

BAYSIDE REALTY PARTNERS PRESENTS

Tri Valley Medical Center

2324 Santa Rita Road, Pleasanton, California

Single-Story Medical Office Building with Diverse Mix of Medical/Dental Practices



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LOCATION

- Less than 1 mile from Stanford Health Care - ValleyCare. Easily accessible from I-580 and I-680
- Excellent parking ratio of 7 spaces per 1,000 sf
- Accessible from Santa Rita Road and Mohr Avenue



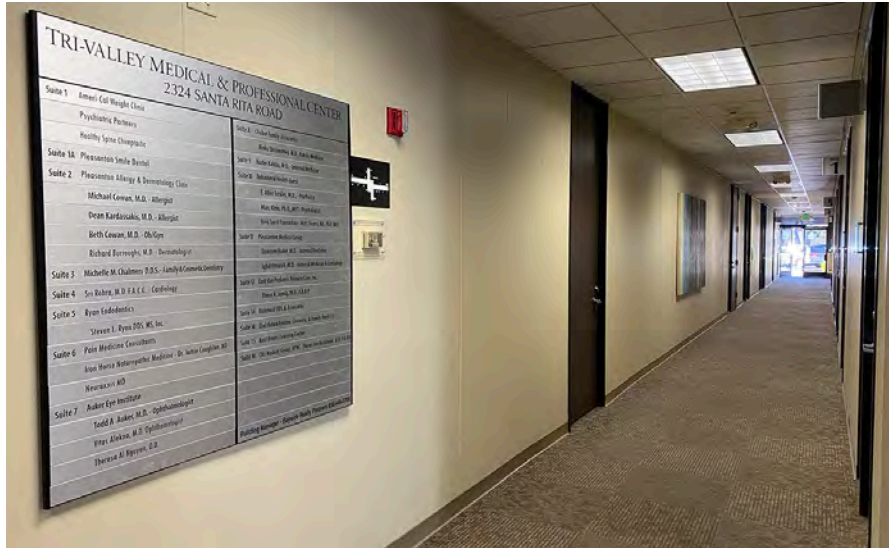
BUILDING

- Tri Valley Medical Center offers small to medium-sized tenants various opportunities to lease prime medical or dental spaces
- Single-story Medical Office Building with diverse mix of medical/dental practices — ±22,399 sf
- New monument signage
- Ease of building access with 4 entries/exits for convenient access to all suites
- Upgraded common areas

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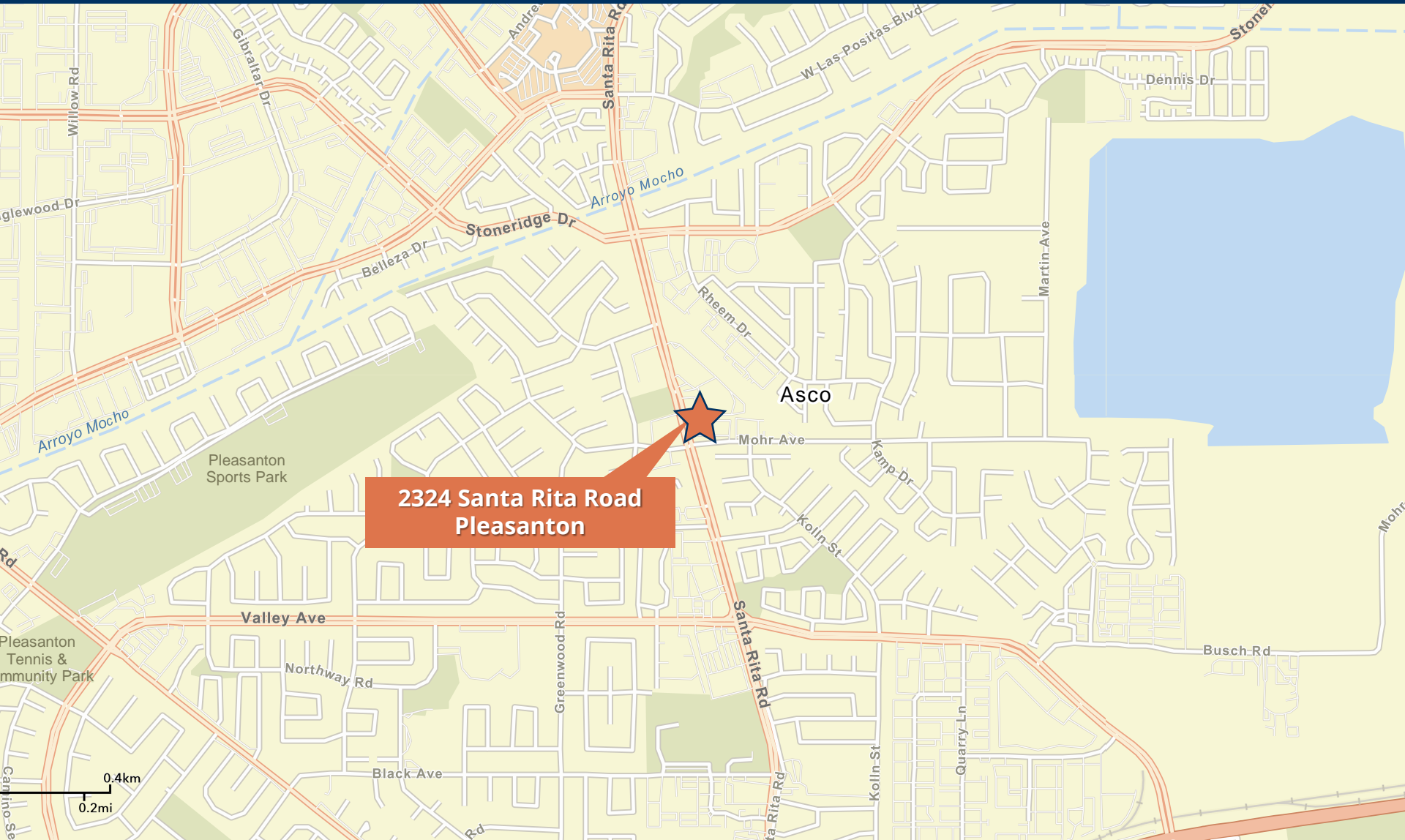
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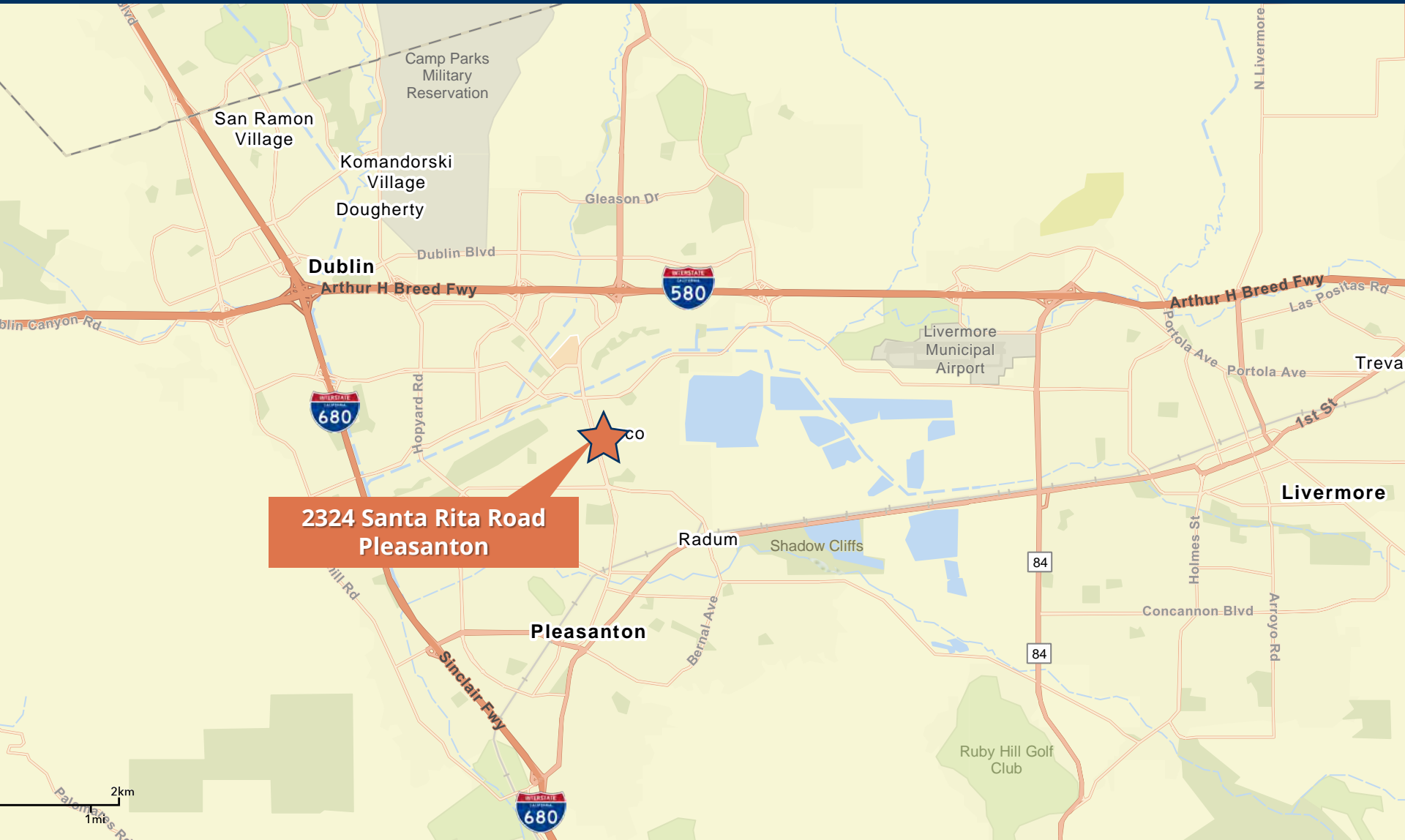
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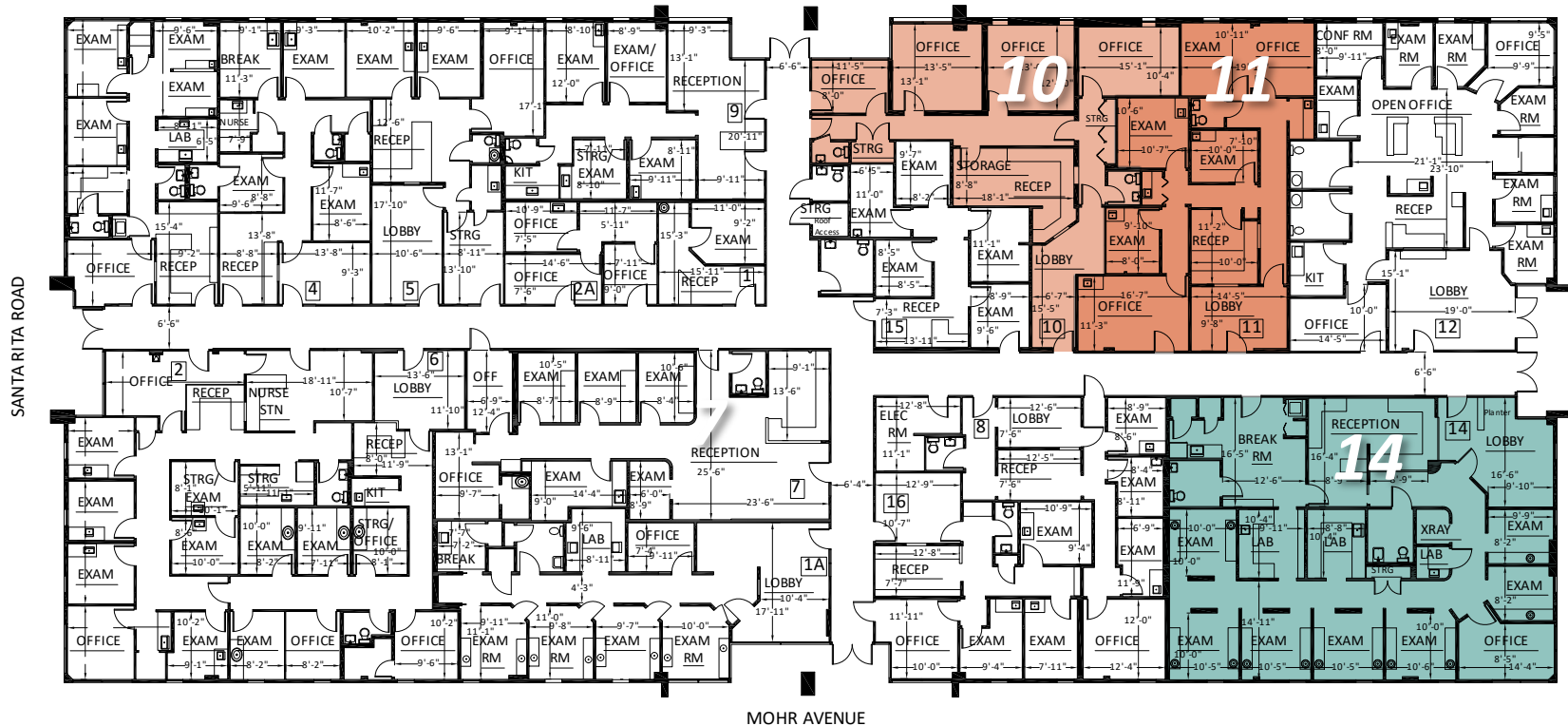
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Suite 10 1,508 RSF

Waiting area / reception. 4 treatment / exam rooms / offices.
2 restrooms.

Can be combined with Suite 11 for a total of 2,970 RSF

Suite 11 1,462 RSF

Waiting area / reception. 5-6 treatment / exam rooms / offices.
In suite restroom.

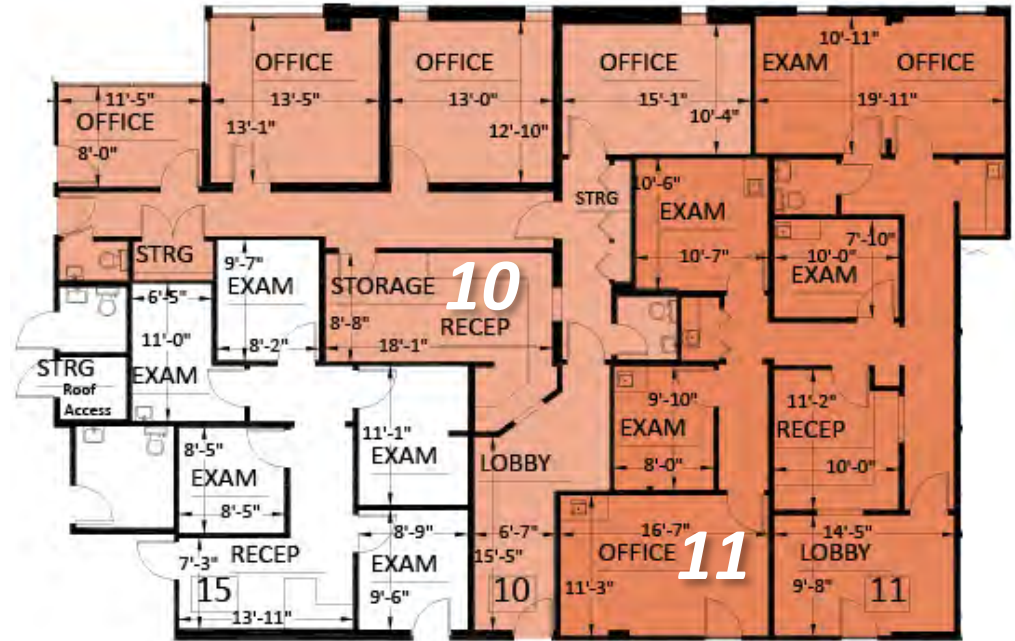
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Suite 14 2,750 RSF

Dental suite. Waiting area / reception. 7 exam rooms, 3 labs,
x-ray room, corner office, breakroom, in suite restroom.

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Meet Your Expert Team



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BAYSIDE REALTY PARTNERS

The preeminent provider of management, leasing, construction management and accounting services for healthcare properties.



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INFLUENTIAL NETWORK

- Institutional Investors
- Healthcare Systems and Healthcare Districts
- Physicians & Districts
- Private Investors



DOMINANT FOOTPRINT

- 2 million SF leased & managed
 - 50+ MOB portfolio
 - 10,000-240,000 SF
 - 500,000 SF portfolio
- San Francisco's largest MOBs
- 950+ leases executed
- 500+ medical and dental tenants

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