



Van Ness Medical Building

1700 California Street, San Francisco

Property Type:	Medical Office
Location:	Highly visible intersection of California and Van Ness. Accessed by multiple Muni lines, and the California Street Cable Car line. Short walk to the CPMC Van Ness Campus.
Property Description:	Medical Office with on-site parking. City views with expansive windowline 99 Walk Score - Walkers Paradise 87 Transit Score - Excellent Transit

CURRENT SPACES AVAILABLE

Floor	Suite	Area (sf)	Asking Rent	Space Description	Available
G2	G2	3,593	\$72 psf FS	In shell condition located immediately off building lobby. Very easy access and high identity potential. Generous build-out allowance	NOW
2nd	280	2,276	\$72 psf FS	5 offices, waiting room, reception, kitchen. 1,163 sf exclusive deck, exterior glass line throughout	NOW
3rd	300	2,794	\$72 psf FS	Efficient medical build out with 5 exam rooms, exclusive bathroom, secured reception, file area. <i>Can be combined with Suite 310 for total of 8,331 sf</i>	NOW
3rd	310	5,537	\$72 psf FS	16 offices, 3 conference rooms. <i>Can be combined with Suite 300 for total of 8,331 sf</i>	NOW
3rd	340	2,500	\$72 psf FS	General office build-out	NOW
3rd	350	3,795	\$72 psf FS	Private offices/meeting rooms, private restroom, kitchenette	NOW
4th	460	2,250	\$72 psf FS	Located near main elevator lobby, with 3 large offices and a large open area. On building corner with excellent natural light	NOW
4th	470	2,530	\$72 psf FS	Currently built out as general office with multiple private offices.	NOW



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