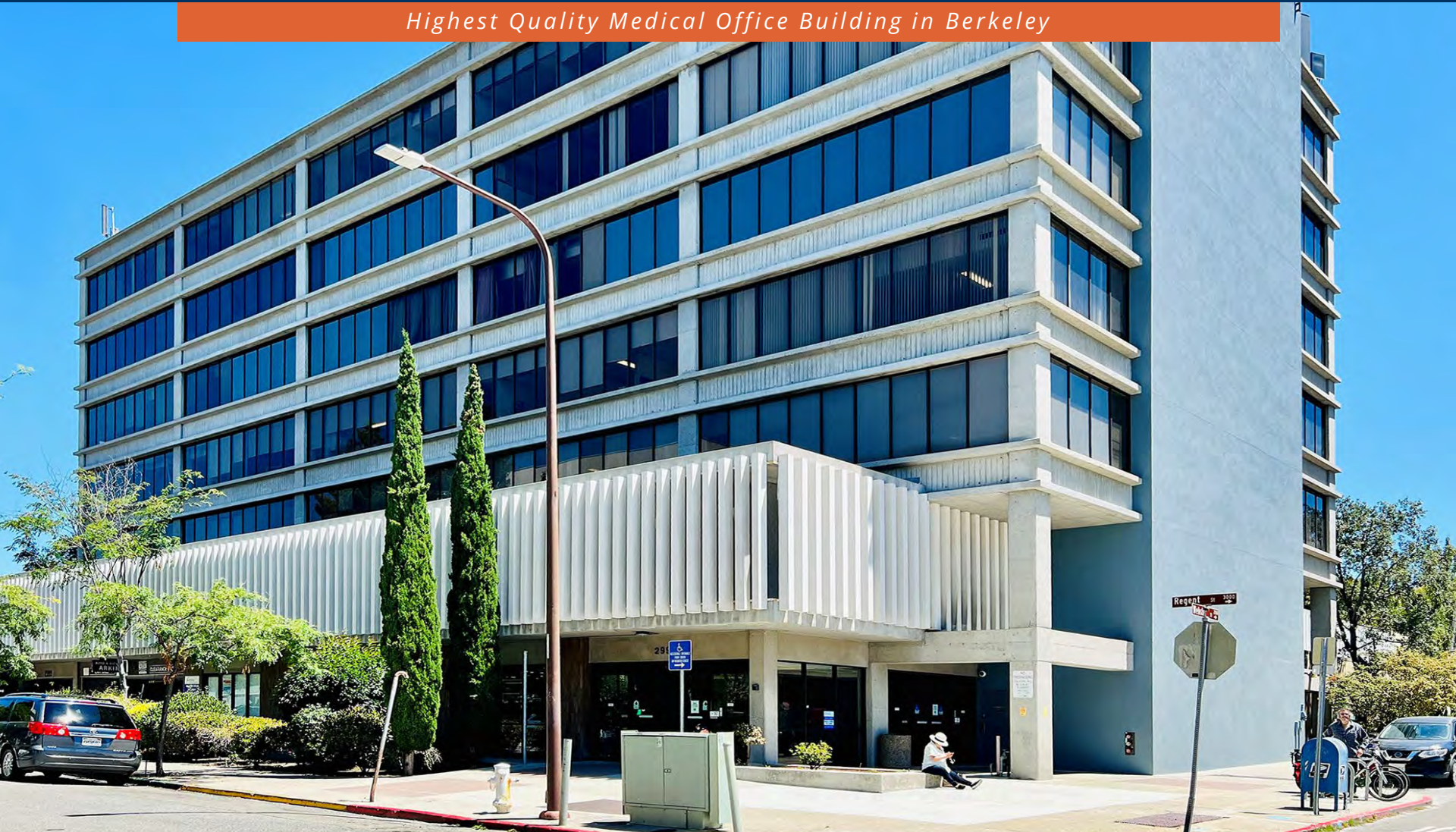


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Regent Medical Center

2999 Regent Street, Berkeley

Highest Quality Medical Office Building in Berkeley



TRASK LEONARD
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DRE#01152101



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Senior Vice President
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BAYSIDE
REALTY PARTNERS
MEDICAL/DENTAL PROPERTY SPECIALISTS

Regent Medical Center

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LOCATION

- Adjacent to Sutter Alta Bates Summit Medical Center, a 461-bed hospital
- Close proximity to UC Berkeley, highways 13 and 24 and I-880 and Ashby BART station
- Within steps of luxurious College Avenue restaurants and shops
- Area has high concentration of commercially insured patients



BUILDING

- Highest quality and dominant medical office building in market
- Exceptional views of San Francisco and The Bay
- Large mix of practice types, including lab
- New institutional owner with immediate plans to upgrade common areas
- First and second floor suites allow for easy access to attached parking garage
- 195 structured parking stalls with direct access to the building

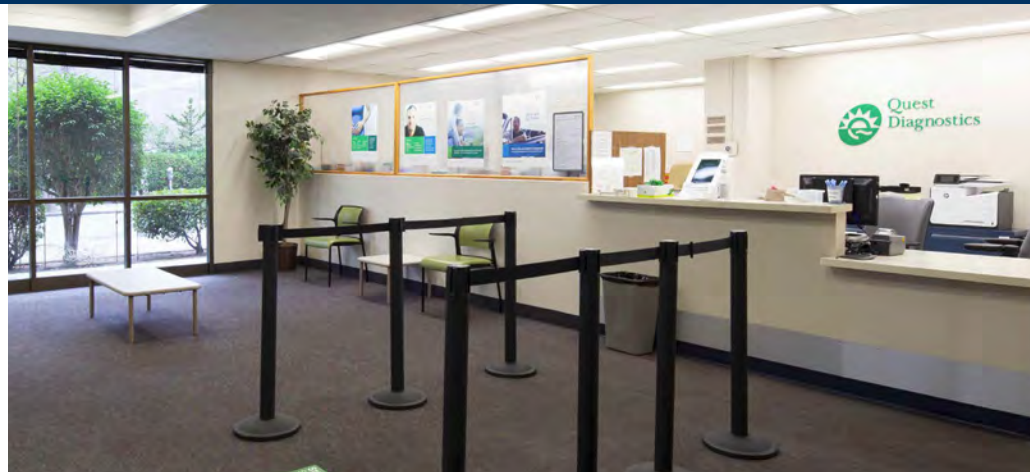
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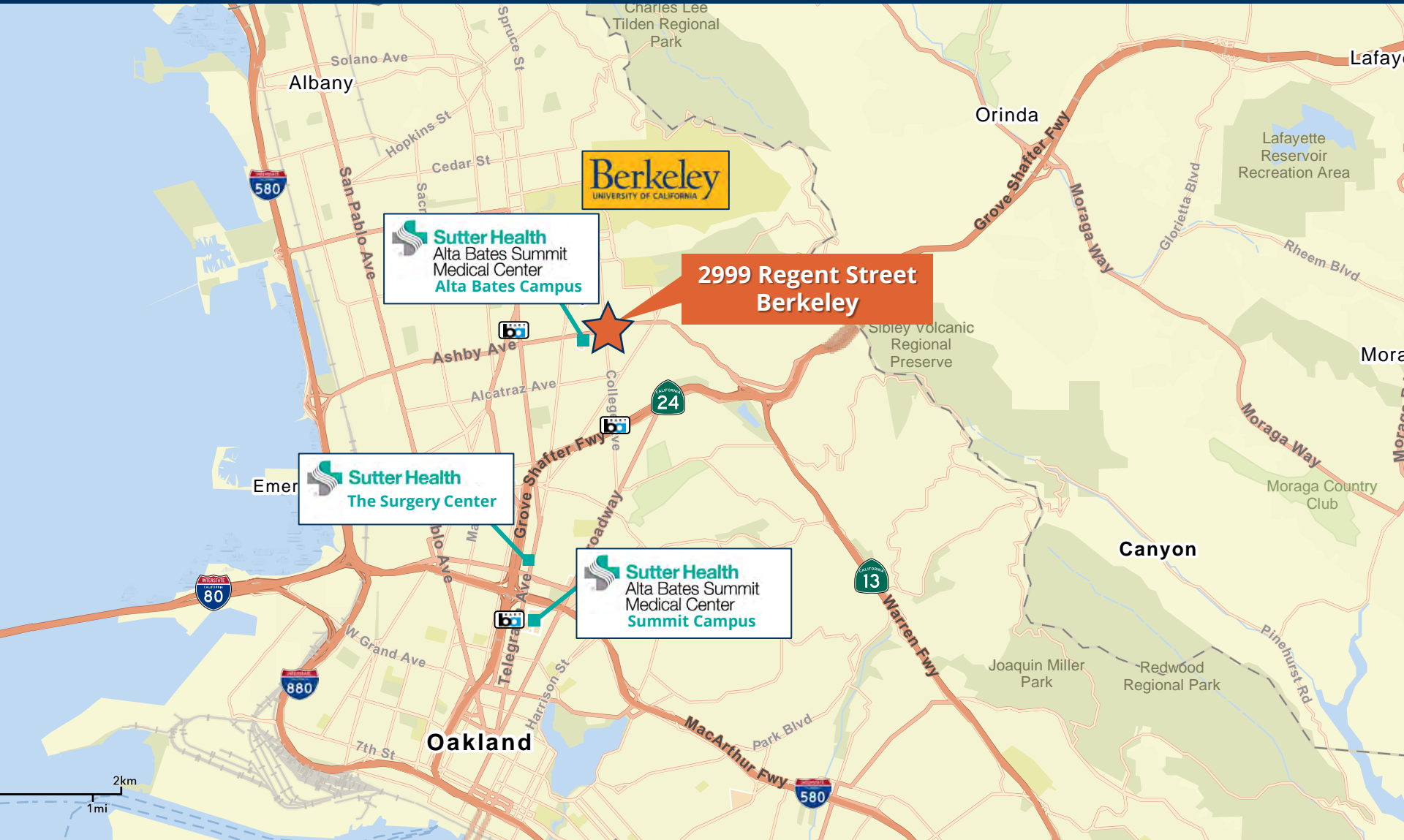
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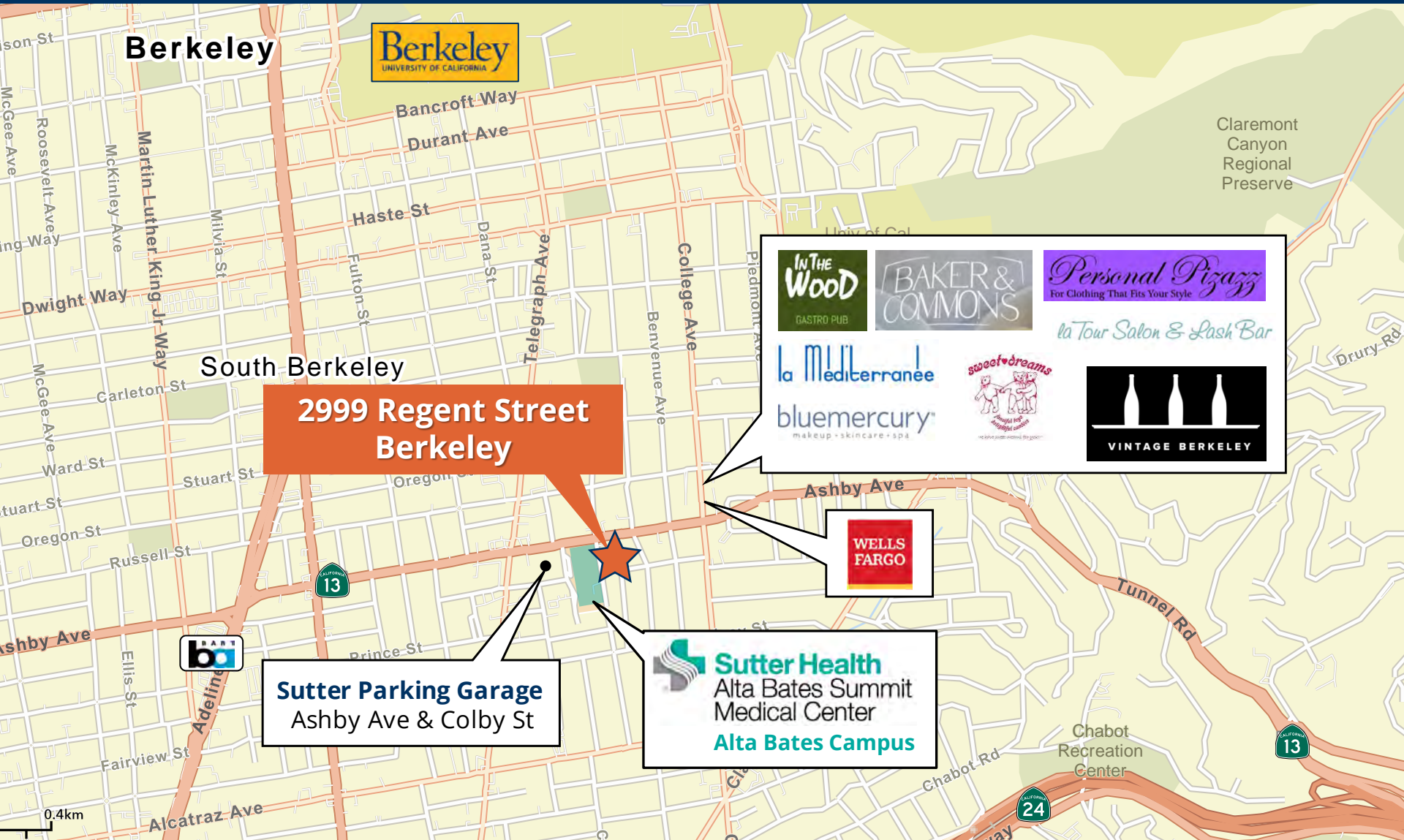
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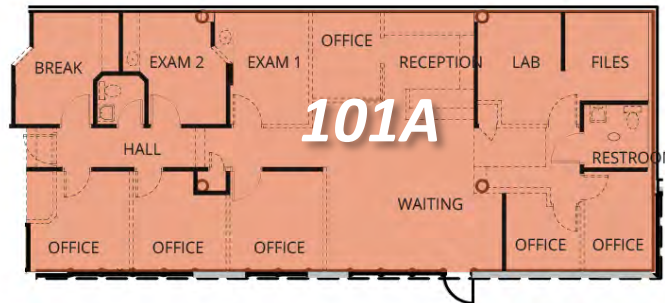
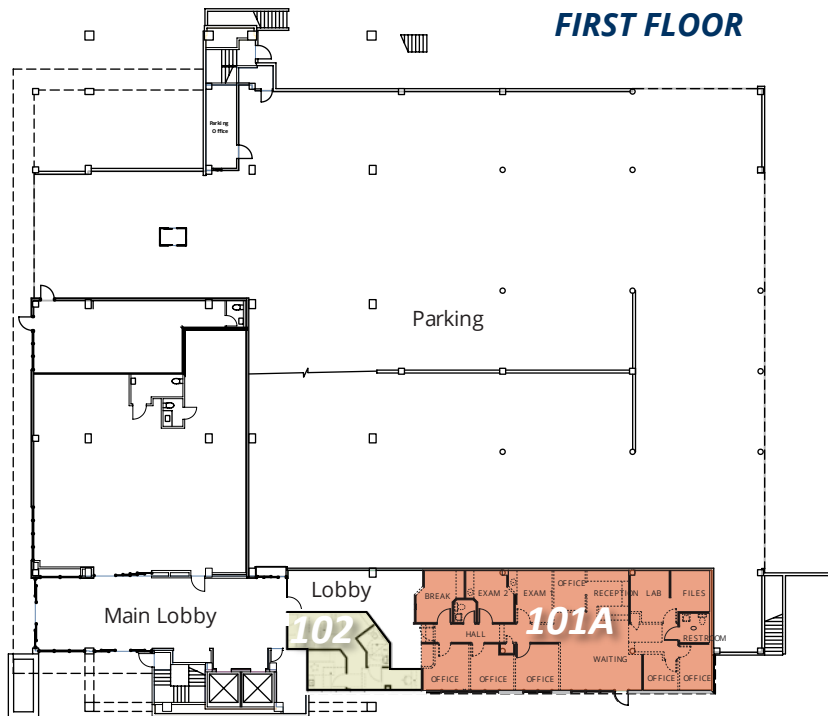
WELLS FARGO

Sutter Parking Garage
Ashby Ave & Colby St

Sutter Health
Alta Bates Summit
Medical Center
Alta Bates Campus

Regent Medical Center

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FIRST FLOOR

Suite 102 **454 RSF**

Lobby level space allows for easy access to attached parking garage. Cold shell condition. Open floorplan

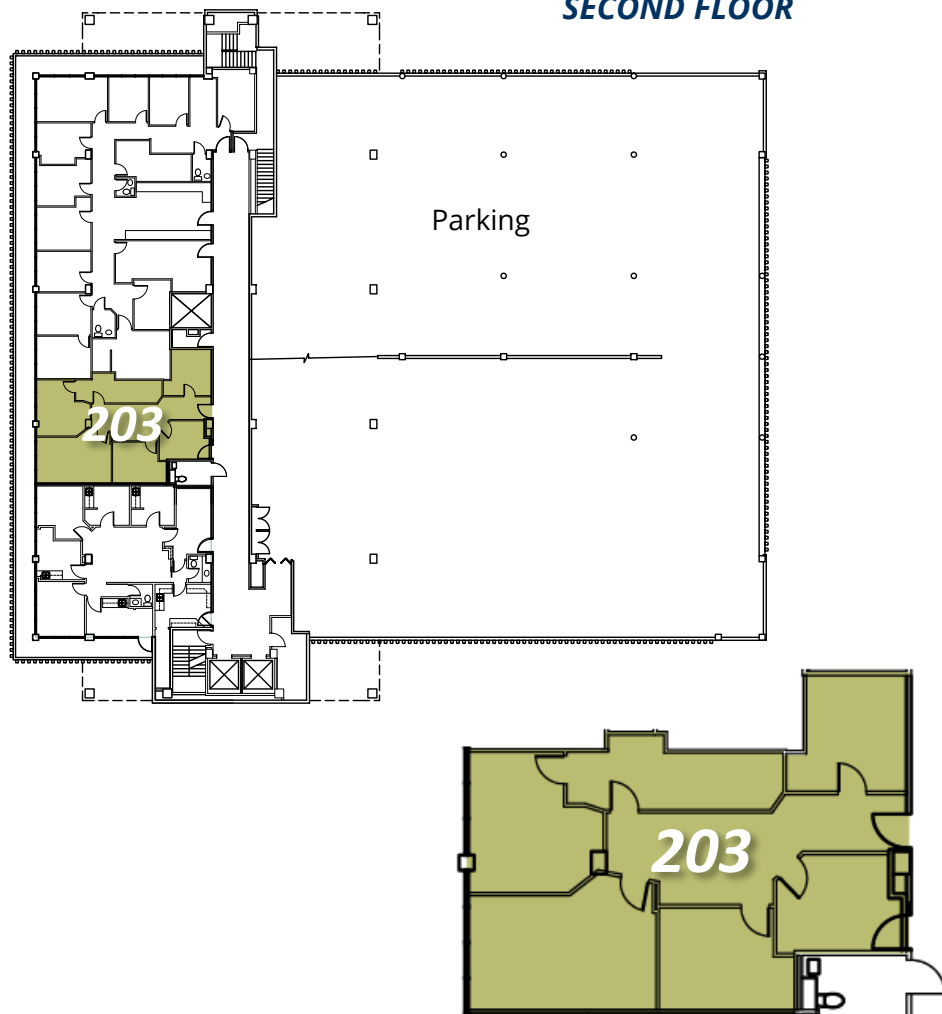
Suite 101A **2,420-2,874 RSF**

Lobby level space. Reception, 2-3 exam rooms, 6-8 offices, lab, breakroom, 2 restrooms. Easy access to ground-level attached parking garage

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SECOND FLOOR



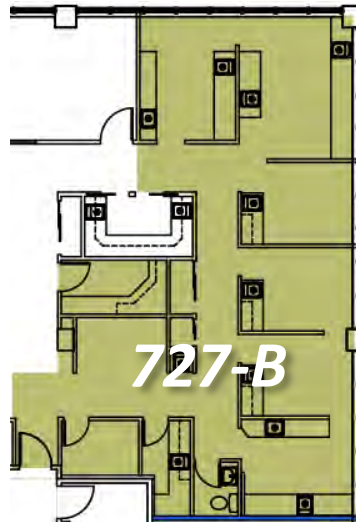
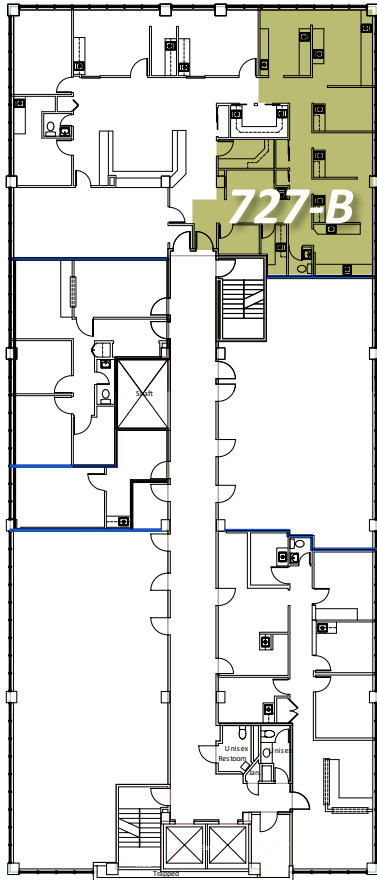
SECOND FLOOR

Suite 203 1,088 RSF
5-6 offices

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SEVENTH FLOOR



SEVENTH FLOOR

Suite 727-B 1,323 RSF

Top floor suite. 5/6 exam rooms.
Former dental suite with operatories
that can be converted to medical exam
or office

Meet Your Expert Team



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 - 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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