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1208
N TE
MEDICAL ARTS

AAPMC Pain
Management
Delta Bay
Surgery Center
Delta Bay
Pain Institute

Total Available Square Feet

±5,152

Actual Serviceable Area

±7,500

Acres Lot Size

±0.17

For Sale

1208 E 5th Street
Benicia, CA 94510

Ambulatory Surgery Center (ASC)



OSHPD
Out-patient
Surgery Center



5,152 SF of
usable area
medical offices
with overnight
capabilities



Fully ADA
compliant



Private
at-grade
entrances

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1999 Harrison St #1750
Lake Merritt Plaza
Oakland, CA 94612



Features

- $\pm 5,152$ SF Surgery Center
- Two blocks off Hwy 780
- 16 On-Site, gated stalls, plus free ample street parking out front
- Full main floor as-is surgery center
- Upper floor medical offices with overnight capability
- Can be converted to medical offices



$\pm 5,152$
SF available
medical office
on two floors



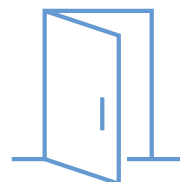
OSHPD
Out-patient Surgery
Center



5,152 SF medical surgery
center with overnight
capabilities



Fully ADA compliant



Private at-grade entrances
with ADA elevator

ADA/OSHPD Compliances

- Constructed 2010
- ADA ramp, parking, restrooms
- Fire sprinklers
- 208/120 3 phase power
- Gurney/ADA compliant elevator
- Plumbed and oxygen & nitrous served throughout
- X-Ray and imaging
- Condensing unit
- PML less than 8%
- Accredited license transfer with Real Estate
- Instrument cleaning & sterilization equipment





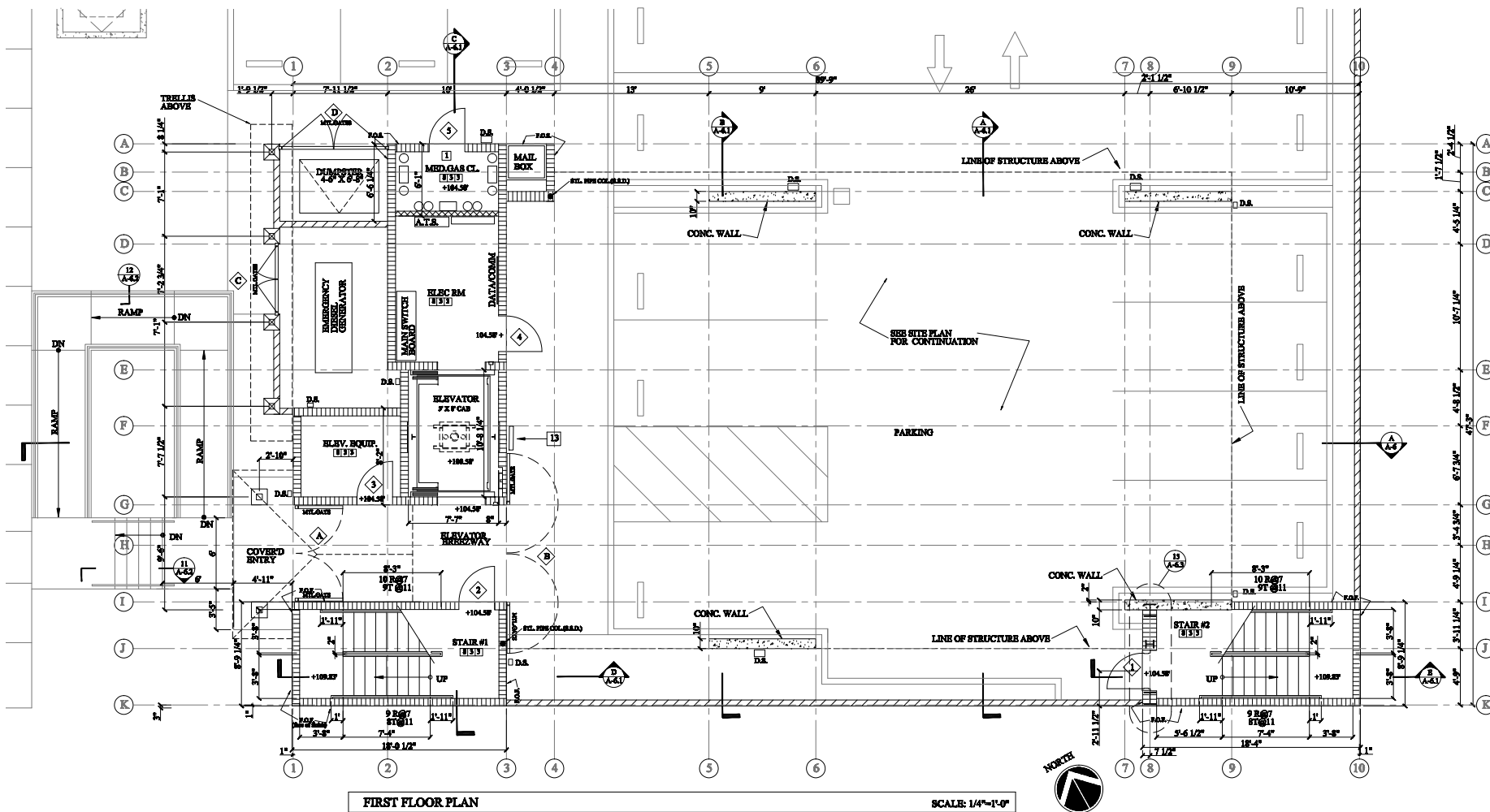
East Bay Area Hospitals & Medical Submarkets



Floor Plans

Ground Floor

- Gurney/ADA elevator access
- Patient pickup/drop off
- Gated and secured parking
- ADA access ramp
- Condenser unit
- Large IT room



floor plans not to scale/not exact

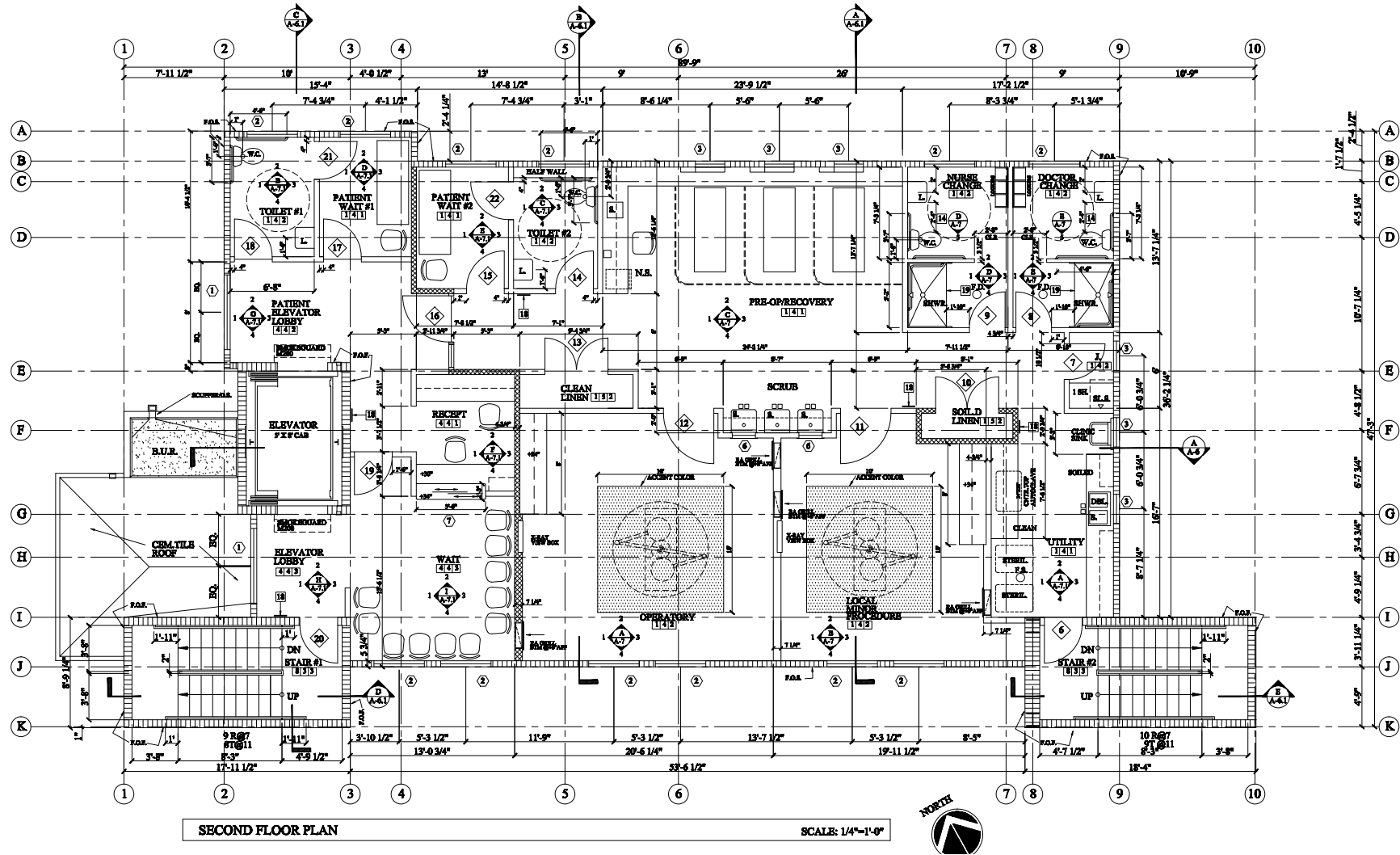
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Floor Plans

Second Floor | ±2,576 SF

- Waiting/reception
- 2 Operating rooms
- 4 Pre Op Bay, 2 Post Op
- 2 ADA restrooms
- Lab
- Storage closet

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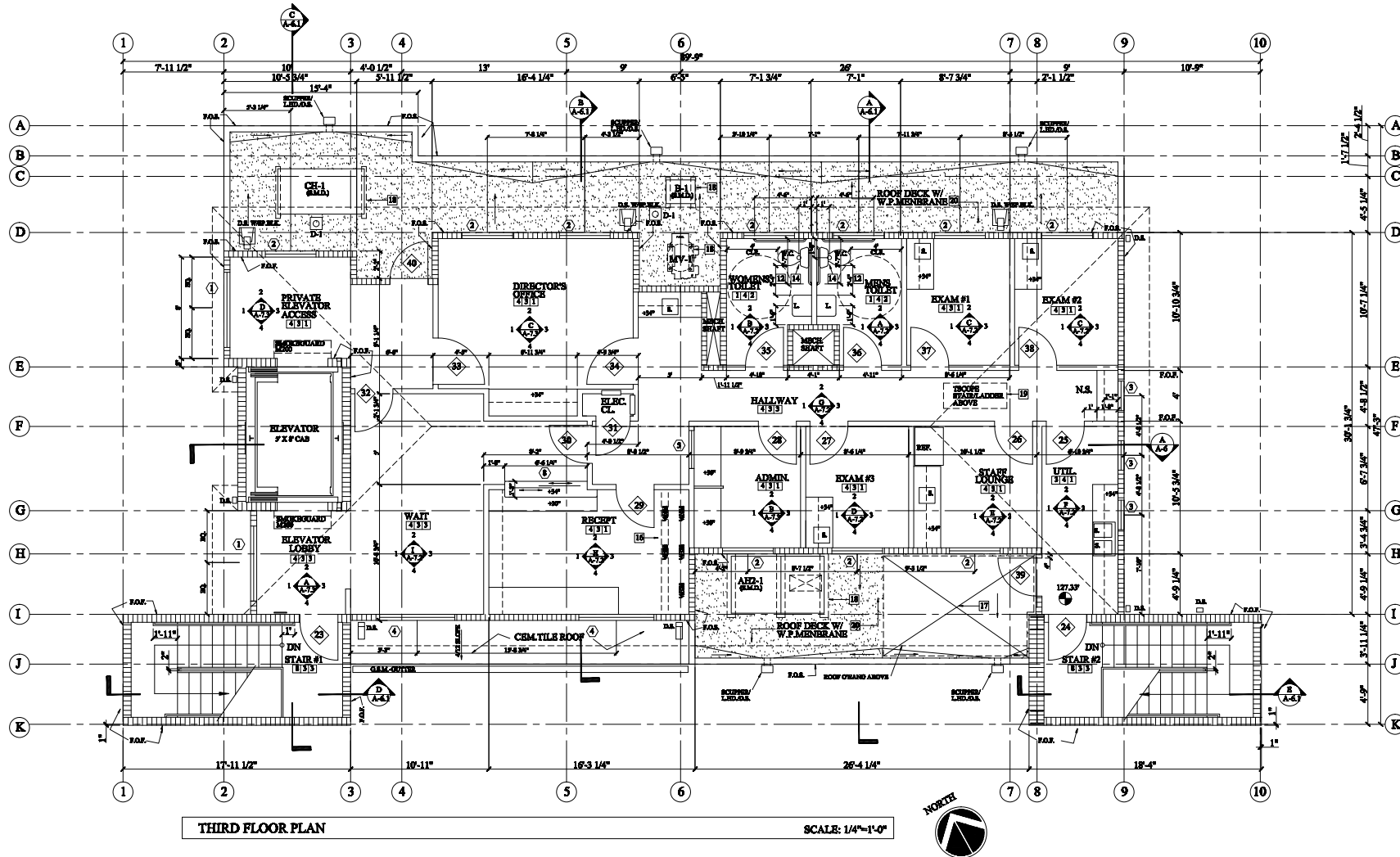
floor plans not to scale/not exact

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Floor Plans

Third Floor | ±2,567 SF

- Waiting/Reception
- X-Ray/imaging
- 3 exam rooms
- 2 ADA restroom
- Laboratory
- 2 Private offices
- Staff Break and sun room lounge
- Balcony access



floor plans not to scale/not exact

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Photos

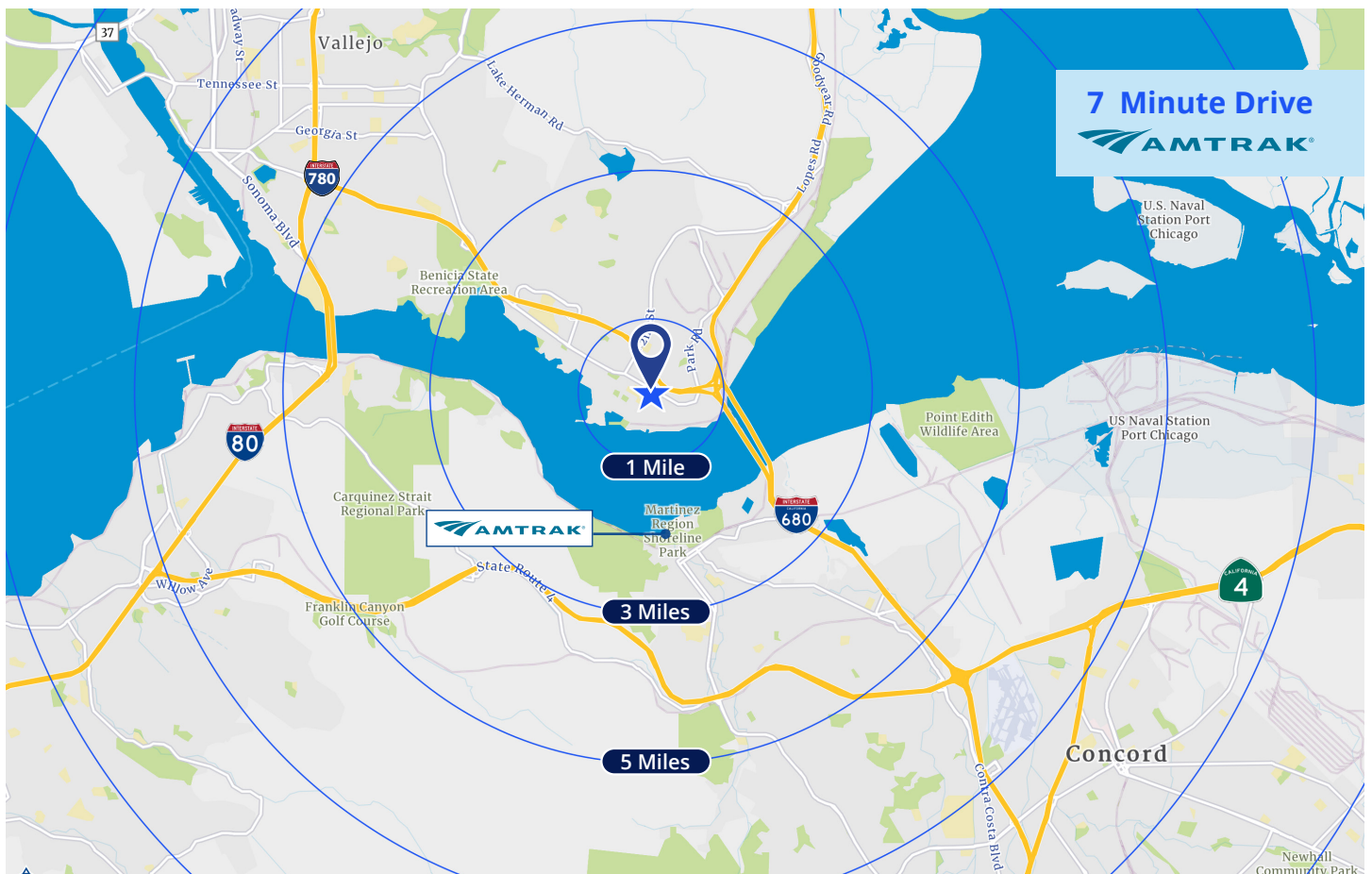


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Photos







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