

BAYSIDE REALTY PARTNERS PRESENTS

# Napa Medical Center

1100 Trancas Street, Napa, California

*Only On-Campus MOB in Napa*



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DRE#01152101





# Napa Medical Center

1100 Trancas Street, Napa, California

## OPPORTUNITY

- On the Queen of the Valley Medical Center campus:
  - A St. Joseph's Healthcare system hospital
  - The only Level III Trauma Center in Napa Valley
- Easy access to Highway 29 and Downtown Napa
- Abundant retail services and hotel accommodations nearby

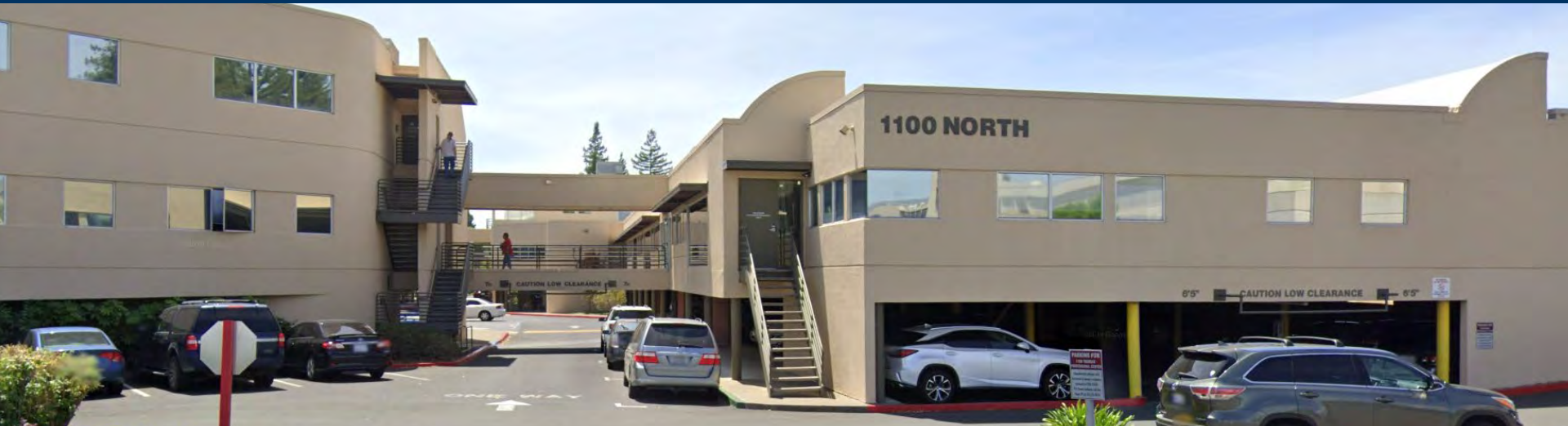


## BUILDING

- Medical suites: 150 SF to 6,200 SF
- Major building improvements recently completed
  - Major roof and HVAC system upgrades
  - New high efficiency energy management system
  - New carpet/paint and lighting in common areas
  - Landscaping
  - Signage and building identity
  - New security/card key access system
  - New lighting in garage area
  - Surface parking areas resealed and restriped
- Institutional ownership and management team in place:
  - Extensive medical office experience and portfolio
  - On-site building engineer

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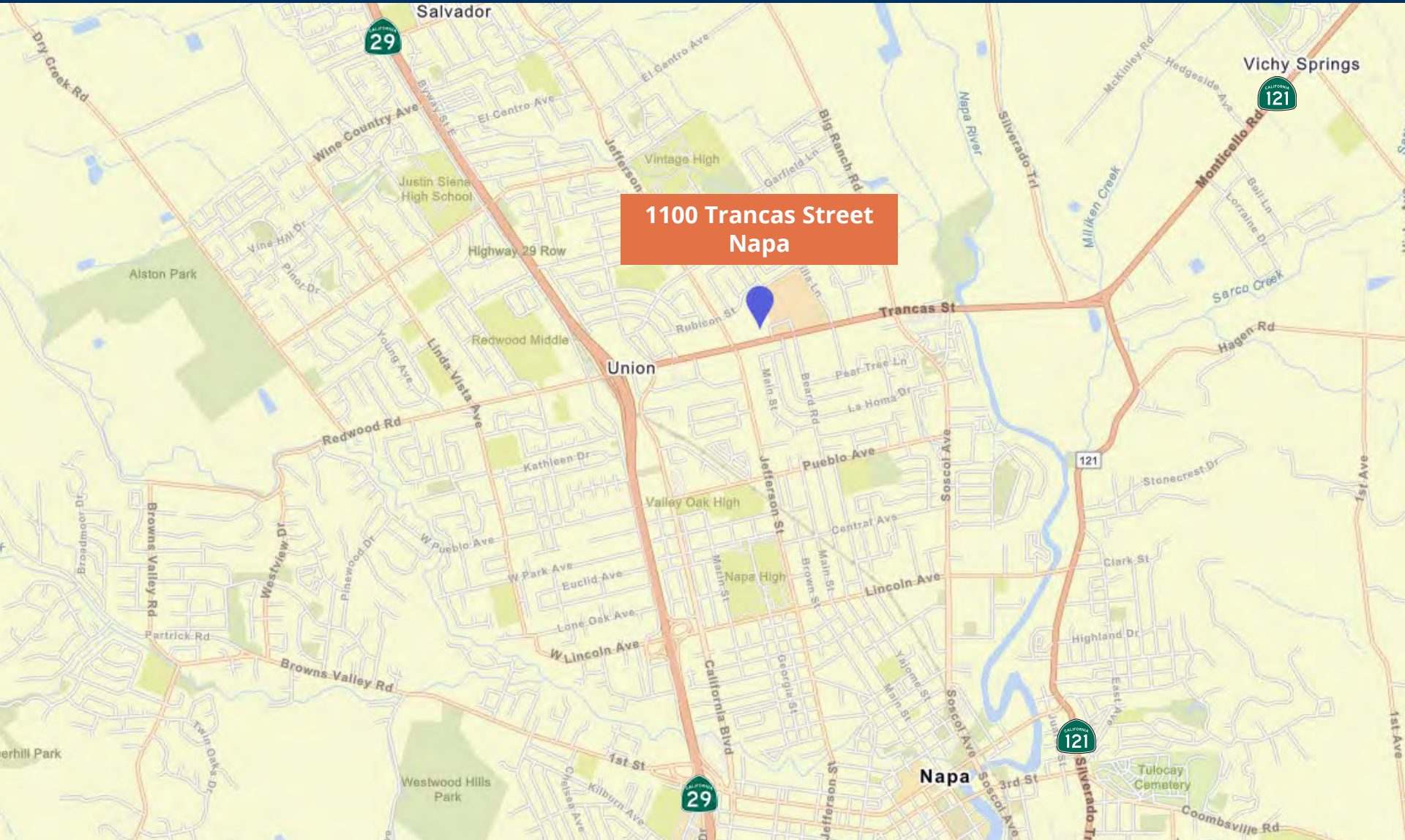
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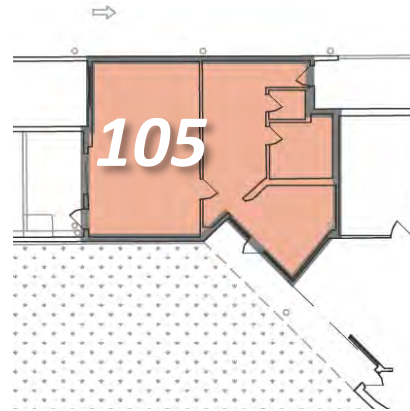
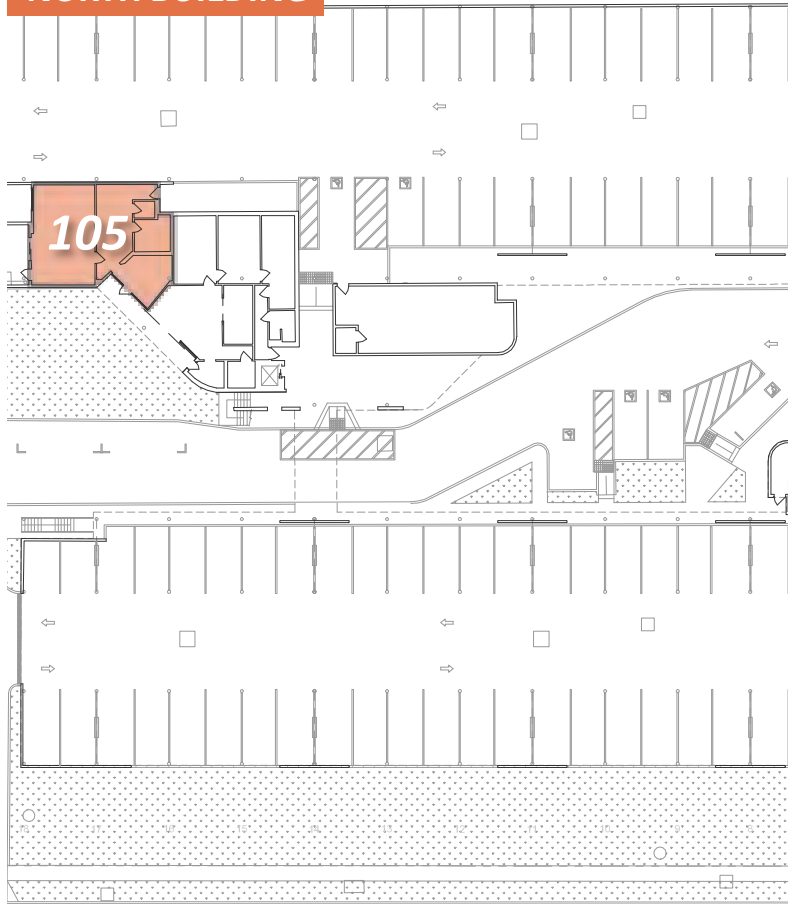
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## NORTH BUILDING



## FIRST FLOOR

### NORTH BUILDING

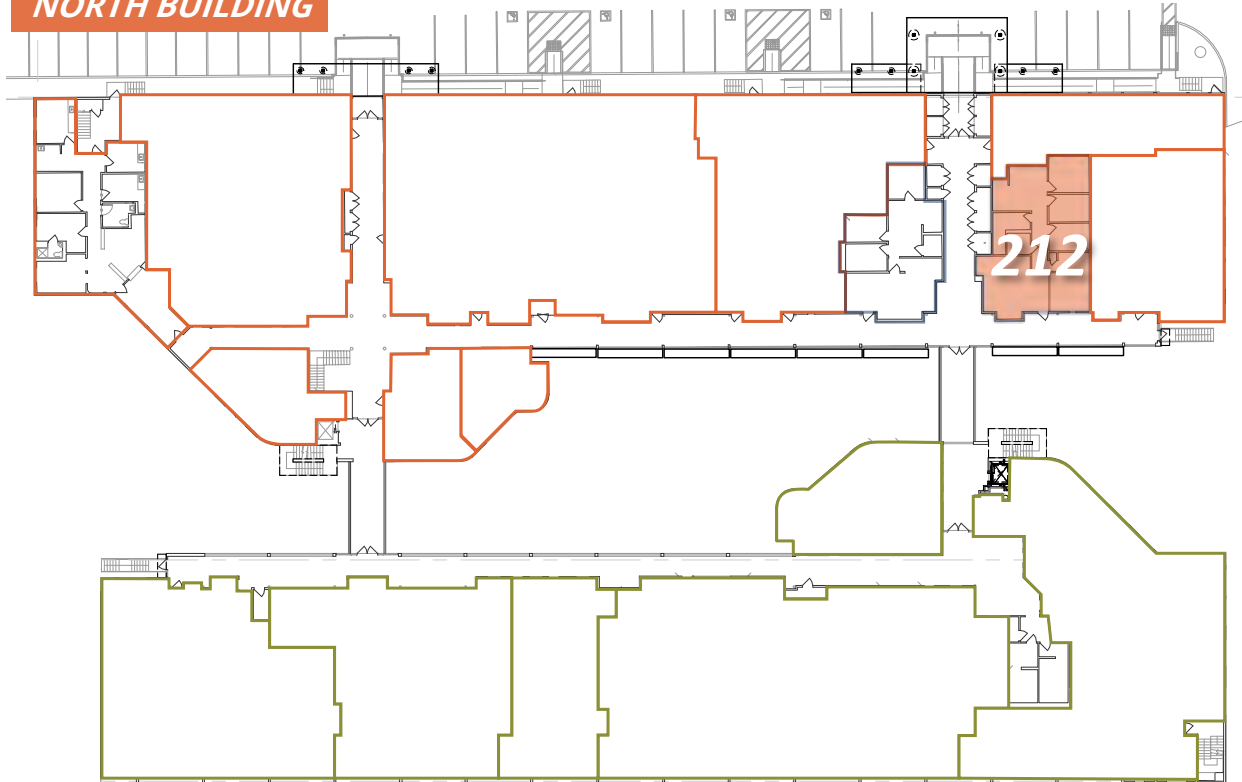
Suite 105 1,245 RSF

Professional office space on ground floor with excellent natural light and access to parking. One private office and one storage room.

# Napa Medical Center

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**NORTH BUILDING**



**SOUTH BUILDING**

## SECOND FLOOR

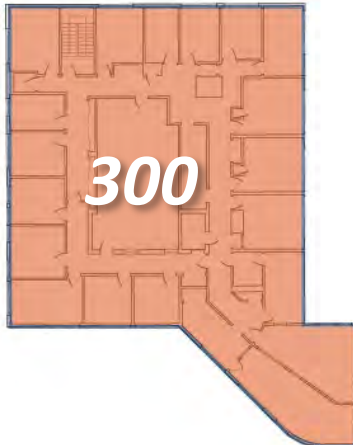
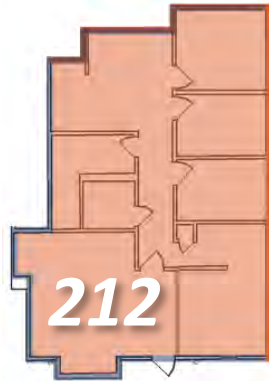
**NORTH BUILDING**

**Suite 212**     **1,687 RSF**  
3 exam rooms, 1 office, storage, lab, restroom. Located in highly visible and accessible corner suite

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## NORTH BUILDING



## SECOND FLOOR

### NORTH BUILDING

Suite 212     1,687 RSF  
3 exam rooms, 1 office, storage, lab, restroom. Located in highly visible and accessible corner suite

## THIRD FLOOR

### NORTH BUILDING

Suite 300     6,211 RSF  
Perimeter offices/exam rooms, interior work/lab areas

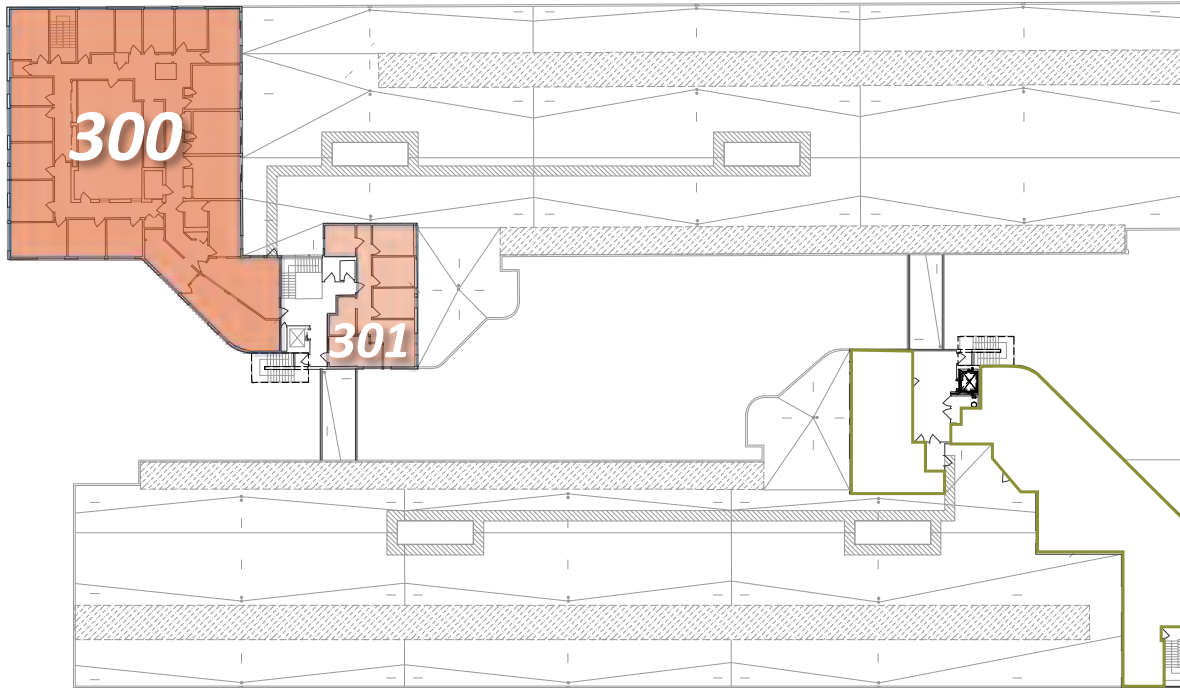
Suite 301     1,073 RSF  
4 exam rooms, excellent natural light, adjacent to elevator and common area restrooms



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## NORTH BUILDING



## SOUTH BUILDING

## THIRD FLOOR

### NORTH BUILDING

Suite 300 6,211 RSF  
Perimeter offices/exam rooms, interior work/lab areas

Suite 301 1,073 RSF  
4 exam rooms, excellent natural light, adjacent to elevator and common restrooms

# 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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