



## 3838 California Street San Francisco, California 94118

<b>Property Type:</b>	Medical and Dental Office
<b>Location:</b>	Excellent Laurel Heights location and demographics. Most significant medical office building in northwest part of San Francisco
<b>Property Description:</b>	Eight-story MOB with on-site parking and amenities in excellent location. Recent renovations include updated ADA access, new lobby and common area finishes.

### CURRENT SPACES AVAILABLE

Suite	Area (sf)	Asking Rent	Space Description	Available
114	1,521	\$5.95/sf FS	Lobby / First floor suite with excellent lobby frontage/visibility. 7 office/exam rooms, break room, internal RR, and ample reception/waiting.	NOW
404	1,593	\$5.75/sf FS	4 exam rooms, waiting/reception, private office, internal restroom. <b>(Can be combined with 406, 408 and 416 for up to 7,172 sf).</b>	NOW
406	603	\$5.75/sf FS	Current medical office administrative use with open area and one exam room. Prior layout, two exam rooms and one office and one storage room. <b>(Can be combined with 408 for 2,660 sf).</b>	NOW
408	2,057	\$5.75/sf FS	Waiting room / Reception area. 5 exam rooms, 2 offices, in-suite bathroom, and file storage room. <b>(Can be combined with 406 for 2,660 sf).</b>	NOW
501	1,038	\$5.75/sf FS	Waiting room/reception area. 3 exam rooms, 1 office, storage.	NOW
514	705	\$5.75/sf FS	Reception area, waiting room, 1 office, 2 exam rooms.	NOW



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### CURRENT SPACES AVAILABLE

Suite	Area (sf)	Asking Rent	Space Description	Available
606	480	\$5.75/sf FS	1 office/exam room, 1 lab. Good for therapist use.	<b>NOW</b>
614	2,684-1,200	\$5.75/sf FS	Corner location immediately off elevator lobby. 9 offices, 4 exam rooms, lab, break room, restroom, large storage areas. Divisible to 1,200 rsf	<b>NOW</b>



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