

FOR LEASE

MEDICAL ARTS BUILDING

2000 VAN NESS
SAN FRANCISCO, CA 94109

PRESENTED BY:

KEVIN D. CHIN, CCIM

O: 415.922.2900 x101
kevinc@svn.com
CalDRE #00696127

LYNSEY KAYSER

O: 415.531.0734
lynsey.kays@svn.com
CalDRE # #01990180





OFFERING SUMMARY

LEASE RATE:	\$3.50 SF/Month [Full Service]
BUILDING SIZE:	46,183 SF
AVAILABLE SF:	348 - 1,812 SF
LOT SIZE:	8,241 SF
YEAR BUILT:	1909
ZONING:	RC4
MARKET:	Van Ness Corridor
APN:	0595-005

PROPERTY OVERVIEW

The Medical Arts Building. Bay views, high ceilings, prestigious address. Convenient access to Marin, The East Bay, and Peninsula. Excellent BART, MUNI, and Golden Gate Transit access. Historical landmark building. On-site security guard. On-site parking.

PROPERTY HIGHLIGHTS

- Classic Architecture
- Several Suites Offer Bay Views
- 8 Blocks from New CPMC Hospital
- Operable Windows
- On-Site Parking

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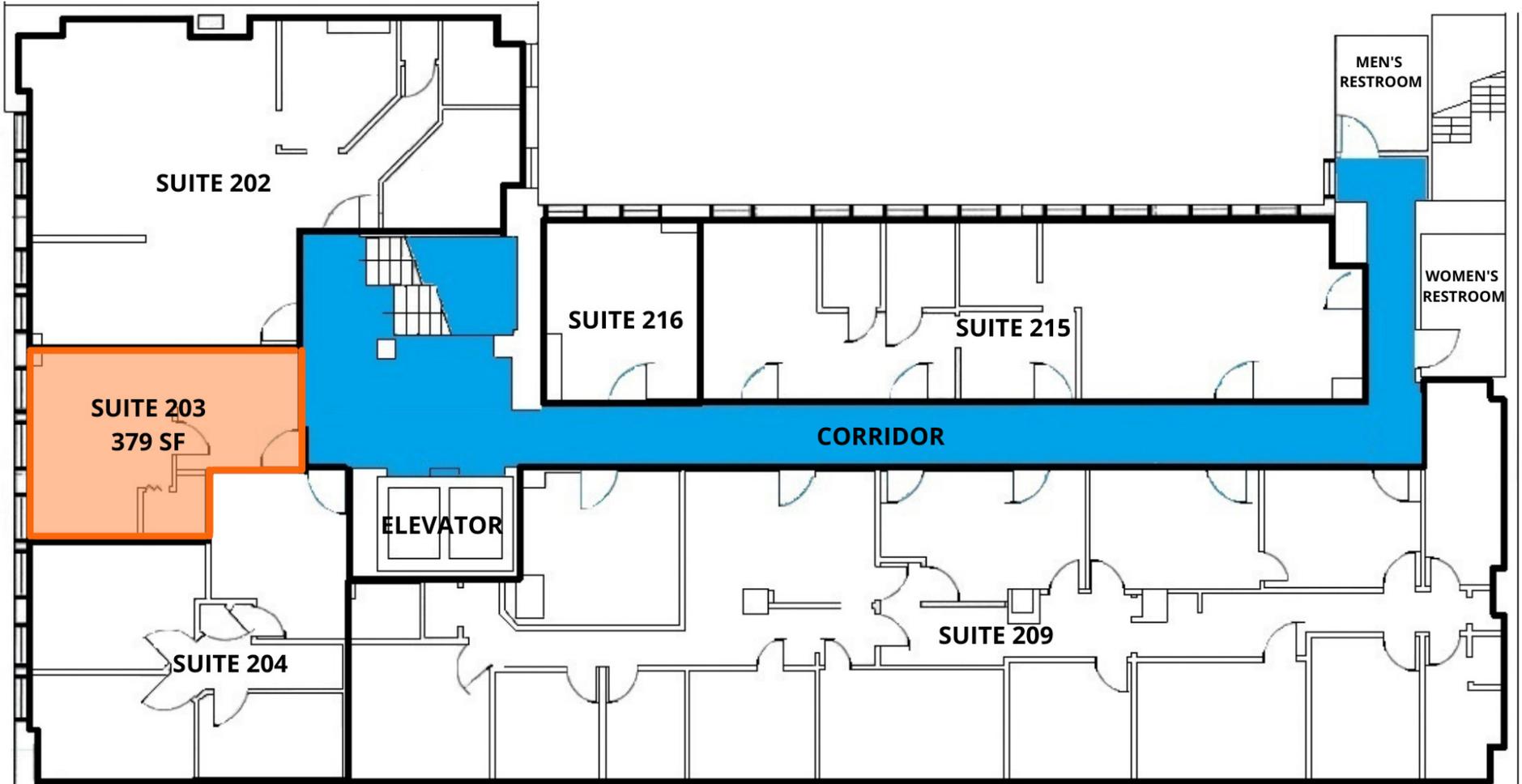
AVAILABLE SPACES

SUITE #	SQ. FT.	RENTAL RATE
210	545 SF	\$3.50/SF/Month
301	422 SF	\$3.50/SF/Month
312	570 SF	\$3.50/SF/Month
333	635 SF	\$3.50/SF/Month
415	274 SF	\$3.50/SF/Month
500	899 SF	\$3.50/SF/Month
502	345 SF	\$3.50/SF/Month
505-506	654 SF	\$3.50/SF/Month
509	314 SF	\$3.50/SF/Month
602	1182 SF	\$3.50/SF/Month
605	1049 SF	\$3.50/SF/Month
607	591 SF	\$3.50/SF/Month
608	994 SF	\$3.50/SF/Month
708	861 SF	\$3.50/SF/Month

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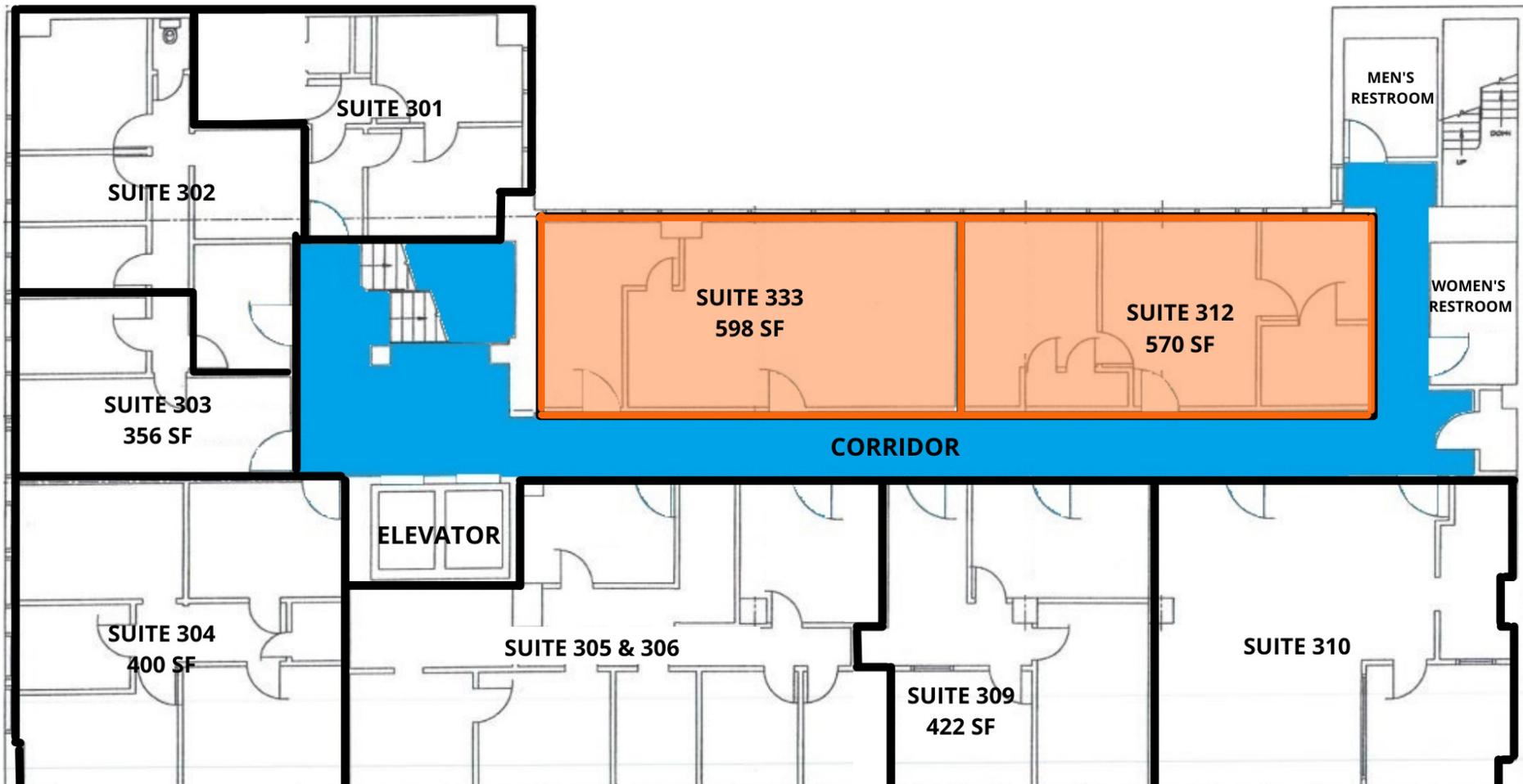
SECOND FLOOR PLAN



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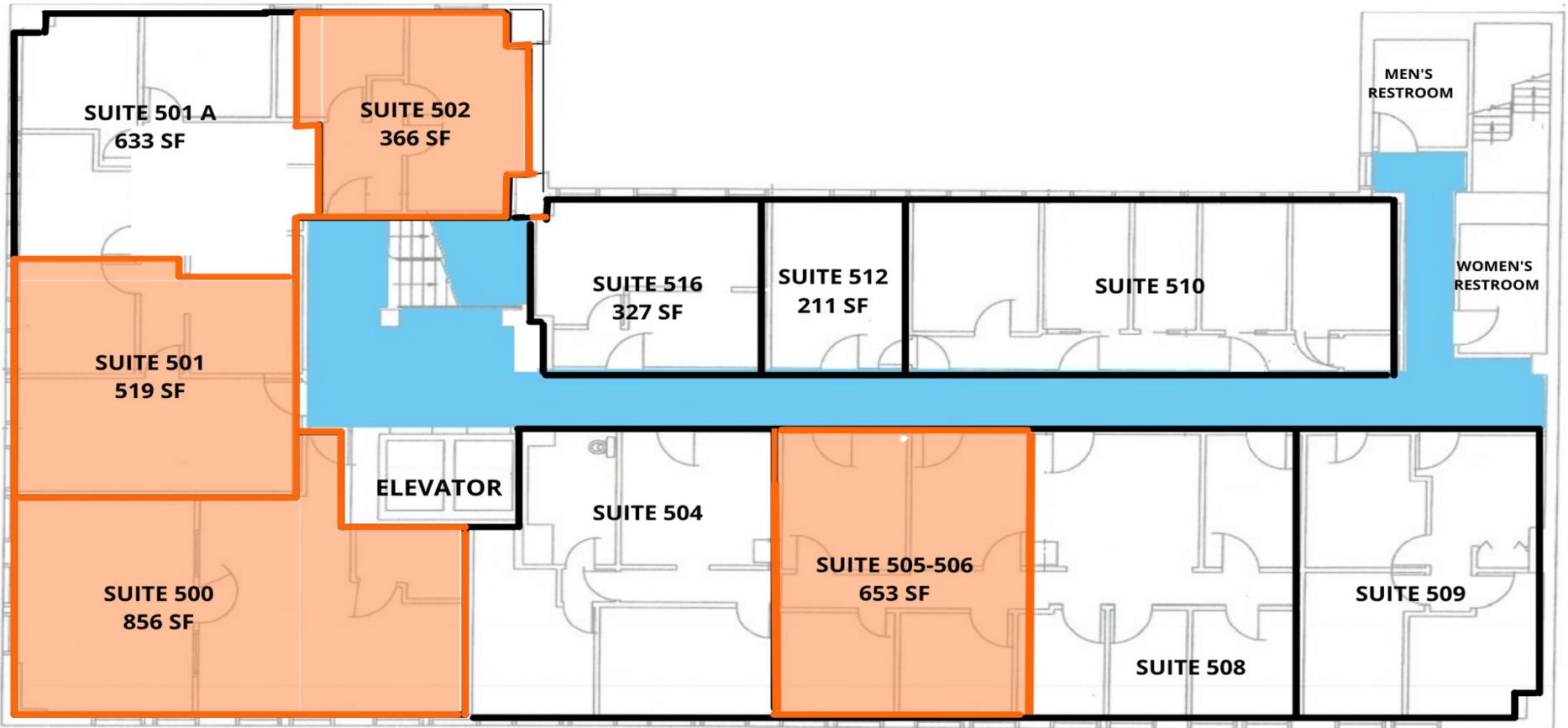
THIRD FLOOR PLAN



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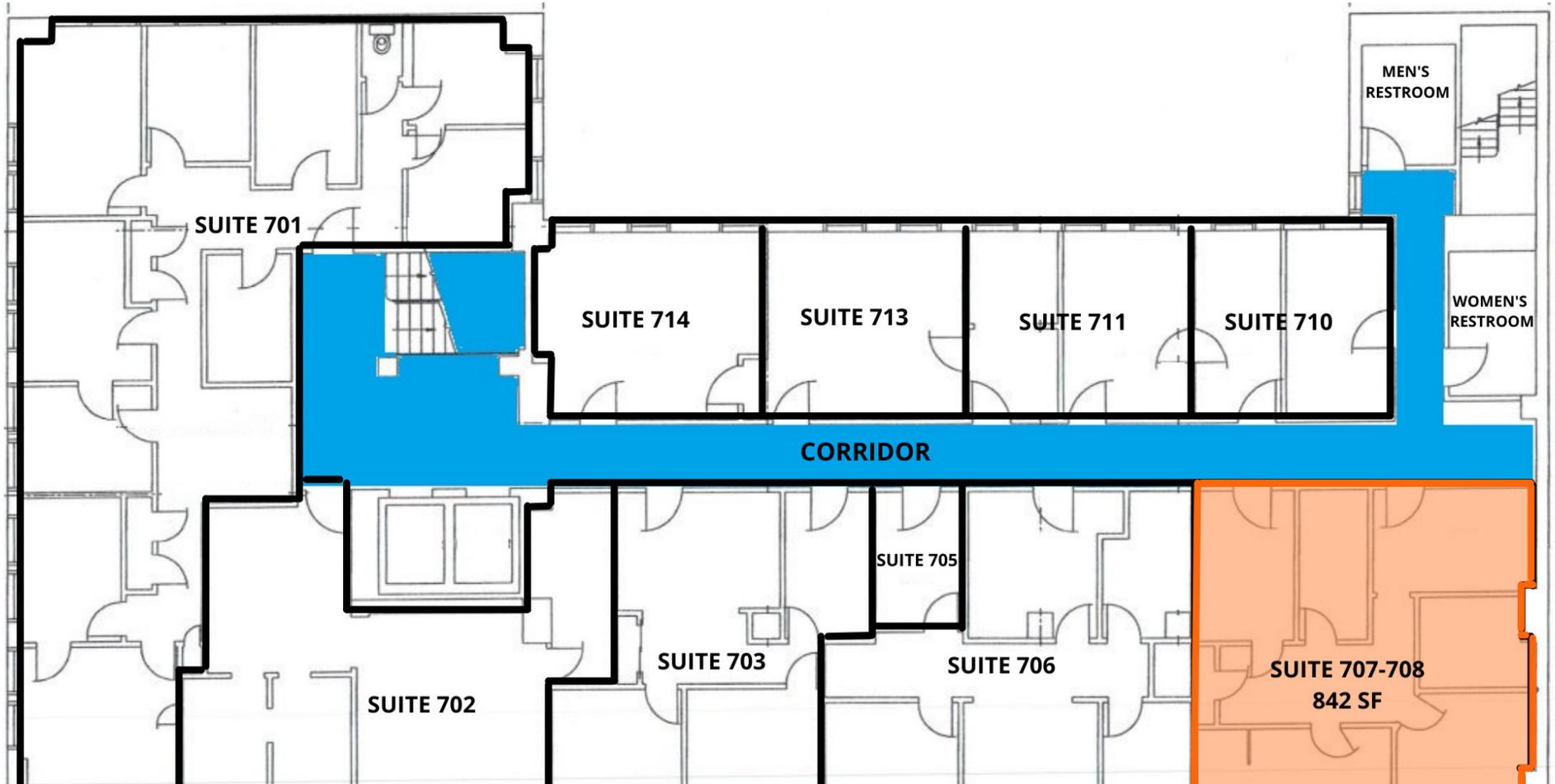
FIFTH FLOOR PLAN



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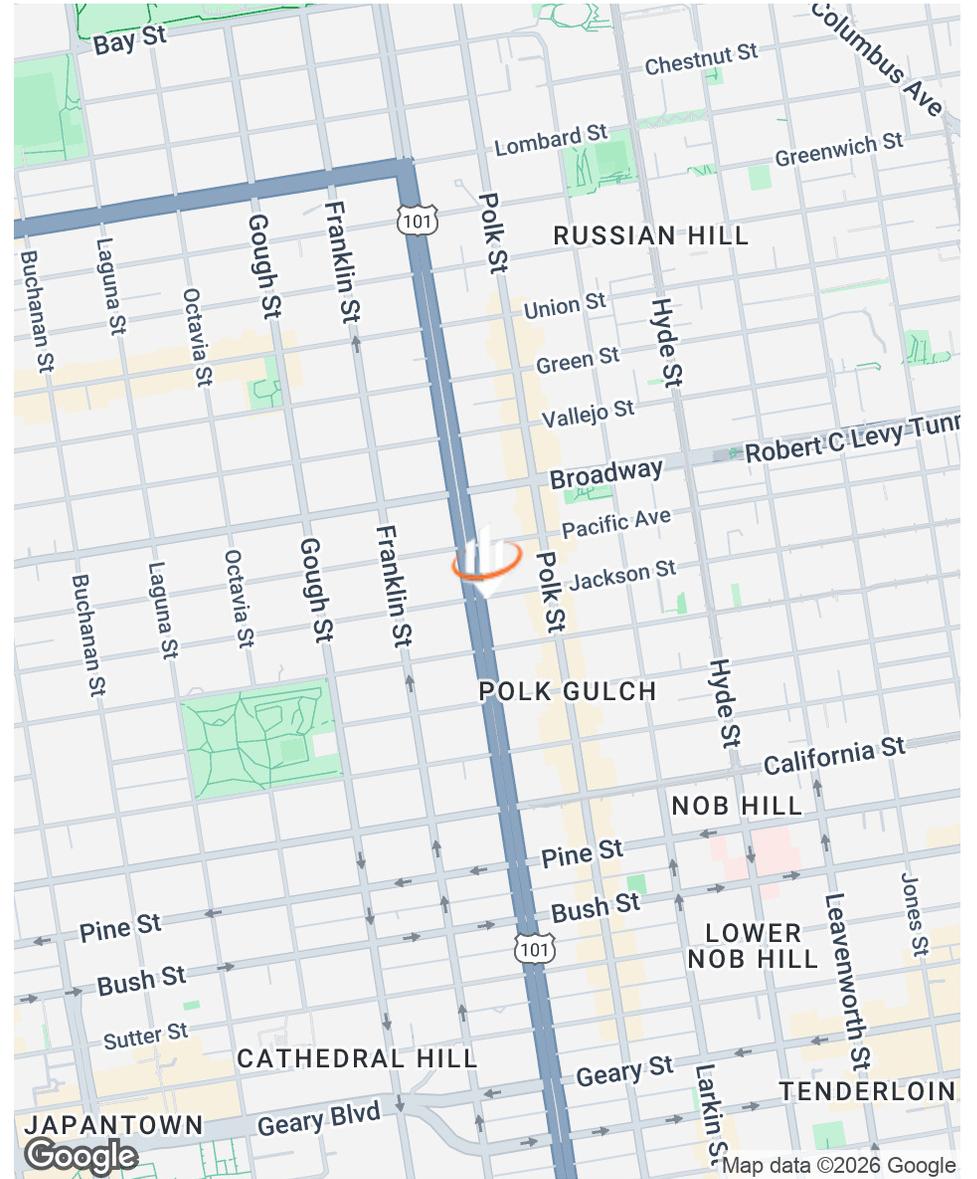
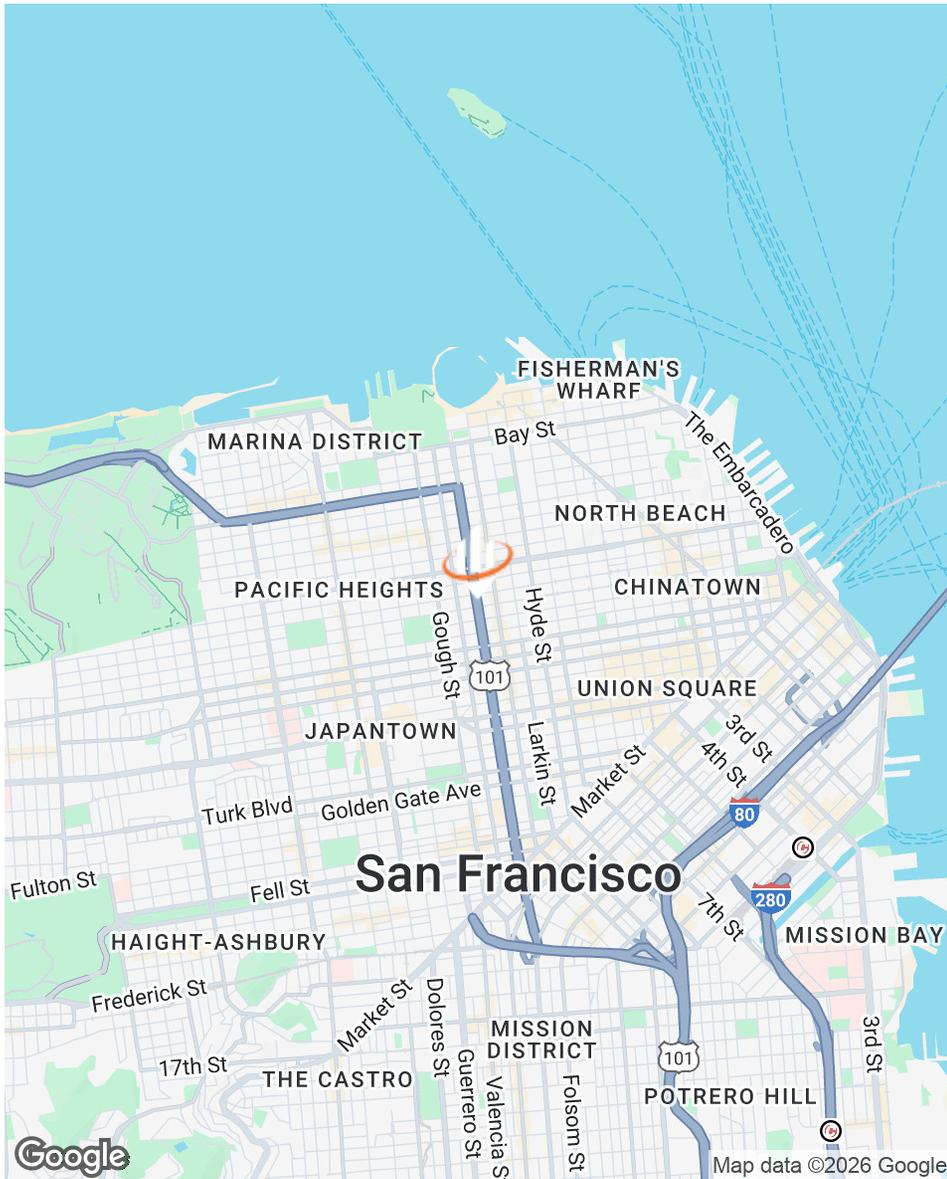
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SEVENTH FLOOR PLAN



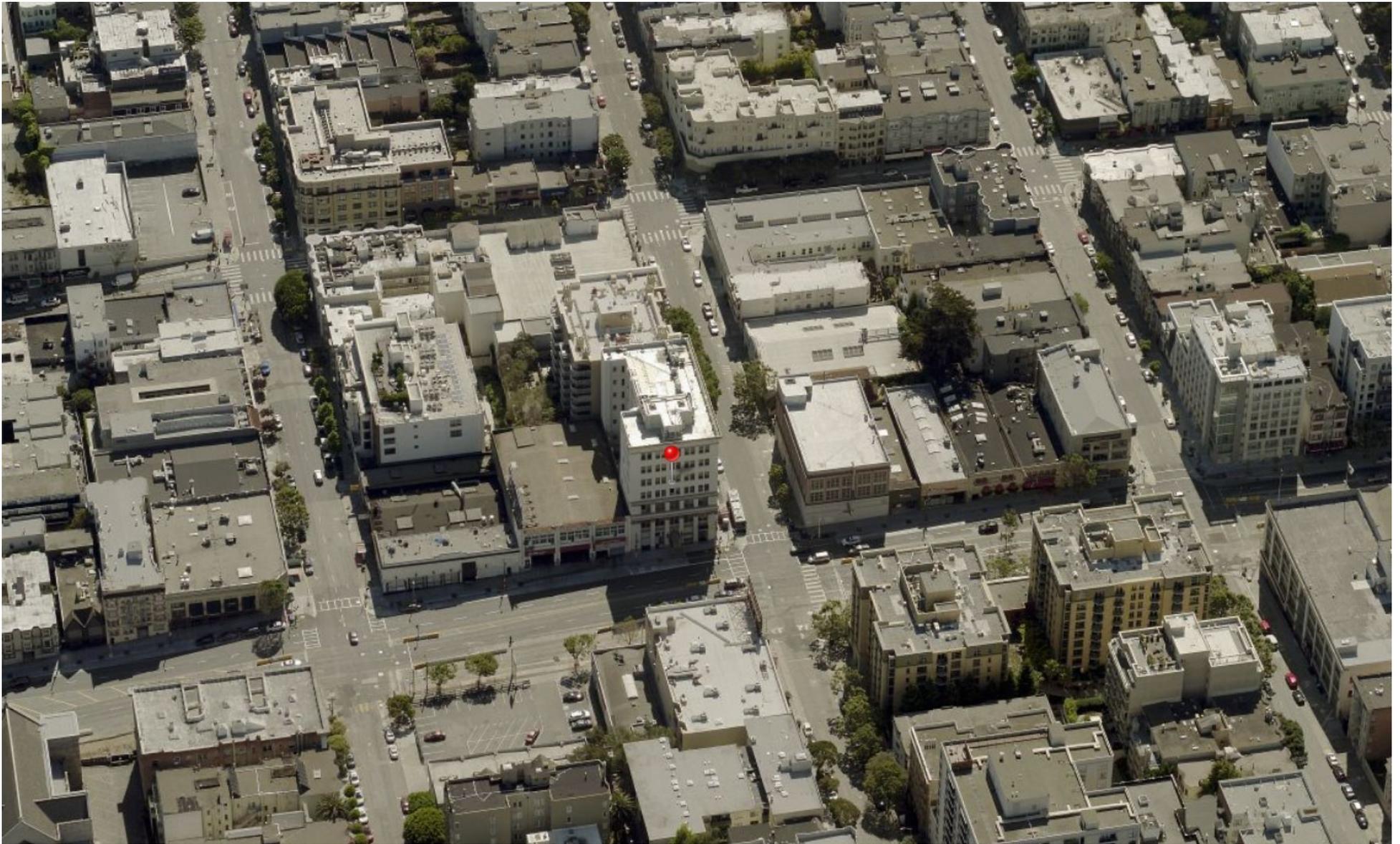
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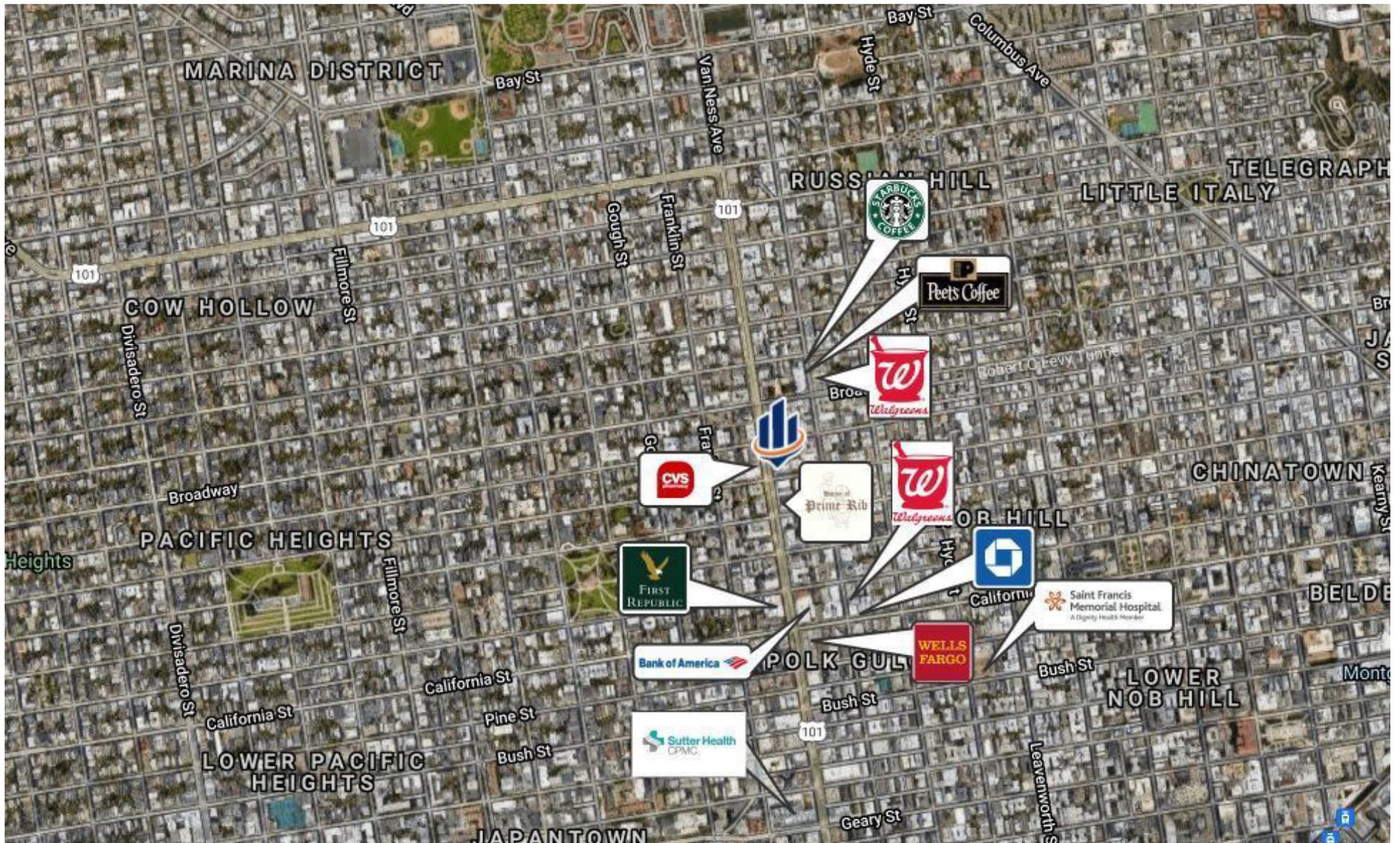
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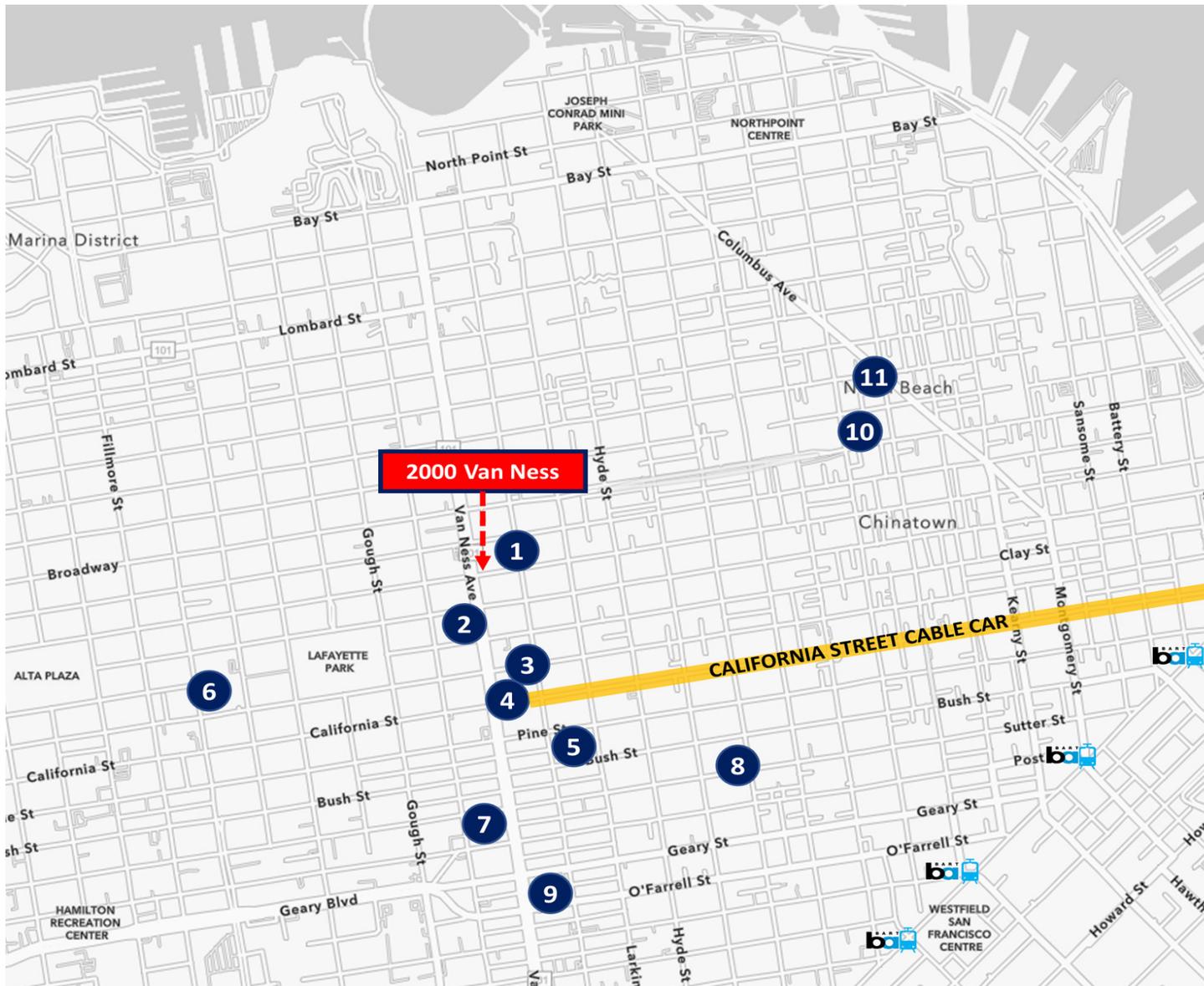
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NEARBY PARKING GARAGE

1. EXPRESS PARKING
1965 Polk Street
2. BUGSY PARKING
1801 Van Ness Avenue
3. OLD FIRST GARAGE
1725 Sacramento Street
4. PUBLIC PARKING
1766 Sacramento Street
5. SFMTA - Polk Bush Garage
1399 Bush Street
6. PUBLIC PARKING
2100 Webster Street
7. SUTTER PLACE
1355 Sutter Street
8. BUTTERICK GARAGE
840 Sutter Street
9. STUDIOMIX PARKING
1000 Van Ness Avenue
10. PUBLIC GARAGE
770 Broadway Street
11. SFMTA - North Beach
735 Vallejo Street

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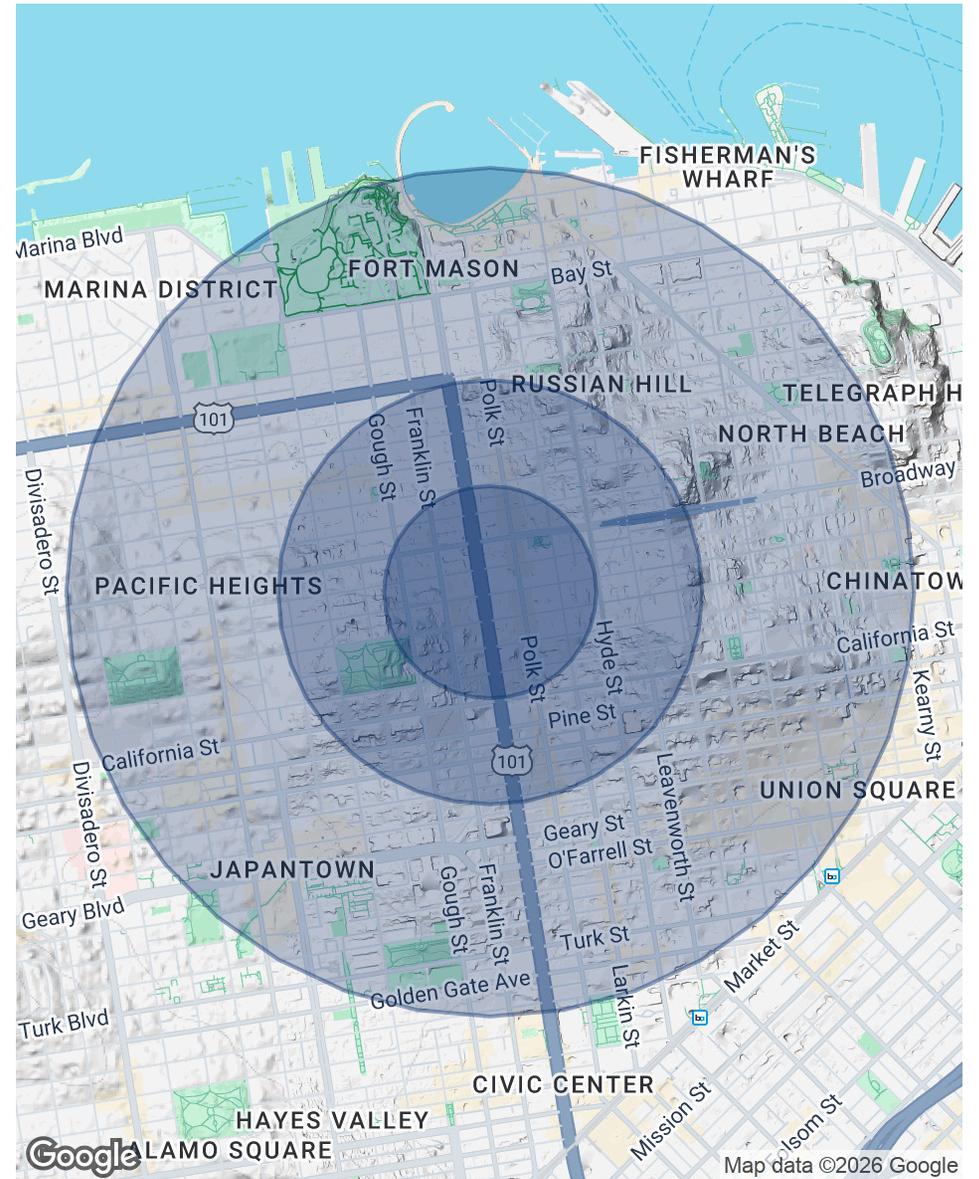
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	10,333	34,261	127,252
AVERAGE AGE	35.9	37.5	39.6
AVERAGE AGE (MALE)	36.1	38.2	39.7
AVERAGE AGE (FEMALE)	35.1	36.7	39.4

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	5,810	19,703	74,265
# OF PERSONS PER HH	1.8	1.7	1.7
AVERAGE HH INCOME	\$115,667	\$112,469	\$91,022
AVERAGE HOUSE VALUE	\$951,668	\$889,719	\$915,421

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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