

BAYSIDE REALTY PARTNERS PRESENTS

VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco

Newly Refurbished Class A Medical Office Building for Lease

NEW INSTITUTIONAL
OWNERSHIP

NEW GENEROUS TI
ALLOWANCES



TRASK LEONARD
President and CEO
650.533.2591
tleonard@baysiderp.com
DRE#01152101



CAROLINE DOYLE
Senior Vice President
650.722.1495
cdoyle@baysiderp.com
DRE#01906397

VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco



BUILDING

- Modernized and Separated Commercial Lobby
- Above-Standard On-Site Secure Parking
- Fully Permitted for Medical Office Use
- Close to CPMC Van Ness Medical Center
- Various Ground Floor Options
- Spaces from 2,200 sf
- New Generous TI Allowances

CALIFORNIA PACIFIC MEDICAL CENTER - Van Ness Campus



VAN NESS RAPID BUS TRANSIT



VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco

TENANTS

- Home to a wide variety of active medical practices, including two significant fertility practices, a national physical therapy provider and a variety of other medical and dental specialists



<https://www.anataramedicine.com/>



<https://www.kpivf.com/>



<https://www.selectphysicaltherapy.com/>



<https://laurelfertility.com/>



<https://www.kpivf.com/>

BAYSIDE REALTY PARTNERS PRESENTS

VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco

LOCATION

- Located on main medical corridor in San Francisco, with close proximity to a new 255 bed Sutter hospital and over 500,000 sf of nearby medical clinics.
- Easily accessible via public transit and car from most Bay Area communities, especially San Francisco, Marin, the Peninsula and the East Bay
- Most recently upgraded building on corridor with stunning views, natural light and safe environment adjacent to Pacific Heights
- Within easy walking distance are numerous upscale food, grocery and retail choices plus many high-end homes and residential communities



PACIFIC HEIGHTS



CPMC – Van Ness Campus



VAN NESS RAPID BUS TRANSIT



BAYSIDE REALTY PARTNERS PRESENTS

VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco



SUITE 310



SUITE 350



SUITE 280



SUITE 310



SUITE 350



SUITE 310



SUITE 280



SUITE 340

BAYSIDE REALTY PARTNERS PRESENTS

VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco



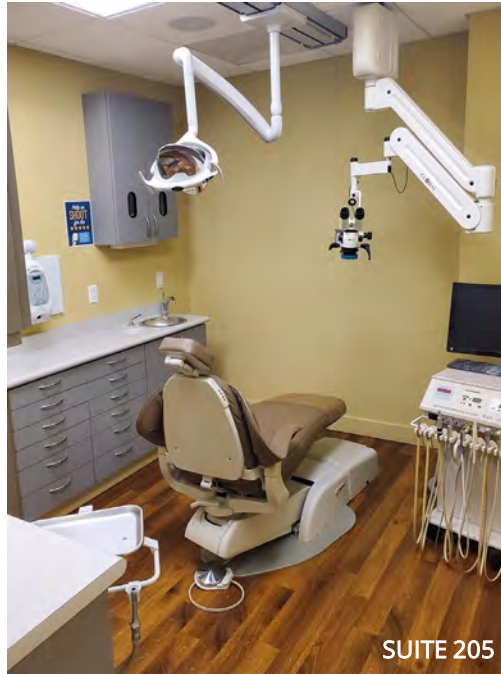
BAYSIDE REALTY PARTNERS PRESENTS

VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco



SUITE 205



SUITE 205



SUITE 205



VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco



Cable Car Lines
 — Powell-Mason Line
 — Powell-Hyde Line
 — California Line

**1700 California Street
San Francisco**

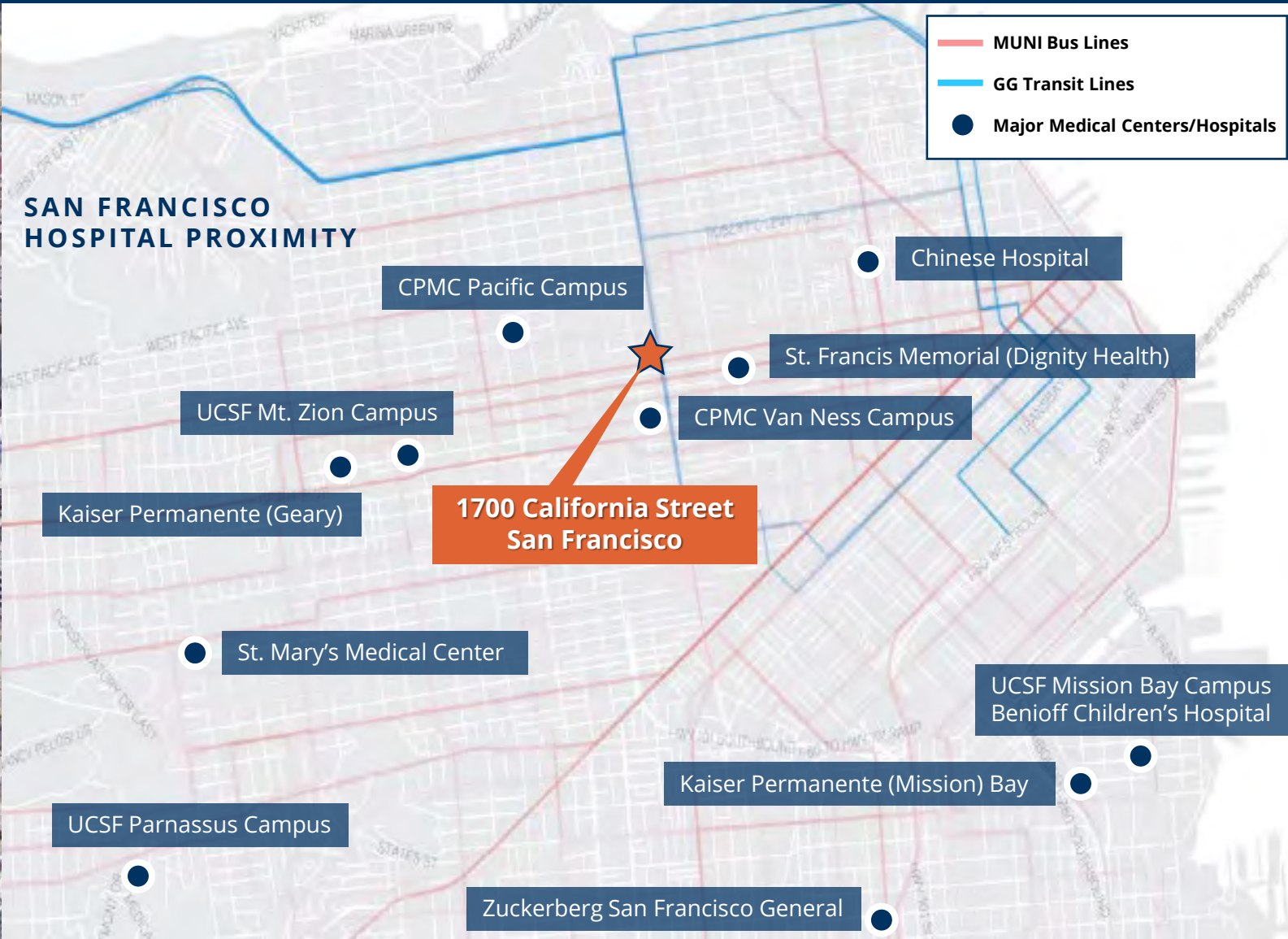
**WHOLE
FOODS
MARKET**

Sutter Health
CPMC Van Ness Campus

Holiday Inn
GOLDEN GATEWAY

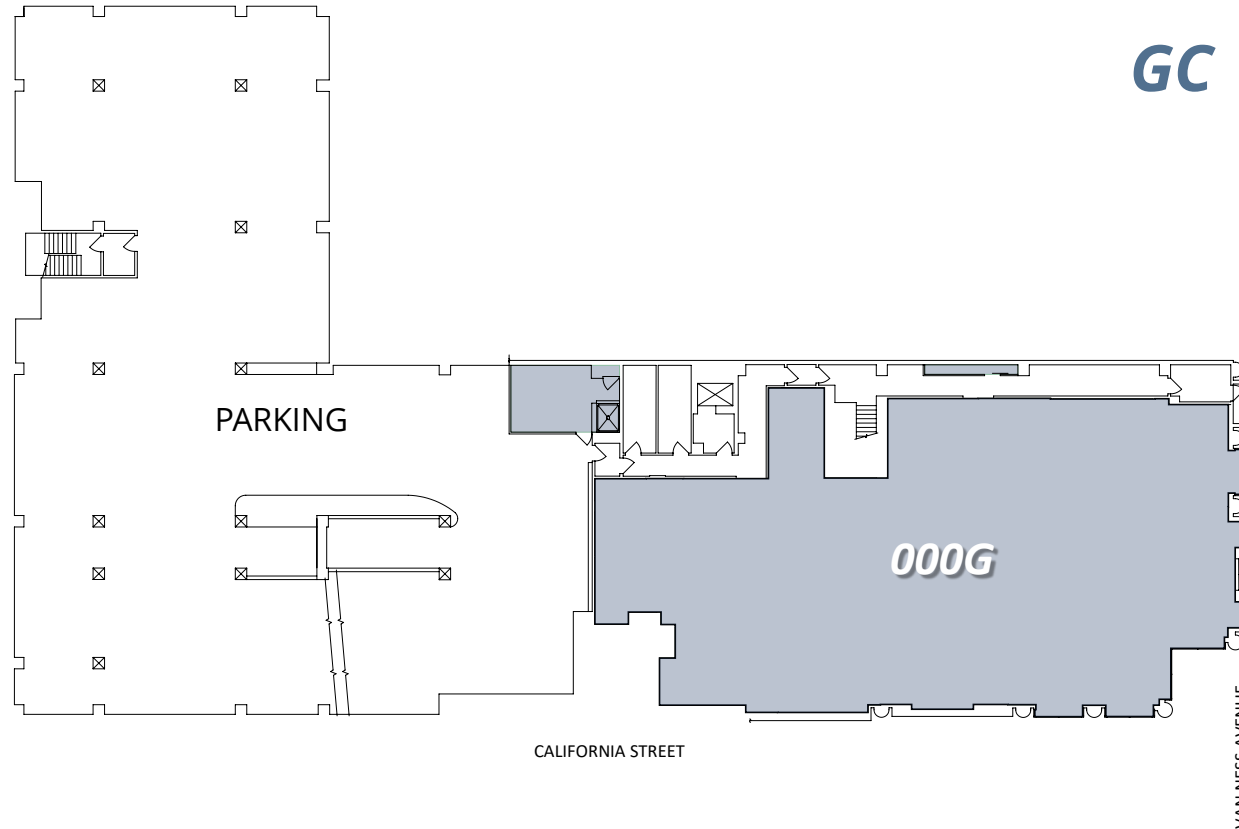
VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco



VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco



GC

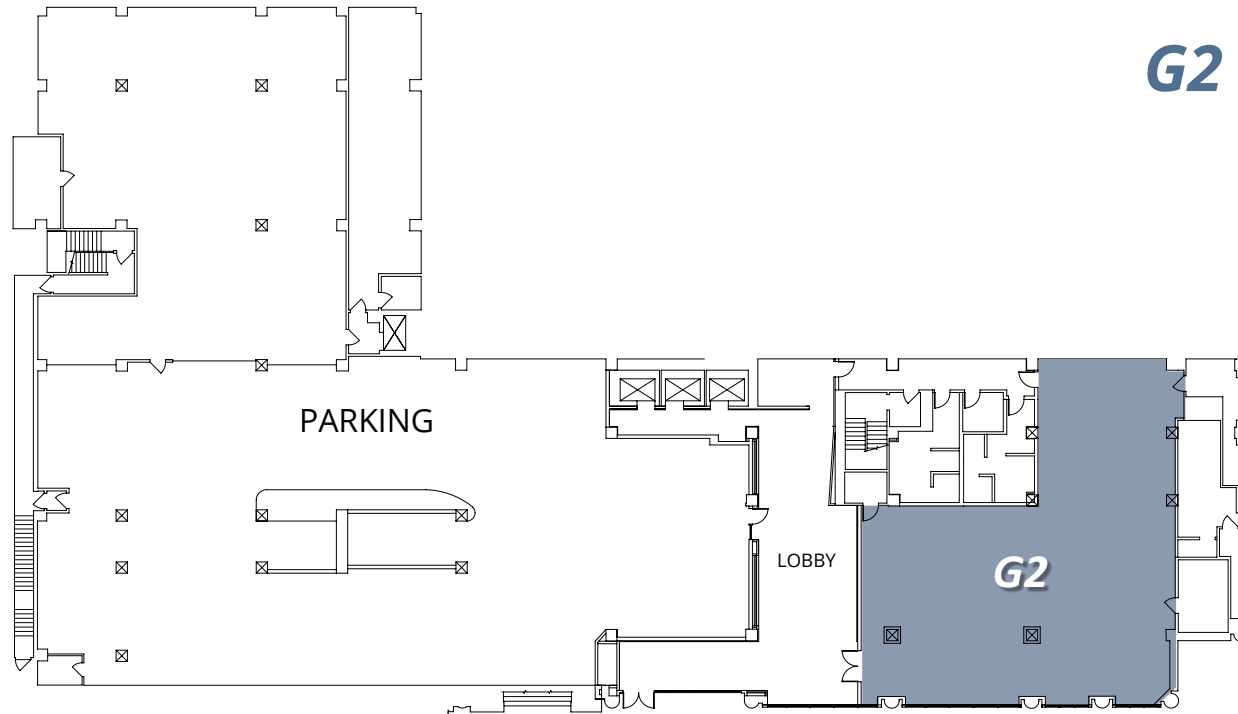
GC GROUND FLOOR

Suite 000G 7,398 RSF

Former restaurant space on ground floor fronting Van Ness. Very high ceilings and excellent identity signage available. Good for uses such as dialysis, imaging, surgery center, or any other medical use requiring true ground floor

VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco



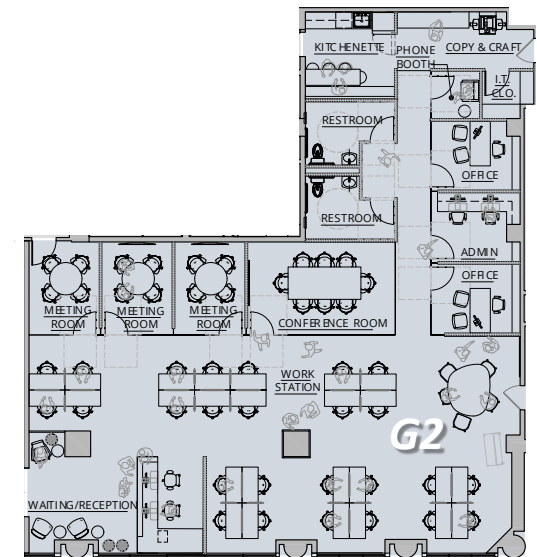
G2

G2 FLOOR

Suite G2 3,593 RSF

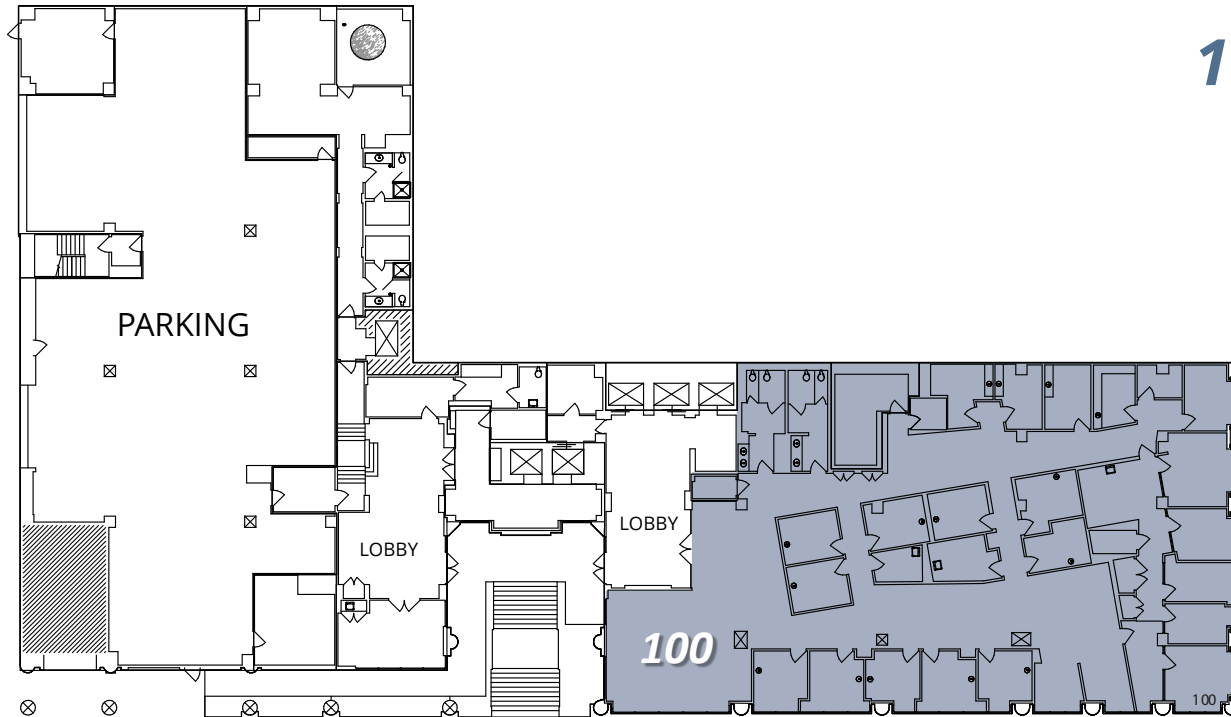
In shell condition located immediately off building lobby. Very easy access and high identity potential. Generous build-out allowance

CONCEPT PLAN FOR SUITE G2



VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco

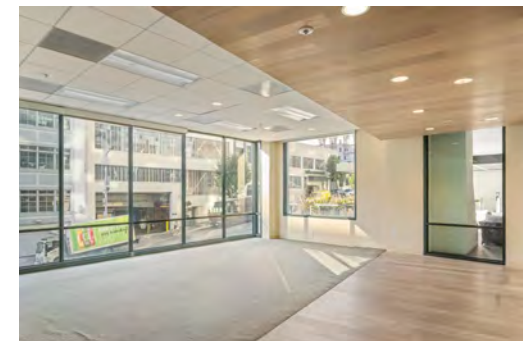


1

FIRST FLOOR

Suite 100 8,049 RSF

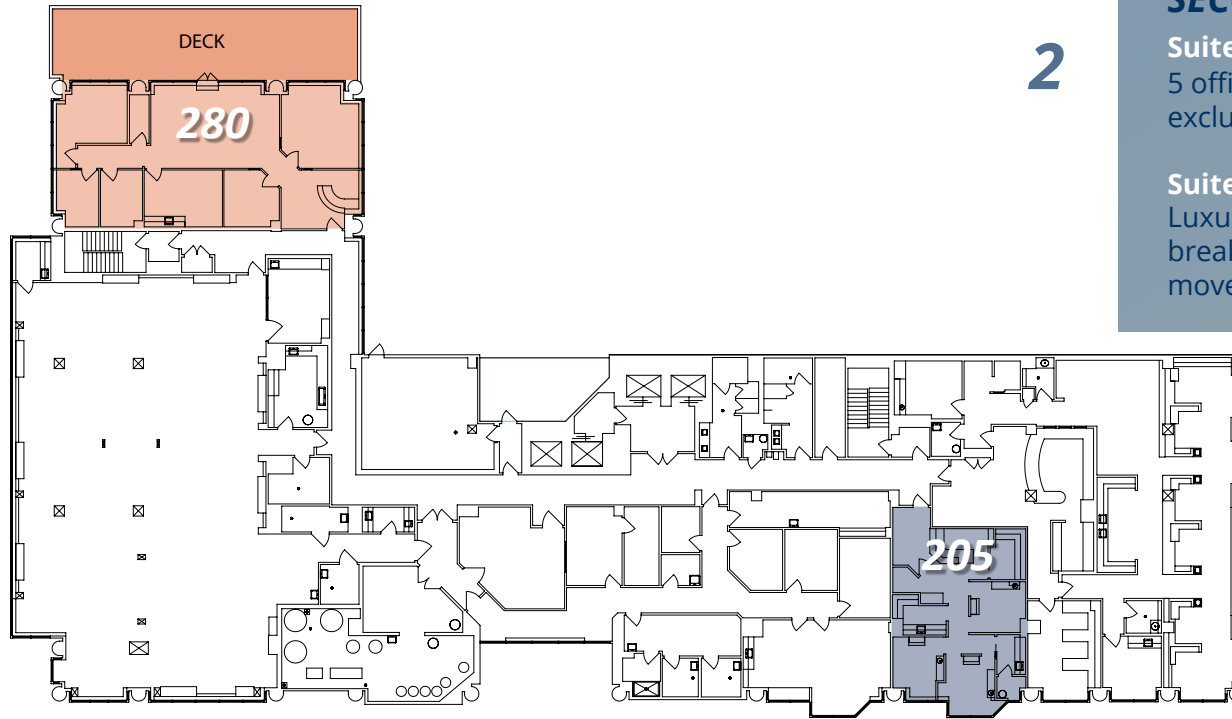
16 exam rooms, 8 offices, lounge, reception, waiting area, exclusive restrooms. Very modern and high-end build out



SUITE 100

VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco



2

SECOND FLOOR

Suite 280 3,439 RSF

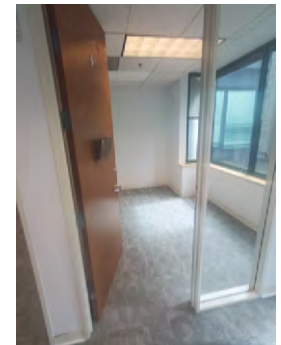
5 offices, waiting room, reception, kitchen. 800 sf exclusive deck, exterior glass line throughout

Suite 205 1,351 RSF

Luxurious dental suite with 2 operatories, 1 office, break room, x ray room and ample waiting room in move-in-ready condition



SUITE 280



VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco

THIRD FLOOR

Suite 300 2,794 RSF

Efficient medical build out with 5 exam rooms, exclusive bathroom, secured reception, file area.
Can be combined with Suite 310 for total of 8,331 sf

Suite 310 5,537 RSF

16 offices, 3 conference rooms. *Can be combined with Suite 300 for total of 8,331 sf*

Suite 340 3,078 RSF

General office build-out

Suite 350 3,795 RSF

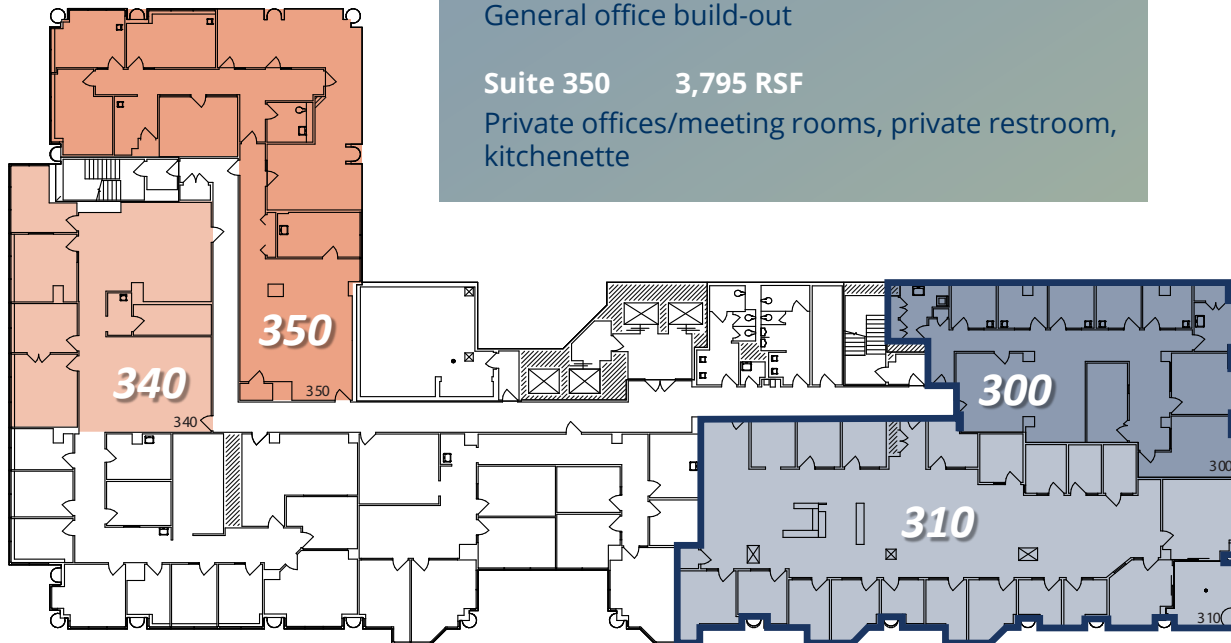
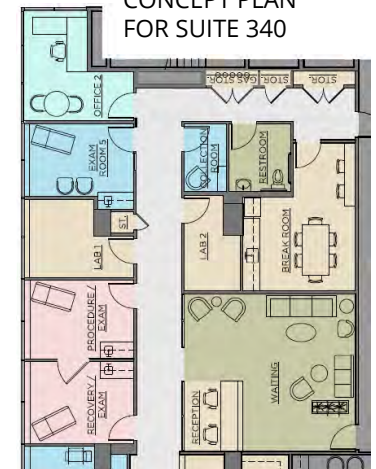
Private offices/meeting rooms, private restroom, kitchenette

3

CONCEPT PLAN FOR SUITE 300

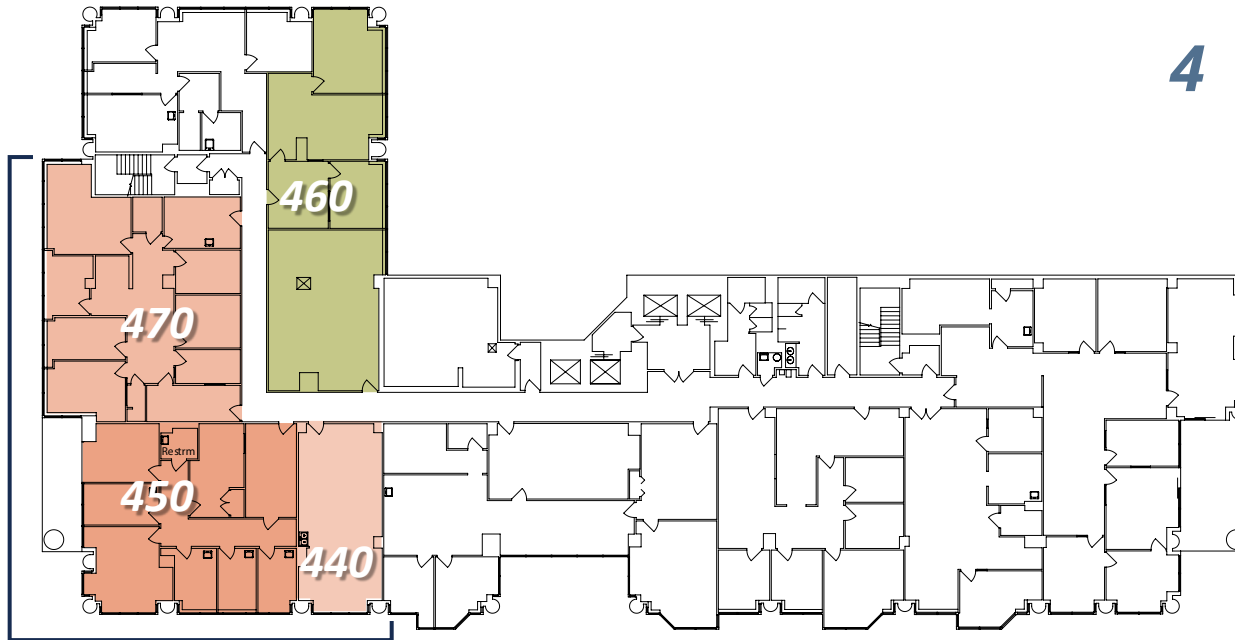


CONCEPT PLAN FOR SUITE 340



VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco



FOURTH FLOOR

Suite 460 2,250 RSF
Located near main elevator lobby, with 3 large offices and a large open area. On building corner with excellent natural light

Suite 440 874 RSF
Open floorplan. *Can be combined with Suite 450 and 470 for up to 5,883 sf*

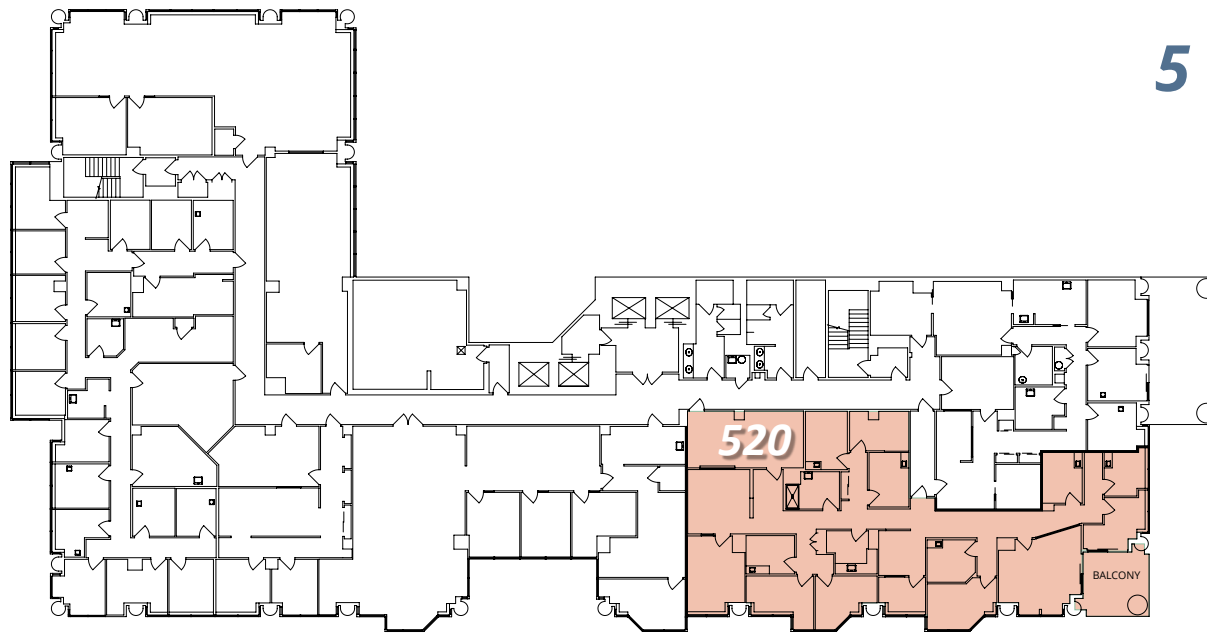
Suite 450 2,479 RSF
Existing medical clinic build out with 5 exam rooms, 10 offices, large break room, restroom, storage, open space. *Can be combined with Suite 400 and 470 for up to 5,883 sf*

Suite 470 2,530 RSF
Currently built out as general office with multiple private offices. *Can be combined with Suite 450 and 400 for up to 5,883 sf*

Can be combined for
up to 5,883 RSF

VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco



FIFTH FLOOR

Suite 520 4,473 RSF

High-quality modern medical office build out on corner with private balcony. Unsurpassed views to northeast of SF and downtown. Excellent natural light. 8 exam rooms, 9 offices

Meet Your Expert Team



TRASK LEONARD

President and CEO

650.533.2591

tleonard@baysiderp.com

DRE#01152101



CAROLINE DOYLE

Senior Vice President

650.722.1495

cdoyle@baysiderp.com

DRE#01906397

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

DOMINANT. EXPERT. INFLUENTIAL.