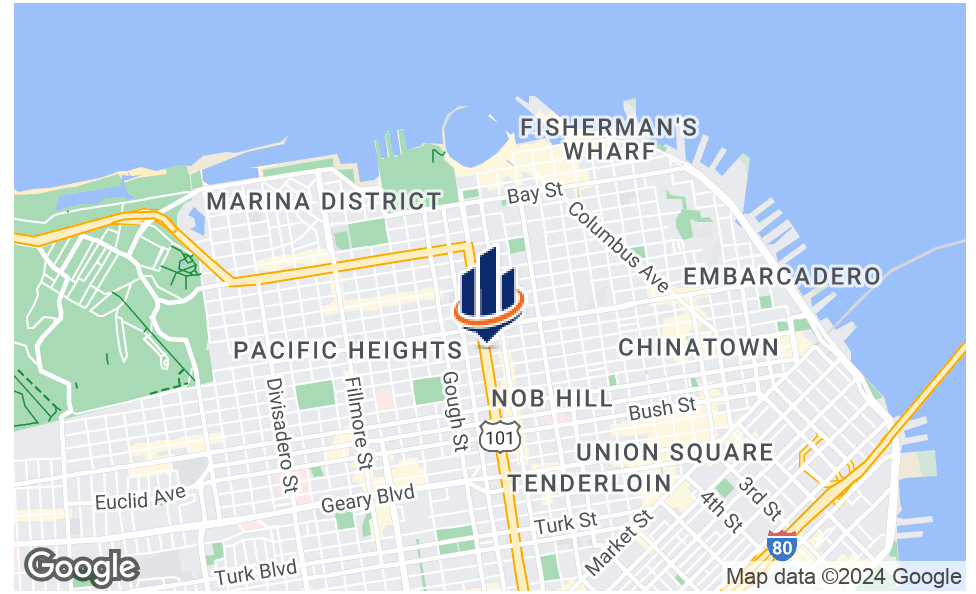
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**CATHERINE HOUSE, CRE, CCIM,  
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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$3.50 SF/Month [Full Service]
<b>BUILDING SIZE:</b>	46,183 SF
<b>AVAILABLE SF:</b>	344 - 899 SF
<b>LOT SIZE:</b>	8,241 SF
<b>YEAR BUILT:</b>	1909
<b>ZONING:</b>	RC4
<b>MARKET:</b>	Van Ness Corridor
<b>APN:</b>	0595-005

## PROPERTY OVERVIEW

The Medical Arts Building. Bay views, high ceilings, prestigious address. Convenient access to Marin, The East Bay, and Peninsula. Excellent BART, MUNI, and Golden Gate Transit access. Historical landmark building. On-site security guard. On-site parking.

## PROPERTY HIGHLIGHTS

- Classic Architecture
- Several Suites Offer Bay Views
- 8 Blocks from New CPMC Hospital
- Operable Windows
- On-Site Parking

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# AVAILABLE SPACES

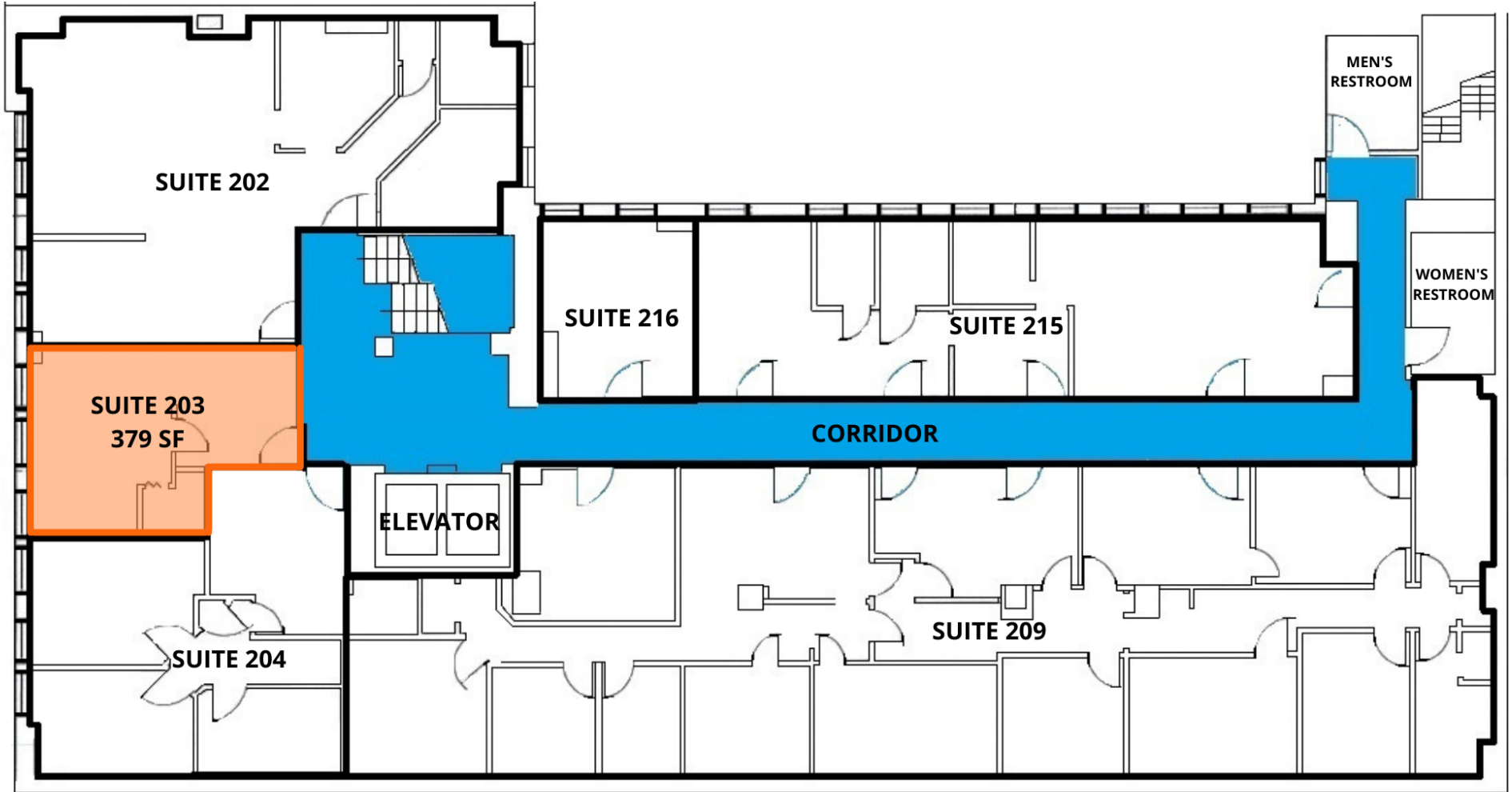
SUITE #	SQ.FT	RENT RATE
203	379 SF	\$3.50/SF/Month
<del>303</del>	<del>357 SF</del>	<del>LEASED</del>
<del>304</del>	<del>400 SF</del>	<del>LEASED</del>
<del>309</del>	<del>357 SF</del>	<del>LEASED</del>
312	570 SF	\$3.50/SF/Month
333	598 SF	\$3.50/SF/Month
500	856 SF	\$3.50/SF/Month
501	519 SF	\$3.50/SF/Month
<del>501-A</del>	<del>633 SF</del>	<del>LEASED</del>
502	366 SF	\$3.50/SF/Month
505-506	653 SF	\$3.50/SF/Month
<del>512</del>	<del>211 SF</del>	<del>LEASED</del>
<del>516</del>	<del>327 SF</del>	<del>LEASED</del>
<del>612</del>	<del>349 SF</del>	<del>LEASED</del>
707-708	842 SF	\$3.50/SF/Month

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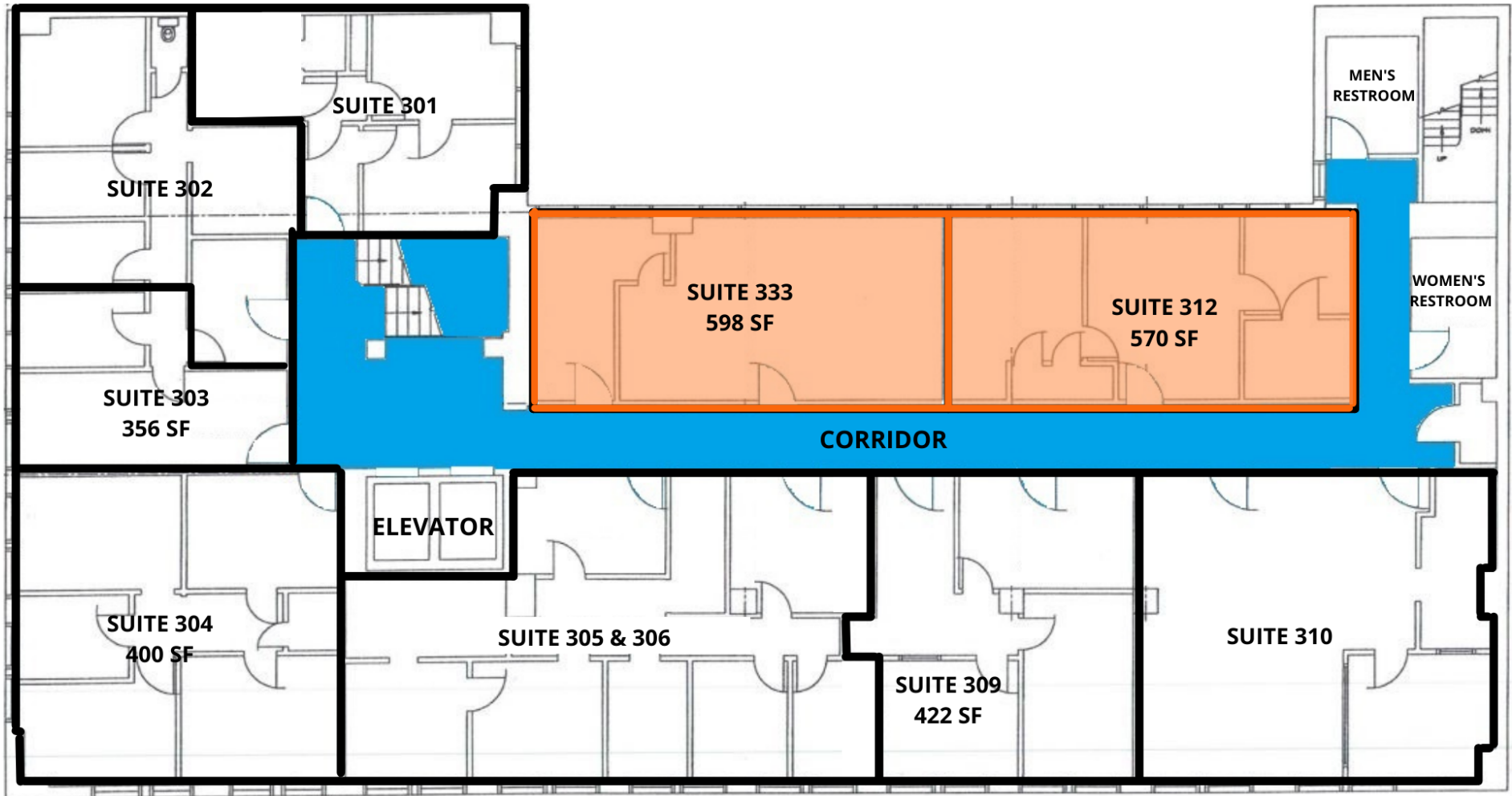
# SECOND FLOOR PLAN



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# THIRD FLOOR PLAN

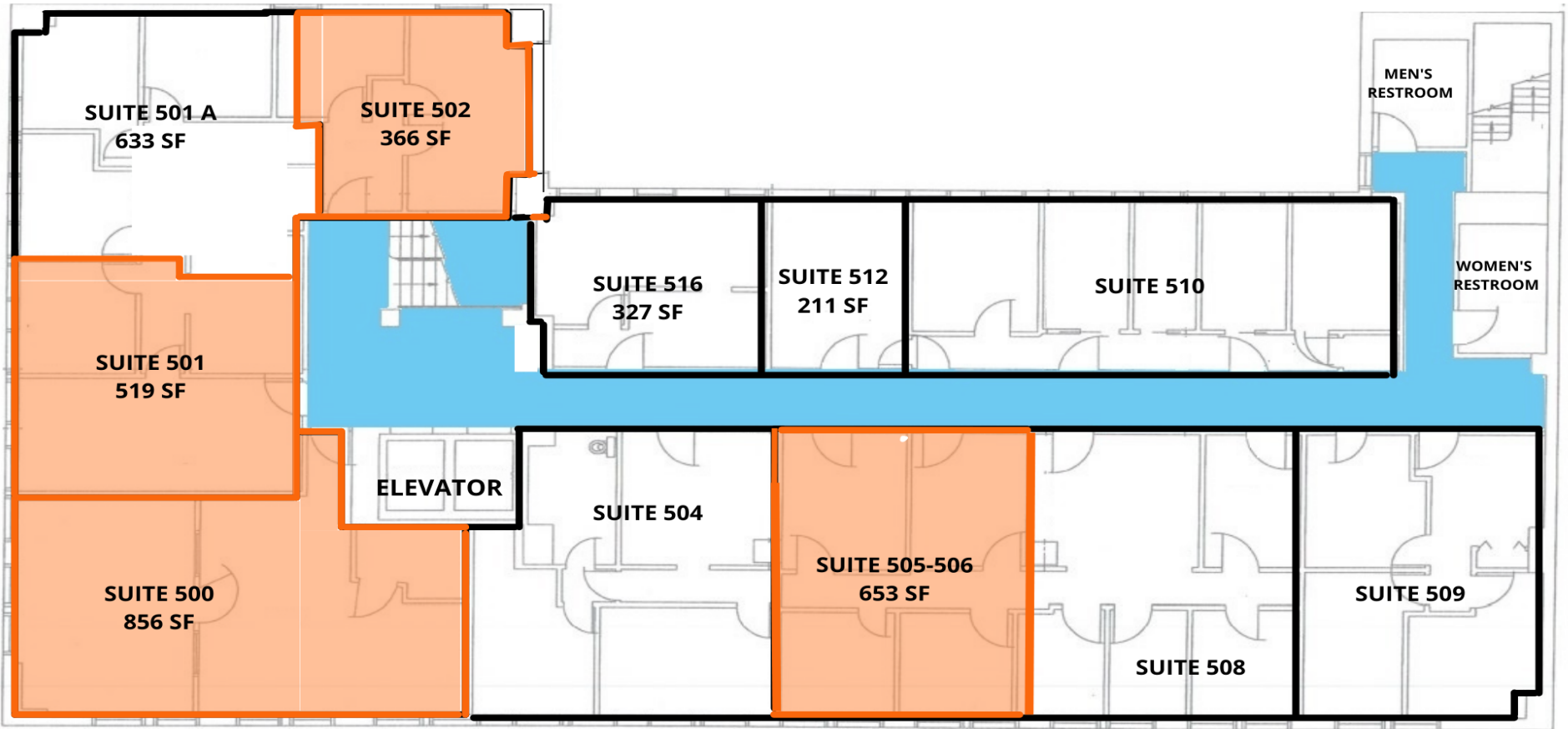


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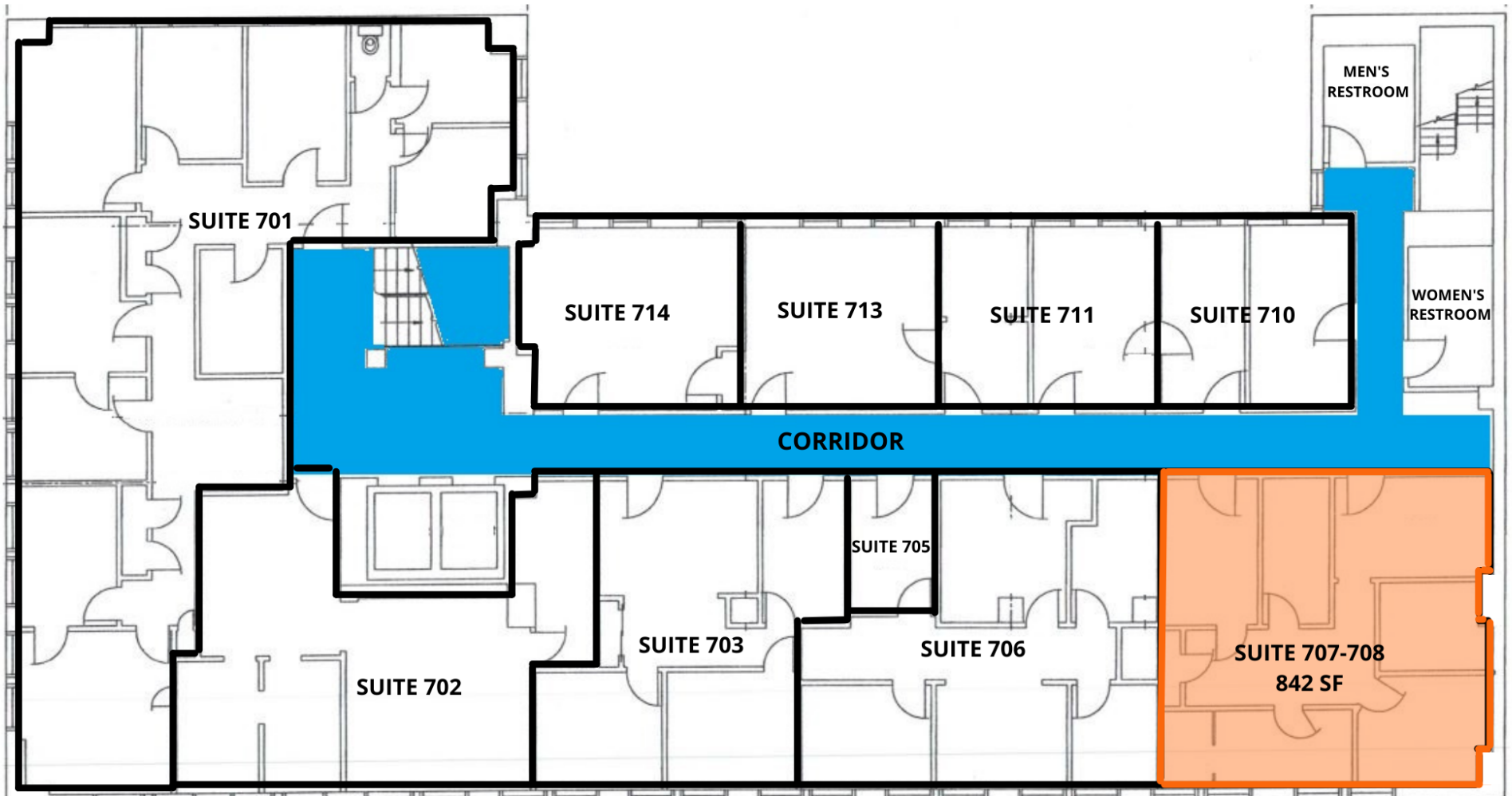
# FIFTH FLOOR PLAN



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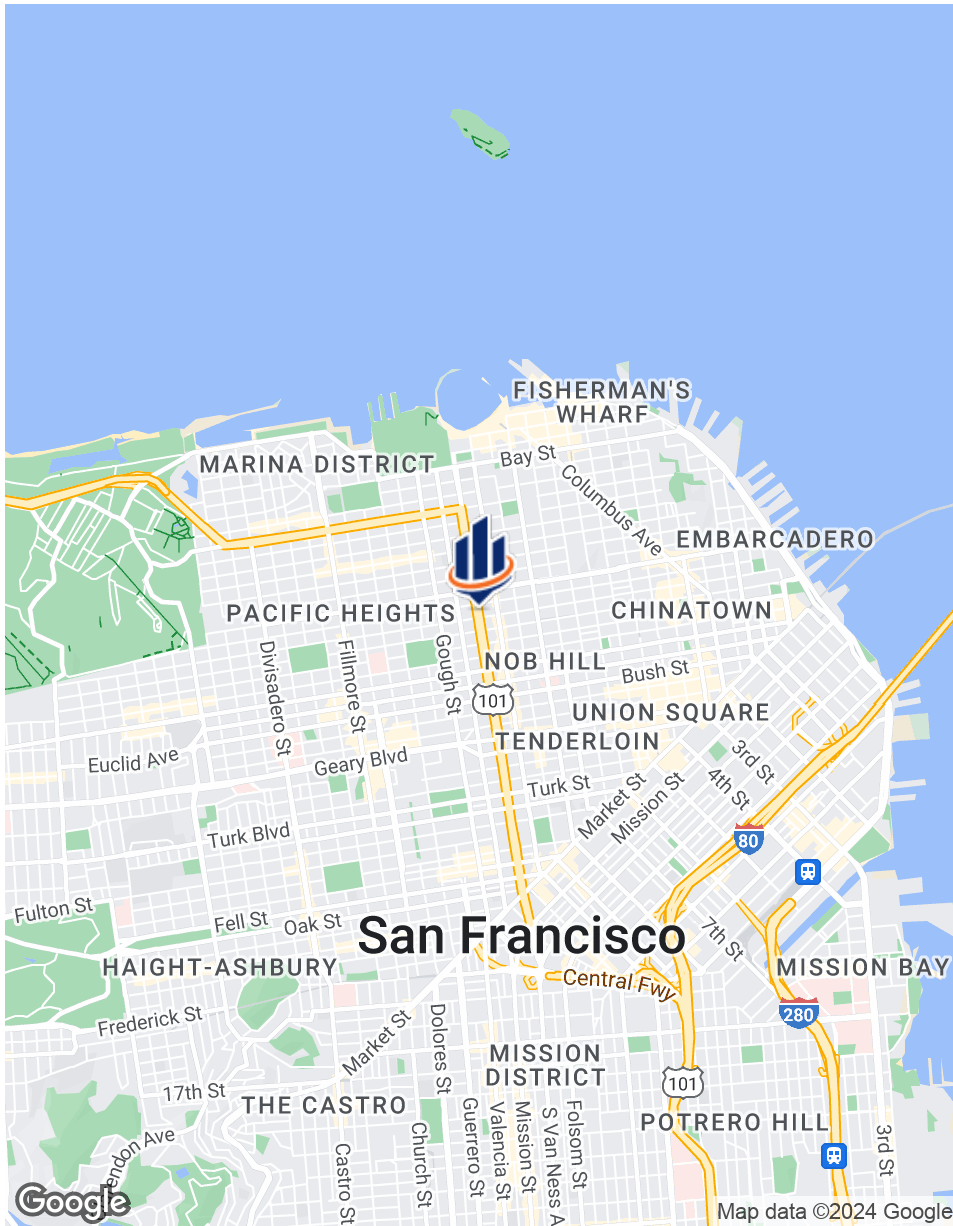
# SEVENTH FLOOR PLAN



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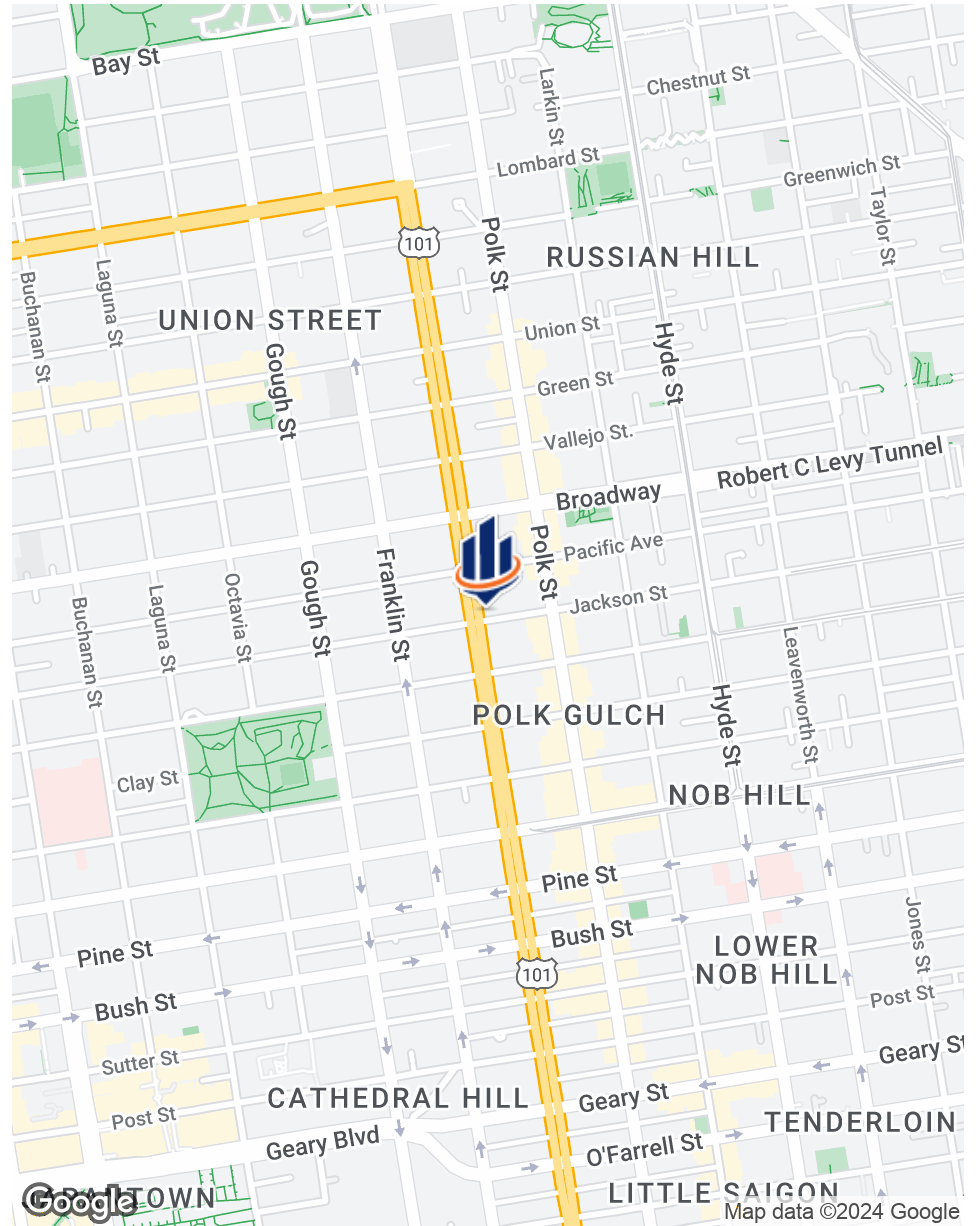
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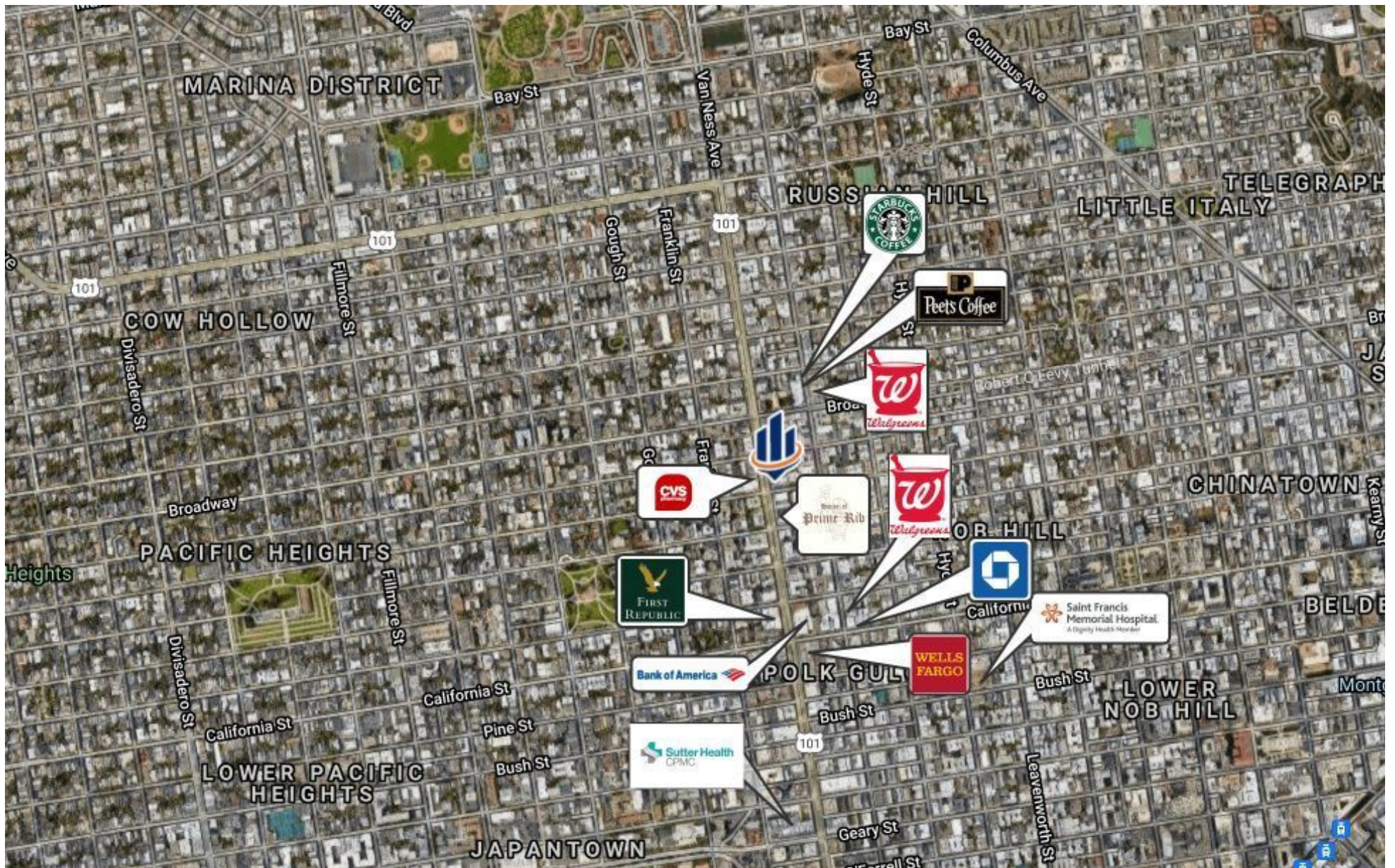




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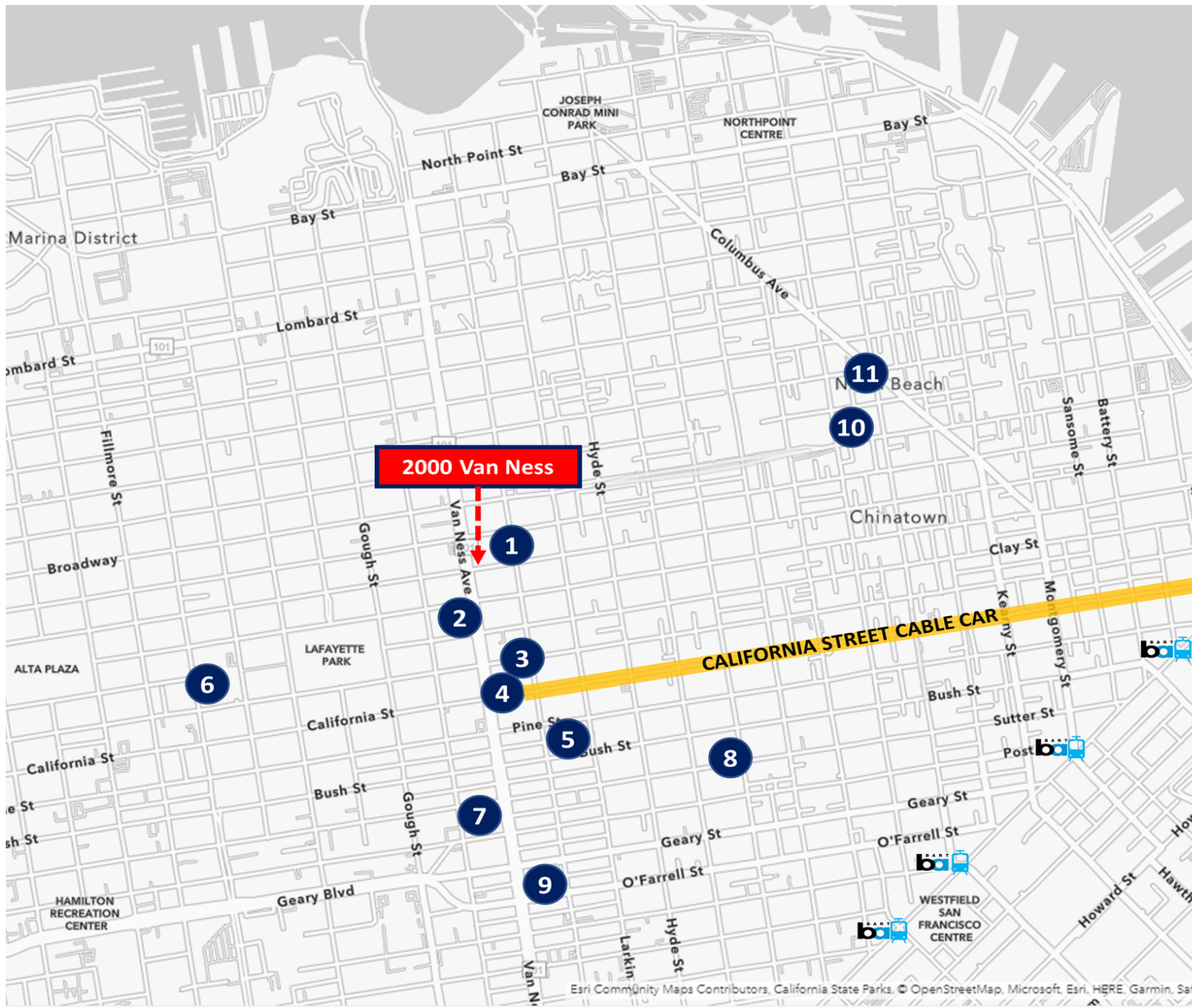




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## NEARBY PARKING GARAGE

1. EXPRESS PARKING  
1965 Polk Street
2. BUGSY PARKING  
1801 Van Ness Avenue
3. OLD FIRST GARAGE  
1725 Sacramento Street
4. PUBLIC PARKING  
1766 Sacramento Street
5. SFMTA - Polk Bush Garage  
1399 Bush Street
6. PUBLIC PARKING  
2100 Webster Street
7. SUTTER PLACE  
1355 Sutter Street
8. BUTTERICK GARAGE  
840 Sutter Street
9. STUDIOMIX PARKING  
1000 Van Ness Avenue
10. PUBLIC GARAGE  
770 Broadway Street
11. SFMTA - North Beach  
735 Vallejo Street

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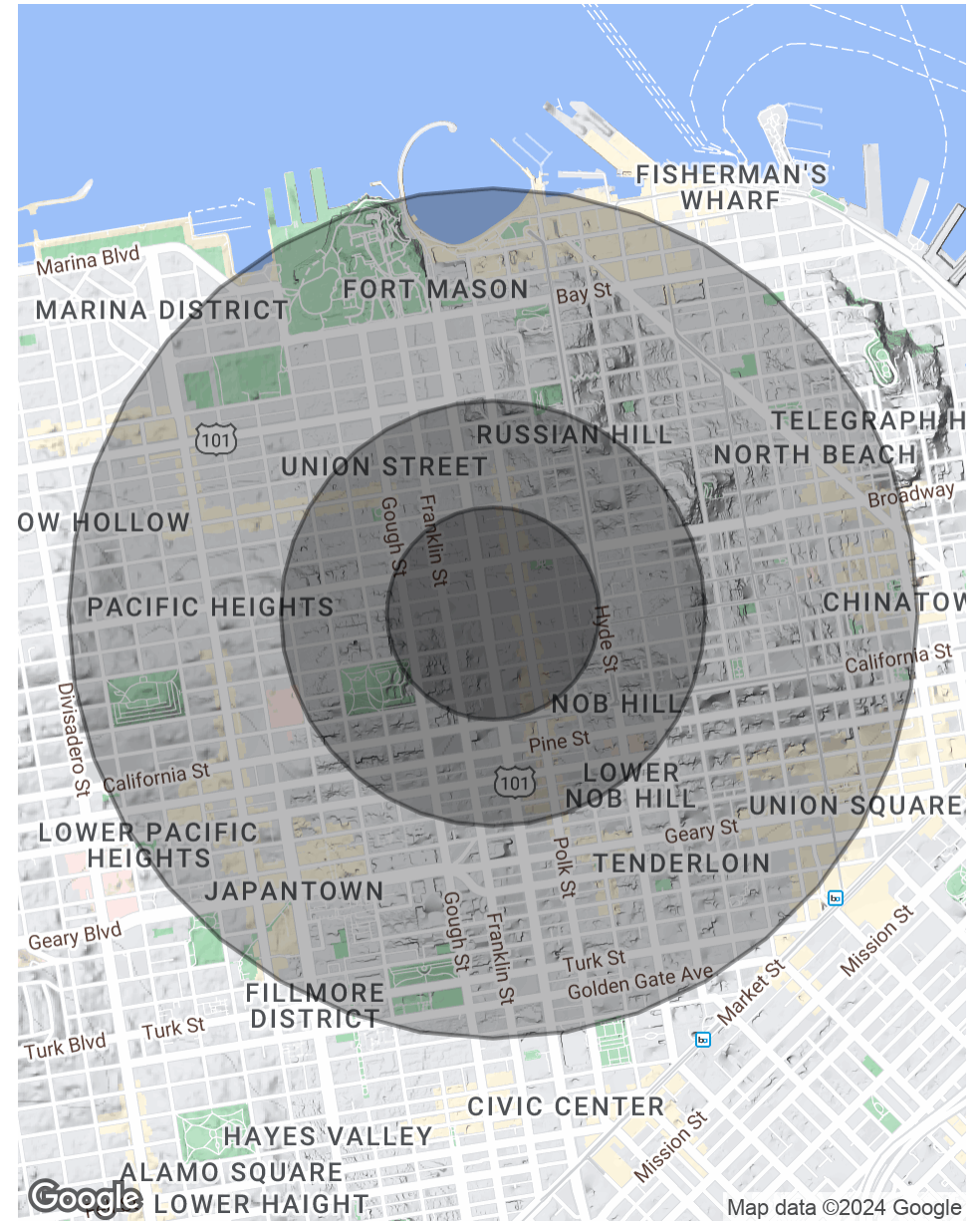
**POPULATION**

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	10,333	34,261	127,252
AVERAGE AGE	35.9	37.5	39.6
AVERAGE AGE (MALE)	36.1	38.2	39.7
AVERAGE AGE (FEMALE)	35.1	36.7	39.4

**HOUSEHOLDS & INCOME**

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	5,810	19,703	74,265
# OF PERSONS PER HH	1.8	1.7	1.7
AVERAGE HH INCOME	\$115,667	\$112,469	\$91,022
AVERAGE HOUSE VALUE	\$951,668	\$889,719	\$915,421

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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