

BAYSIDE REALTY PARTNERS PRESENTS

# Eden Medical Building

20400 Lake Chabot Road, Castro Valley



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## LOCATION

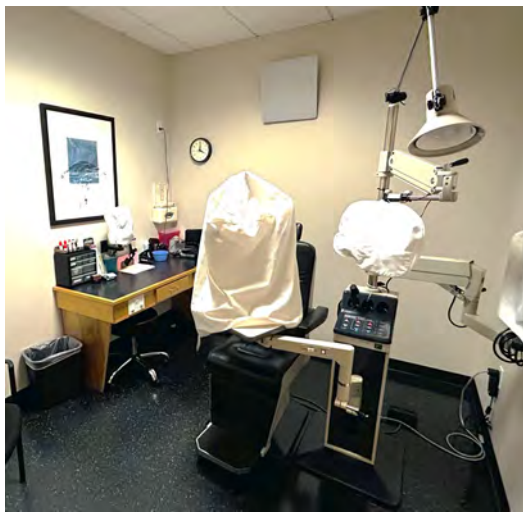
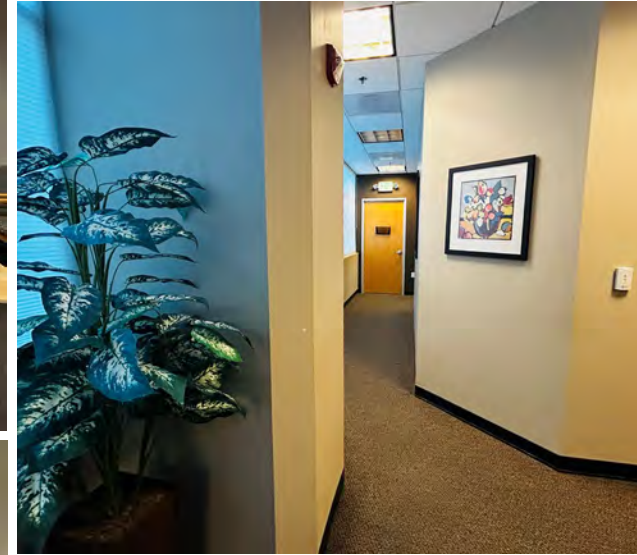
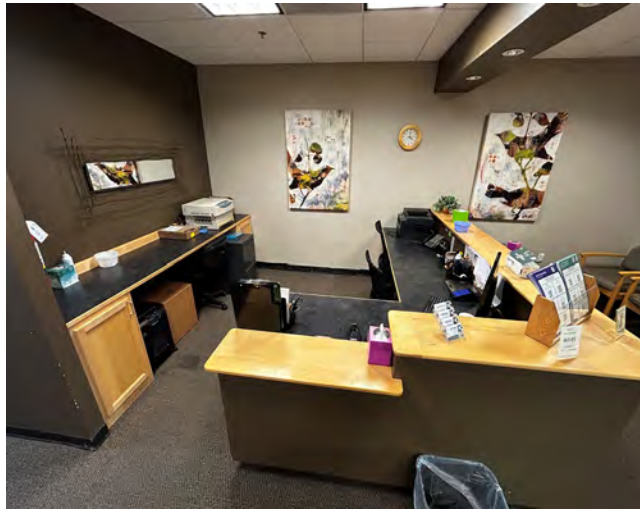
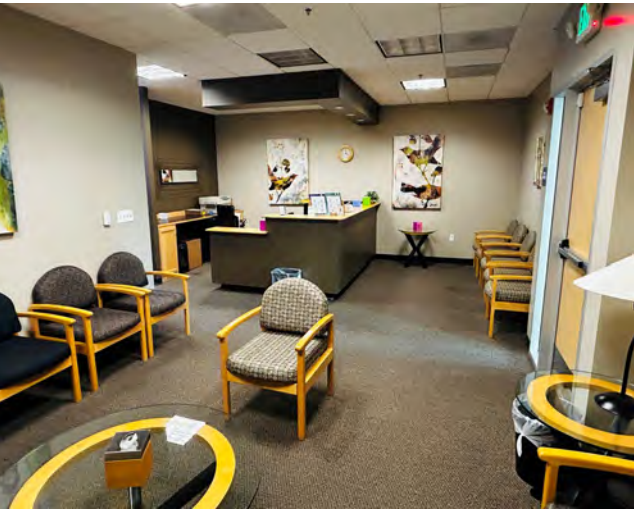
- Easily accessible from I-580 and I-680
- Across the street from Eden Medical Center, a Sutter Health affiliate



## BUILDING

- 3-story, 21,000 sf LEED certified Class A medical office building
- 2 highly-efficient rectangular floors affording extensive glass-line on views
- Close proximity to retail services and public transit options
- LEED Silver certification promotes sustainable design and construction practices, and equates to higher productivity levels for occupants
- Rent: Inquire (NNN/triple net)

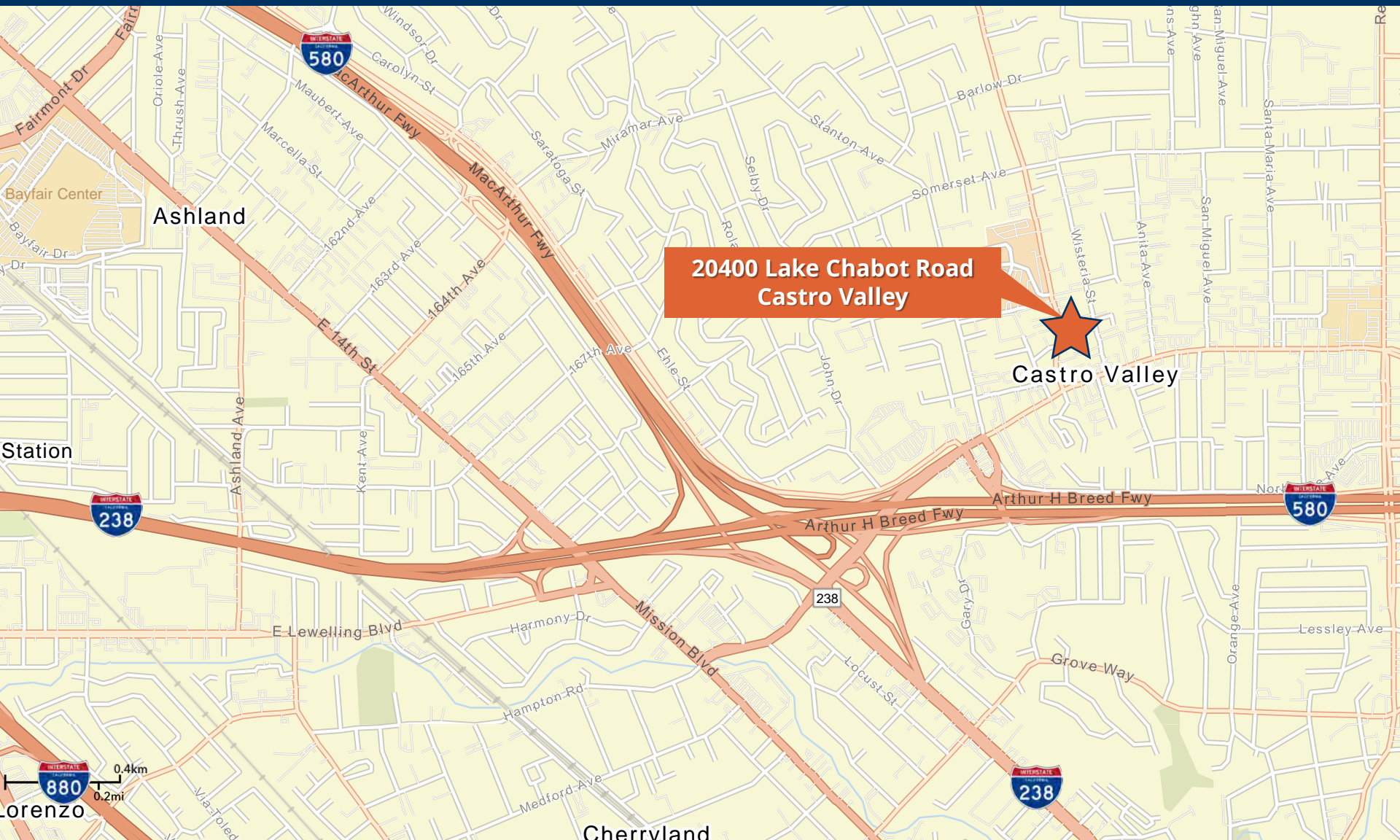
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**Eden Medical Building**  
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**SUITE 302 2,443 RSF**

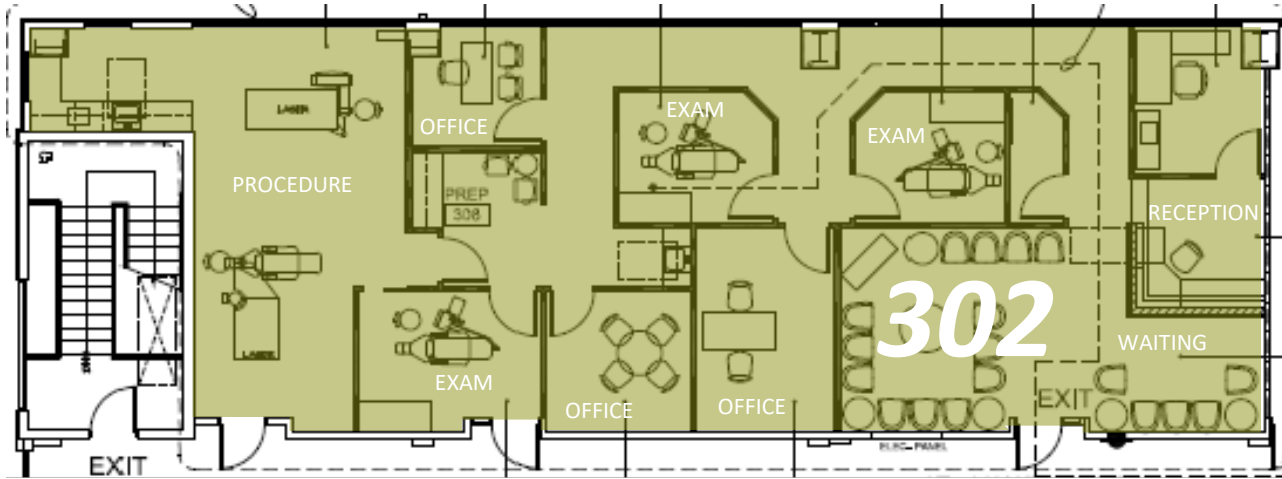
# Eden Medical Building

## 20400 Lake Chabot Road, Castro Valley



# Eden Medical Building

20400 Lake Chabot Road, Castro Valley



**Suite 302**      **2,443 RSF**  
Reception/waiting room, 4 private offices, 3 exam rooms, 1 large exam/procedure room, restroom. Expansive windowline

# Meet Your Expert Team



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**DOMINANT. EXPERT. INFLUENTIAL.**

# BAYSIDE REALTY PARTNERS

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



## MARKET LEADER

- Leasing & Property Management
- Investment Sales
- Tenant Representation
- Construction Management
- Property Repositioning



## 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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