



The Prominent Life Sciences & Medical Office Building in Parnassus Heights

53,500 RSF Available

Notable Market-Ready
Availabilities:

- 4,033 SF Spec Wet Lab
- 1,015 SF to 1,548 SF Spec
Medical Office Suites

rubicon
point
partners

NEWMARK

BAYSIDE
REALTY PARTNERS



BUILDING HIGHLIGHTS

DELIVERY DATE
SPACE AVAILABLE

Available Now

53,500 RSF

9,070 RSF per Floor

OWNER
ARCHITECTS

Rubicon Point Partners

Taylor Design
Forge

CONSTRUCTION

Dome Construction



POWER
OVER 25 WATTS/RSF & CLEAN ENERGY



BUILDING AIR HANDLING
BRAND NEW AIR-HANDLER, CAPACITY
FOR 12 AIR CHANGES PER HOUR



LOADING AREA
FOR SHIPMENTS & DELIVERIES



**AMPLE PARKING &
SECURE BIKE STORAGE**
PARKING RATIO 2.88 PER 1,000 RSF



**POTENTIAL
BUILDING SIGNAGE**
OPPORTUNITY



**PROMINENT
AMENITIZED LOCATION**
STARBUCKS ON-SITE



PANORAMIC VIEWS
OF THE CITY & THE BAY



VIEW FROM 350 PARNASSUS

RECENTLY RENOVATED LOBBY





UCSF

PARNASSUS HEIGHTS

A DRIVER OF INNOVATIVE SCIENCE

USCF Parnassus Heights Campus

- UCSF Medical Center
- Institute of Regenerative Medicine
- Health Sciences East & West Buildings
- Medical Sciences Building
- Weill Institute for Neurosciences Building

Center for Tobacco Control Research and Education

- Impactful behavioral science

Bakar ImmunoX Initiative

- Groundbreaking research on cancer and autoimmune disorders

UCSF CoLabs Initiative

CoPilots

Focused on generating preliminary data for future CoProjects

CoProjects

Undergoing grant preparation, experimental design, performance of experiments, data analysis, publication, and data sharing

Select Current CoProjects:

- Immune Cell Census
- Colorectal Cancer ImmunoPLUS Organoids
- AutoImmunoprofiler
- Human-Mouse Cancer Translator

**MARKET-READY WET LAB SPACE
PARTIAL 4TH FLOOR - 4,033 RSF
AVAILABLE NOW**



FULL-FLOOR TEST FIT

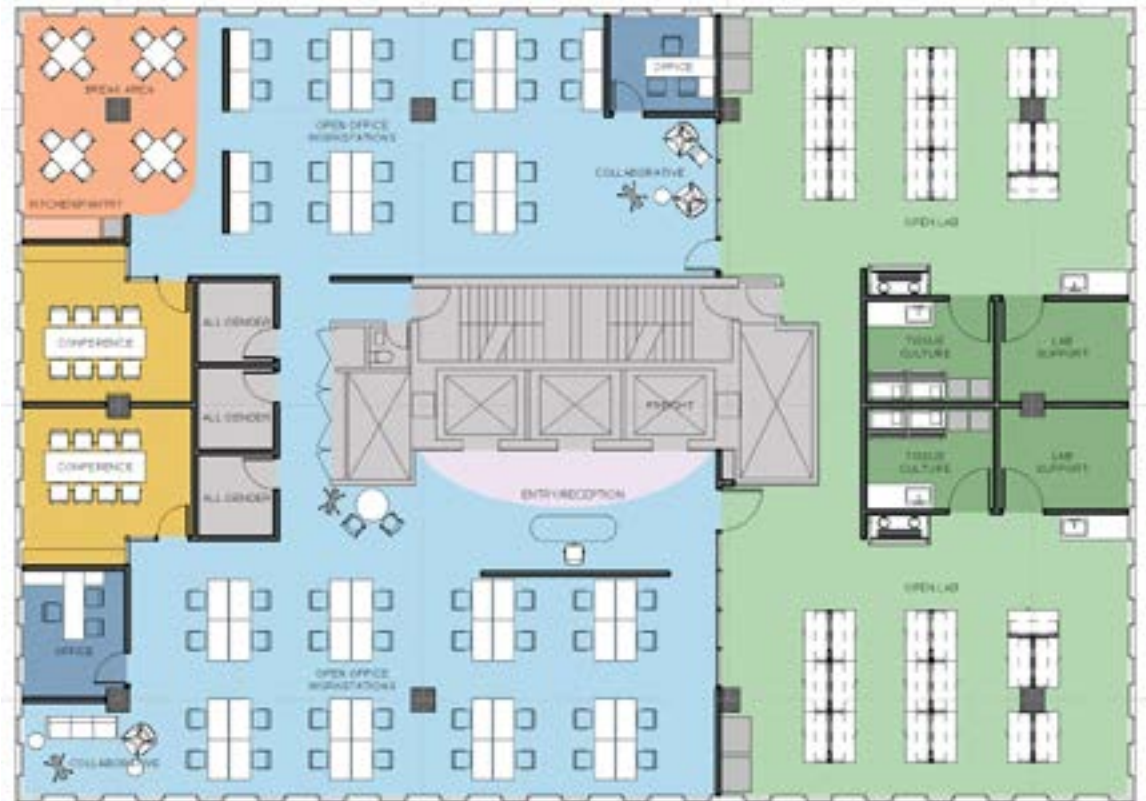
9,070 RSF

LABORATORY

- 2 TISSUE CULTURE ROOMS
- 2 LAB SUPPORT ROOMS
- OPEN LAB AREA
- FUME HOODS

OFFICE

- 2 CONFERENCE ROOMS
- 2 PRIVATE OFFICES/MEETING ROOMS
- COLLABORATION AREA
- OPEN WORK AREA
- KITCHENETTE/BREAK AREA
- DEDICATED RECEPTION
- ABUNDANT NATURAL LIGHT



DUAL-TENANT TEST FIT

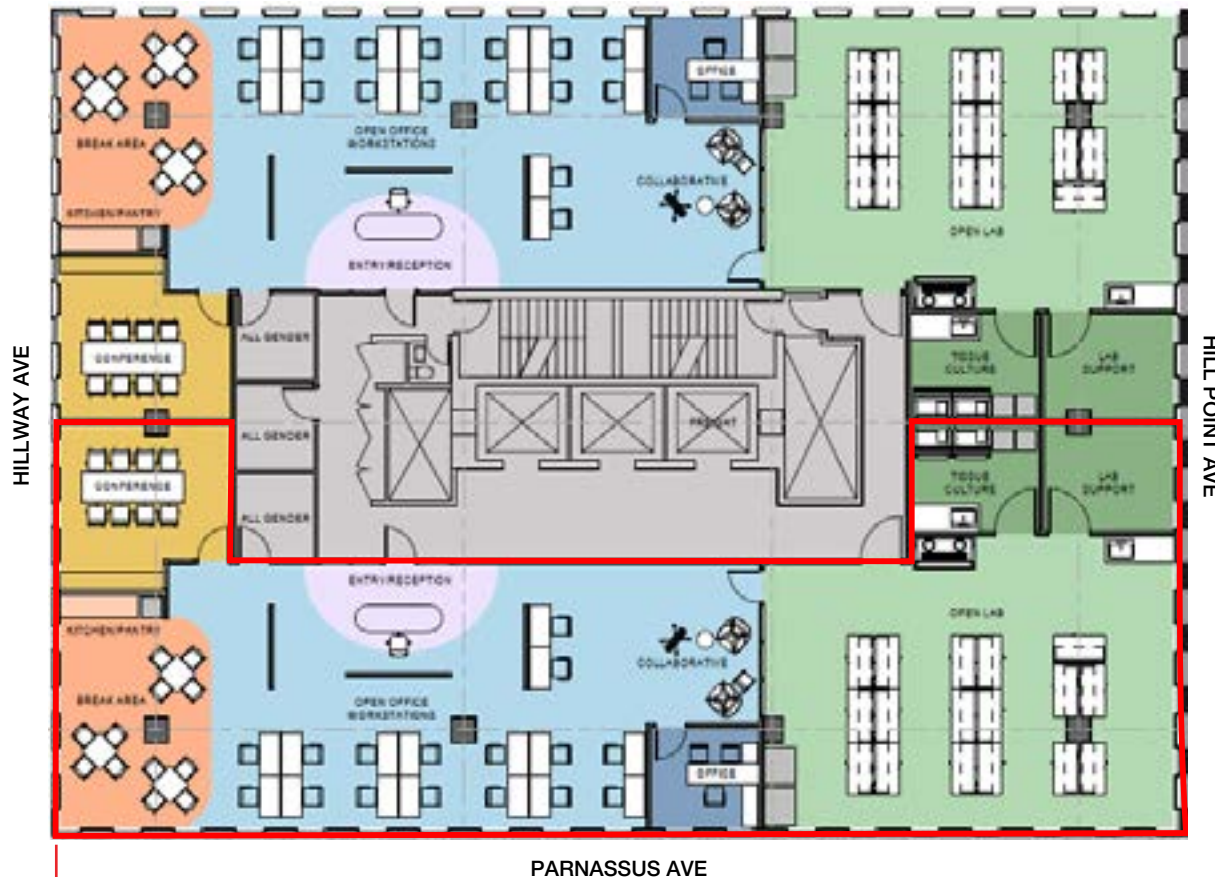
4,033 RSF

LABORATORY

- TISSUE CULTURE ROOM
- LAB SUPPORT
- OPEN LAB AREA
- FUME HOODS

OFFICE

- 1 CONFERENCE ROOM
- 1 PRIVATE OFFICE/MEETING ROOM
- COLLABORATION AREA
- OPEN WORK AREA
- KITCHENETTE/BREAK AREA
- DEDICATED RECEPTION
- ABUNDANT NATURAL LIGHT



PARNASSUS AVE

PARTIAL 4TH FLOOR (4,033 RSF) SPEC SUITE AVAILABLE NOW



MEDICAL OFFICE SPACE

VARIOUS SUITE SIZES, RANGING FROM 510 TO 3,470 RSF, AVAILABLE NOW



MEDICAL OFFICE SPACE

SUITE 909 1,149 RSF



Unique move-in-ready therapist space with 3 large individual offices with good sound mitigation.

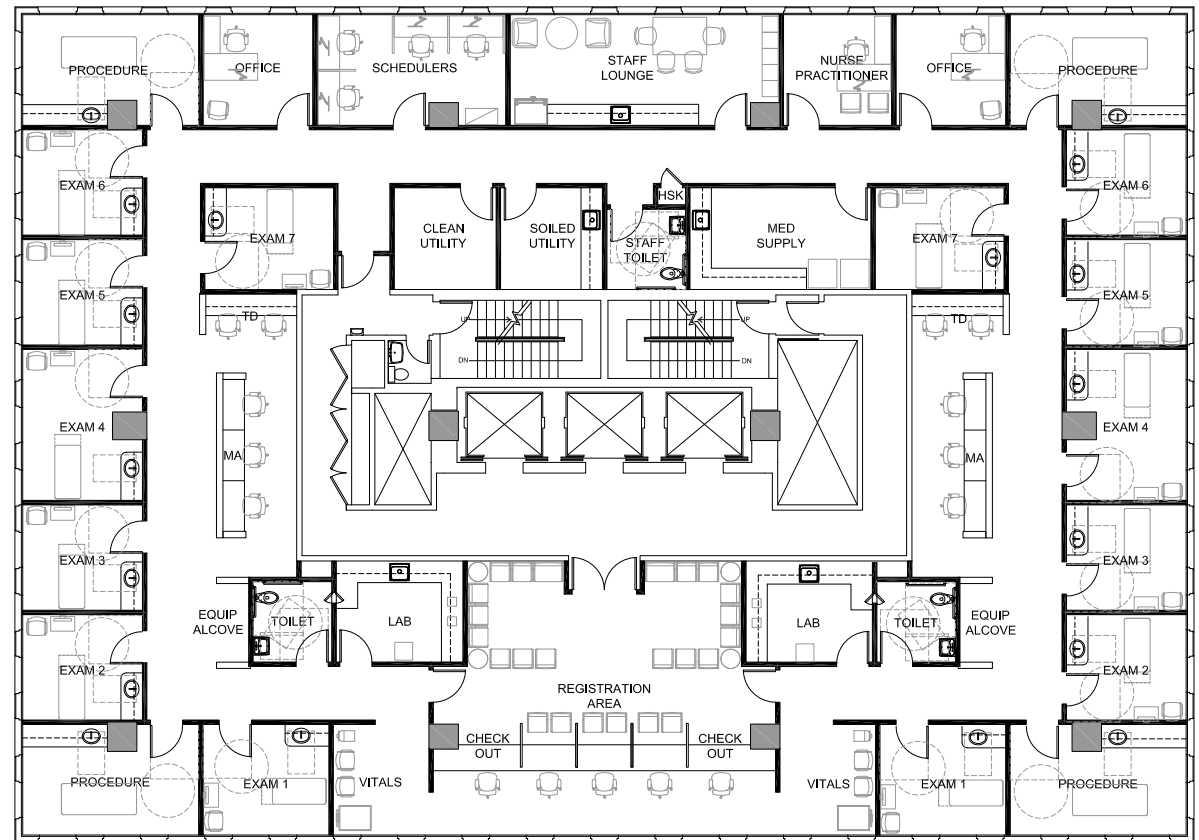
Incredible views from all three offices of the Bay, GG Bridge, downtown, GG Park and many neighborhoods.

Individual offices available on a short-term basis. Suite has shared waiting room, restroom, kitchen and private exit.



HYPOTHETICAL FULL-FLOOR MEDICAL CLINIC

9,070 RSF



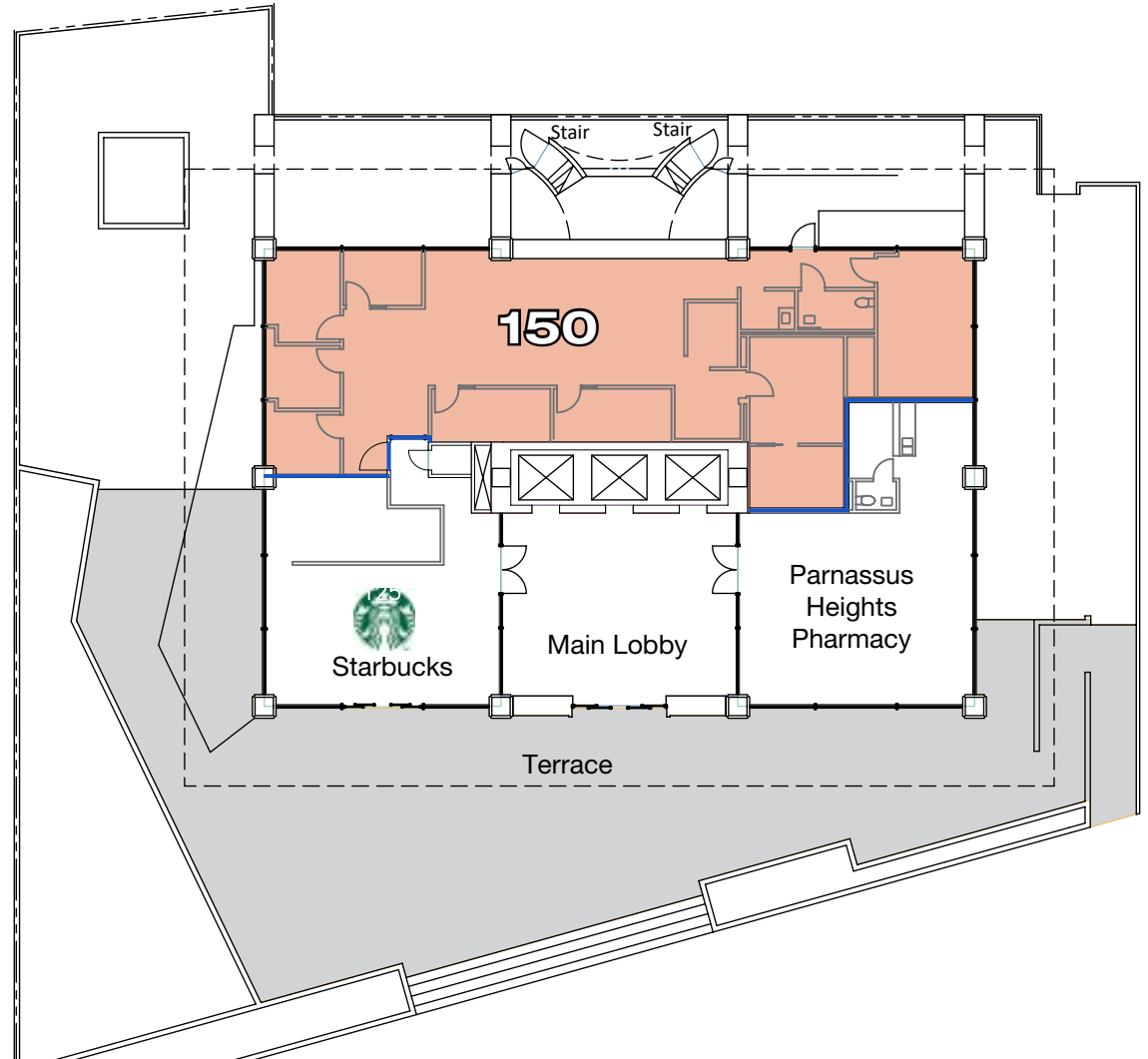
FIRST FLOOR MULTI-TENANT AVAILABILITIES

2,898 RSF

Suite 150

2,898 RSF

8 offices, restroom, reception, open space



SECOND FLOOR MULTI-TENANT AVAILABILITIES

1,015 - 1,548 RSF

Suite 200 1,317 RSF

Newly constructed, very high-end spec suite available for immediate occupancy. 4 exam rooms, 2 offices, waiting room

Suite 202 1,475 RSF

6 offices, open space/reception area.

Suite 203 1,015 RSF

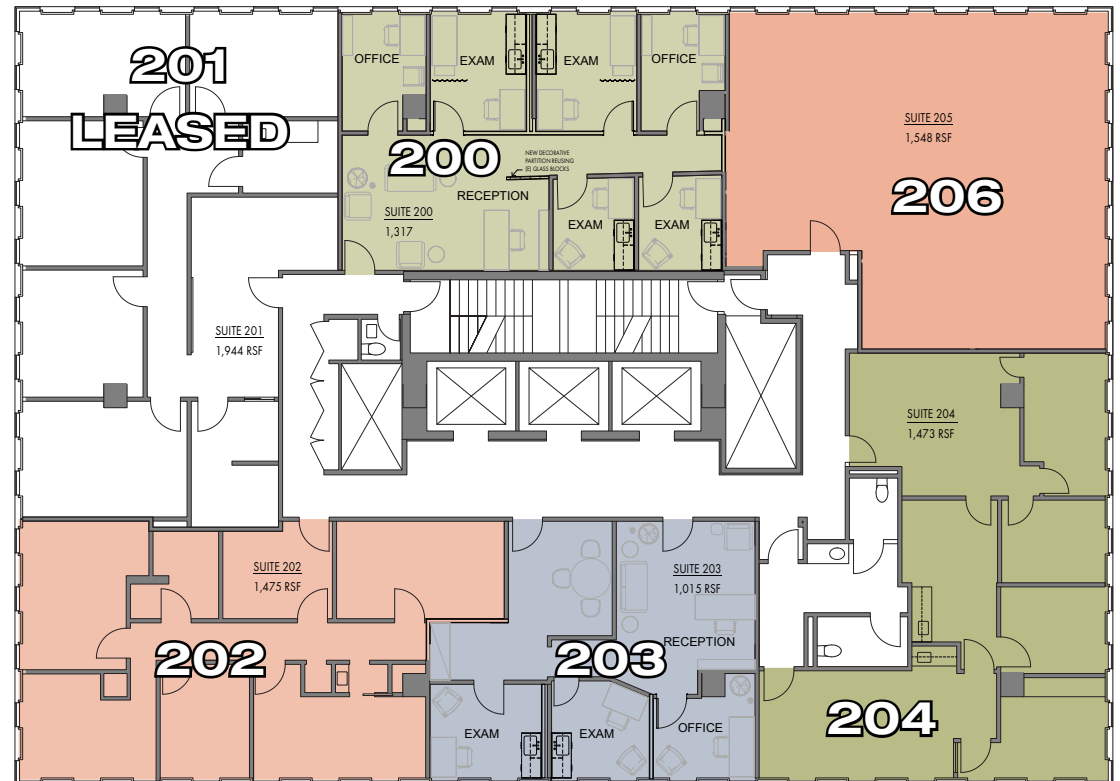
Newly constructed, very high-end spec suite available for immediate occupancy. 2 exam rooms, 1 office, waiting room, reception

Suite 204 1,473 RSF

Move-in ready

Suite 206 1,548 RSF

Newly constructed and upgraded open office space



SEVENTH FLOOR MULTI-TENANT AVAILABILITIES

1,270 - 2,620 RSF

Suite 701 **2,620 RSF**

9 exam rooms, 1 private office, in suite restroom, large reception area, large conference room, breakroom with sink

Suite 706 **1,915 RSF**

9 exam rooms, 1 office, large reception area

Suite 707 **1,270 RSF**

5 exam rooms, 1 office, spacious waiting room, in suite restroom, kitchenette area. Spectacular views of several neighborhoods and downtown

Suite 709 **1,349 RSF**

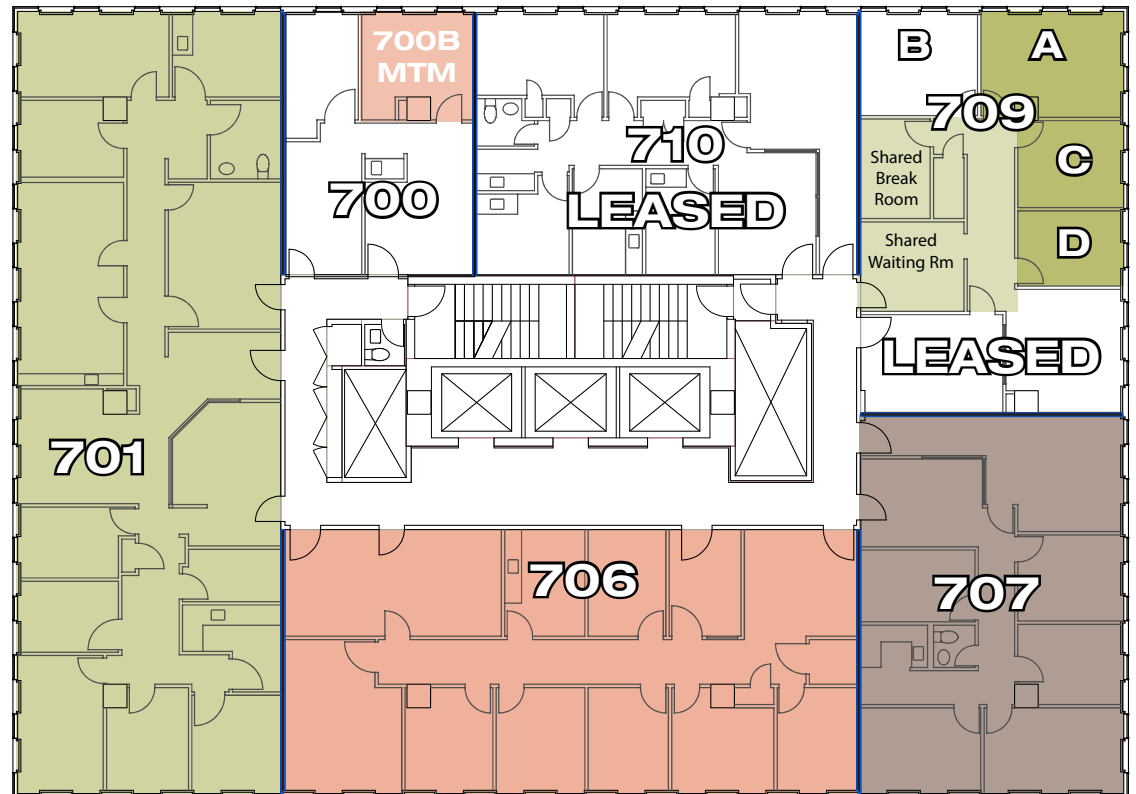
3 offices. Shared breakroom and waiting room.

Individual offices can be leased separately

Office A

Office C

Office D



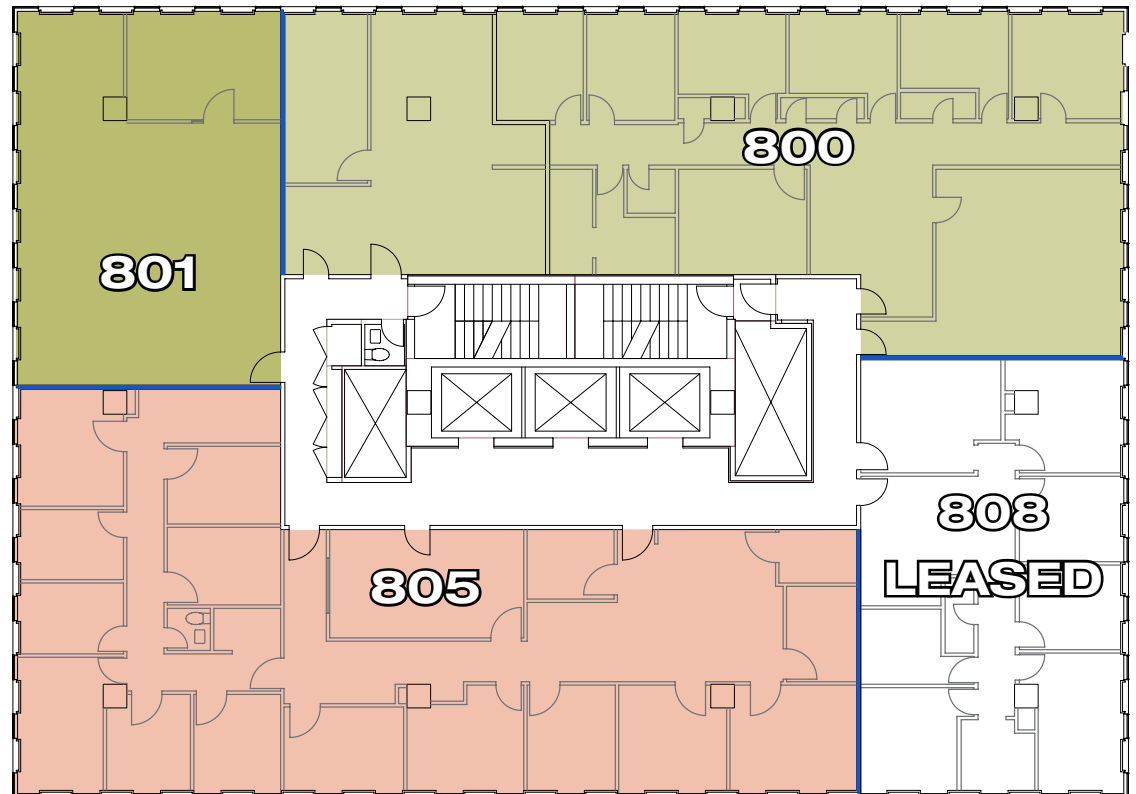
EIGHTH FLOOR MULTI-TENANT AVAILABILITIES

1,260 - 3,275 RSF

Suite 800 **3,076 RSF**
Excellent views. 9 offices/exam rooms

Suite 801 **1,260 RSF**
Excellent views. Mostly open space with
one large office

Suite 805 **3,275 RSF**
17 offices and 1 restroom



NINTH FLOOR MULTI-TENANT AVAILABILITIES

425 - 2,959 RSF

Suite 900 **1,000-2,959 RSF**

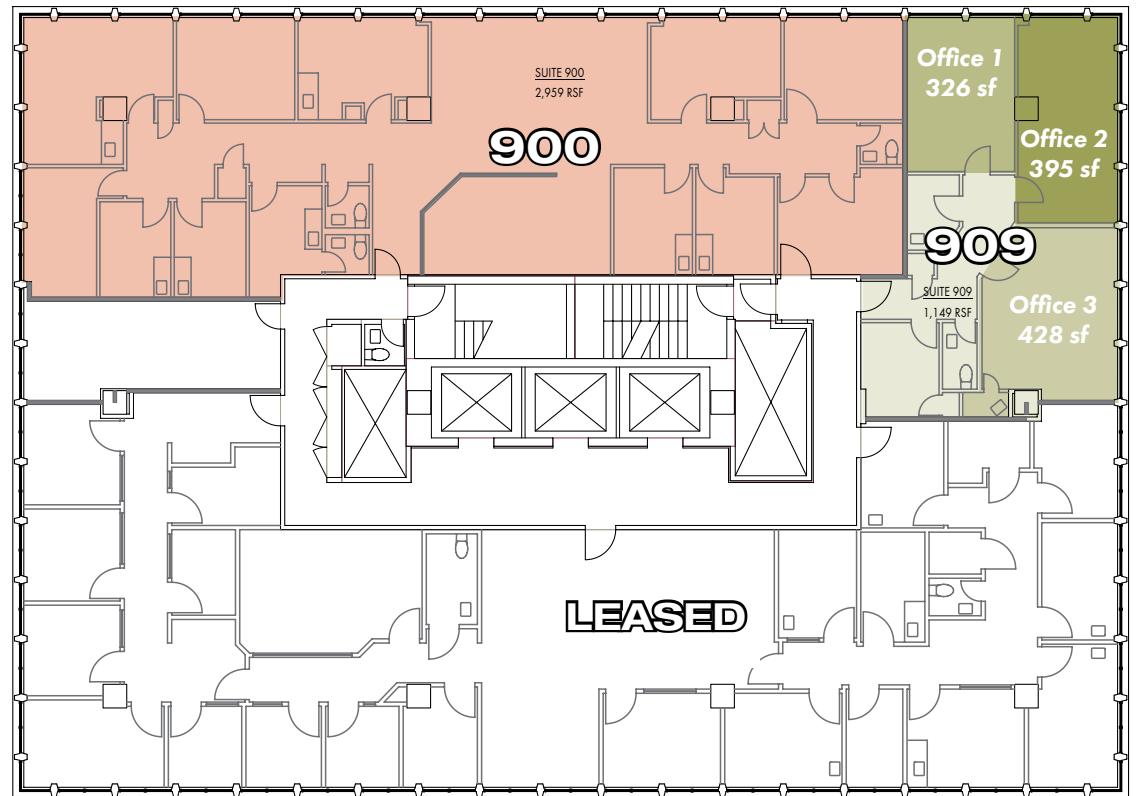
Fully built-out suite in northwest corner with full-floor windows and unparalleled views of San Francisco, Golden Gate Bridge, Bay Bridge. Ocean and Bay views. Suite has 7 exam rooms, 4 offices and 3 restrooms

Suite 909 **1,149 RSF**

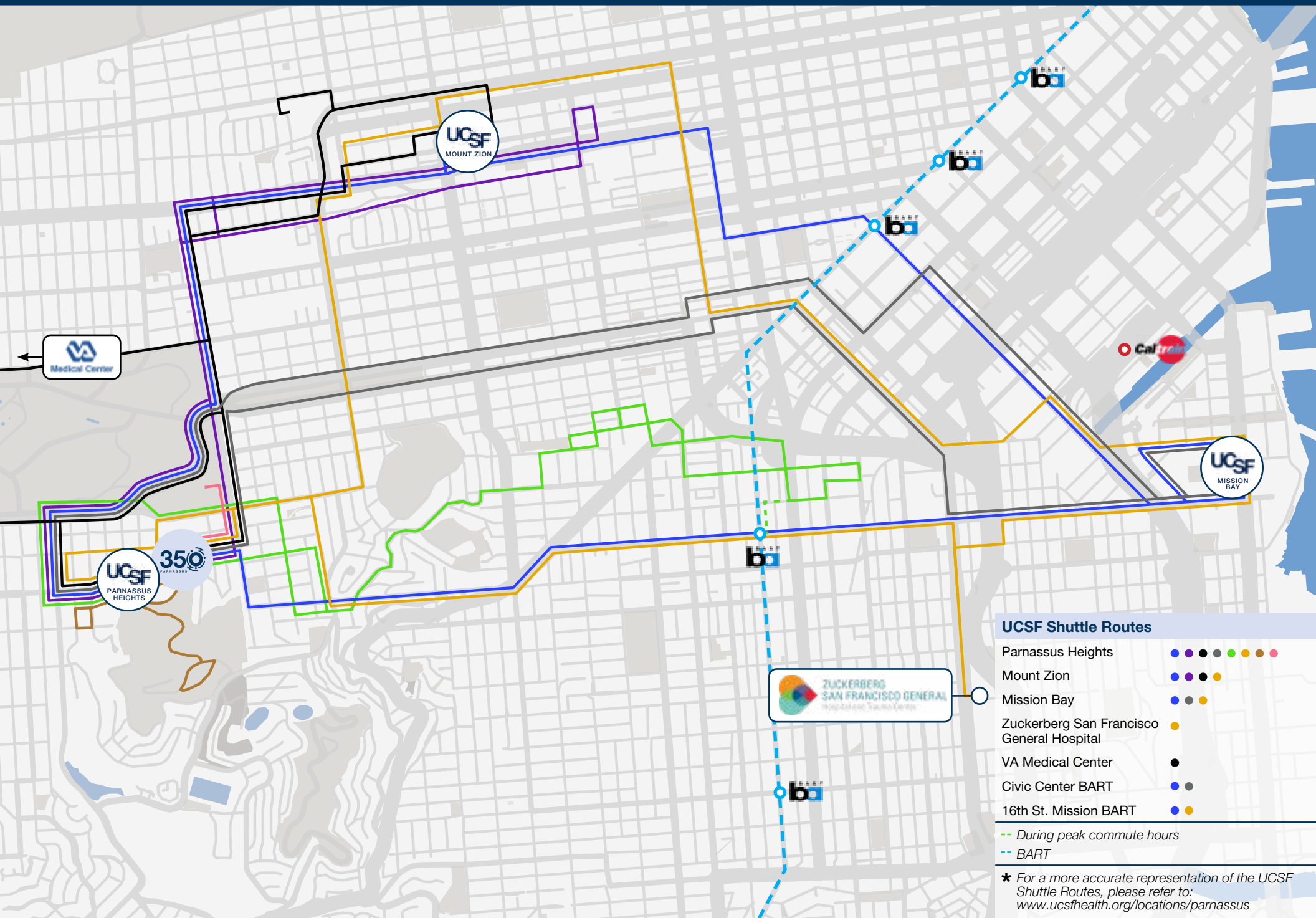
Unique move-in-ready therapist space with 3 large individual offices with good sound mitigation. Incredible views from all three offices of the Bay, GG Bridge, downtown, GG Park and many neighborhoods. Individual offices available on a short-term basis. Suite has shared waiting room, restroom, kitchen and private exit.

Individual offices can be leased separately

Office 1	326 RSF
Office 2	395 RSF
Office 3	425 RSF



A CONVENIENT COMMUTE VIA UCSF SHUTTLES



UCSF Shuttle Routes

Parnassus Heights



Mount Zion



Mission Bay



Zuckerberg San Francisco General Hospital



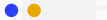
VA Medical Center



Civic Center BART



16th St. Mission BART



--- During peak commute hours

--- BART

* For a more accurate representation of the UCSF Shuttle Routes, please refer to: www.ucsfhealth.org/locations/parnassus

AMENITIES & TRANSPORTATION



Restaurants

1. Kezar Pizzetta
2. Taboun
3. CreoLa
4. North Beach Pizza
5. Bite Me Sandwiches
6. Padrecito
7. Beit Rima
8. Zazie
9. You See Sushi
10. Lime Tree
11. Yellow Submarine
12. Lavash
13. Crepevine Restaurants
14. Fiorella Sunset
15. Underdogs Tres
16. Rose Indian Cuisine
17. Manna
18. New Eritrea

Coffee & Cafes

1. Starbucks
2. Le Boulangerie de San Francisco, Cole Valley
3. Peet's Coffee
4. Cafe Reverie
5. Bacon Bacon
6. Yo Tambien Cantina
7. Golden Bear Trading Company
8. The Beanery
9. Rain Tree Cafe
10. Arizmendi Bakery
11. Little Sweet
12. Tartine Inner Sunset

Nightlife

1. Ino Vino
2. The Red Tail Beer & Wine Bar
3. Fireside Bar
4. Blackthorn
5. Little Shamrock
6. Mucky Duck

Fitness

1. Live Fit
2. Millberry Fitness & Recreation Center
3. Sunset Gym
4. Yubalance
5. Accelerate Sports Performance
6. Midline
7. Mt Sutro Trails

Attractions

1. California Academy of Sciences
2. SF Botanical Gardens
3. De Young Museum
4. Kezar Stadium
5. Haight Street

P Parking

350



PARNASSUS

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NEWMARK

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