

BAYSIDE REALTY PARTNERS PRESENTS

Napa Medical Center

1100 Trancas Street, Napa, California

Only On-Campus MOB in Napa



TRASK LEONARD
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BAYSIDE
REALTY PARTNERS
MEDICAL/DENTAL PROPERTY SPECIALISTS

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

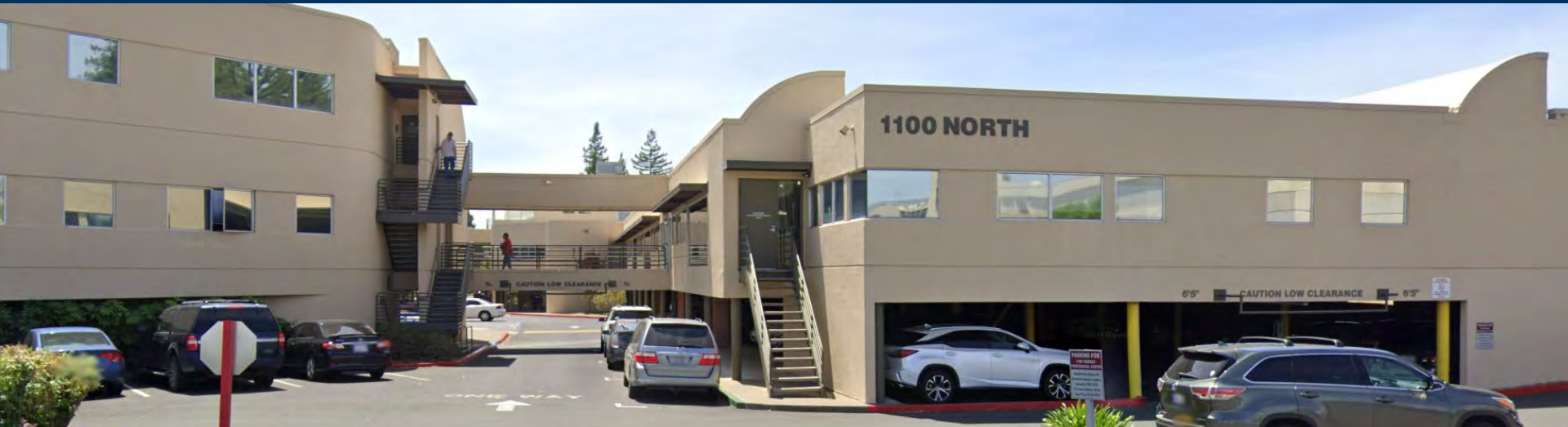


BUILDING

- 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

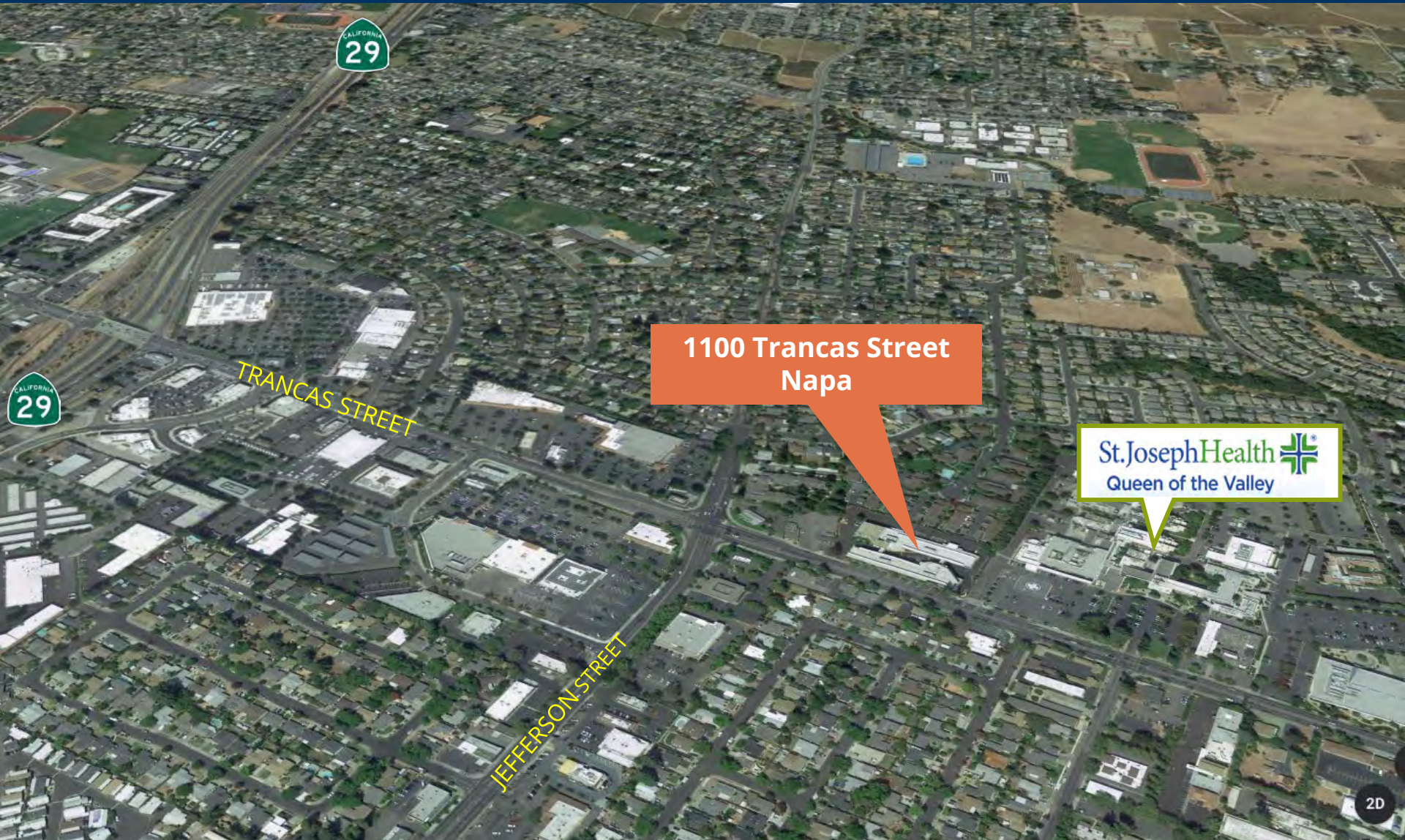
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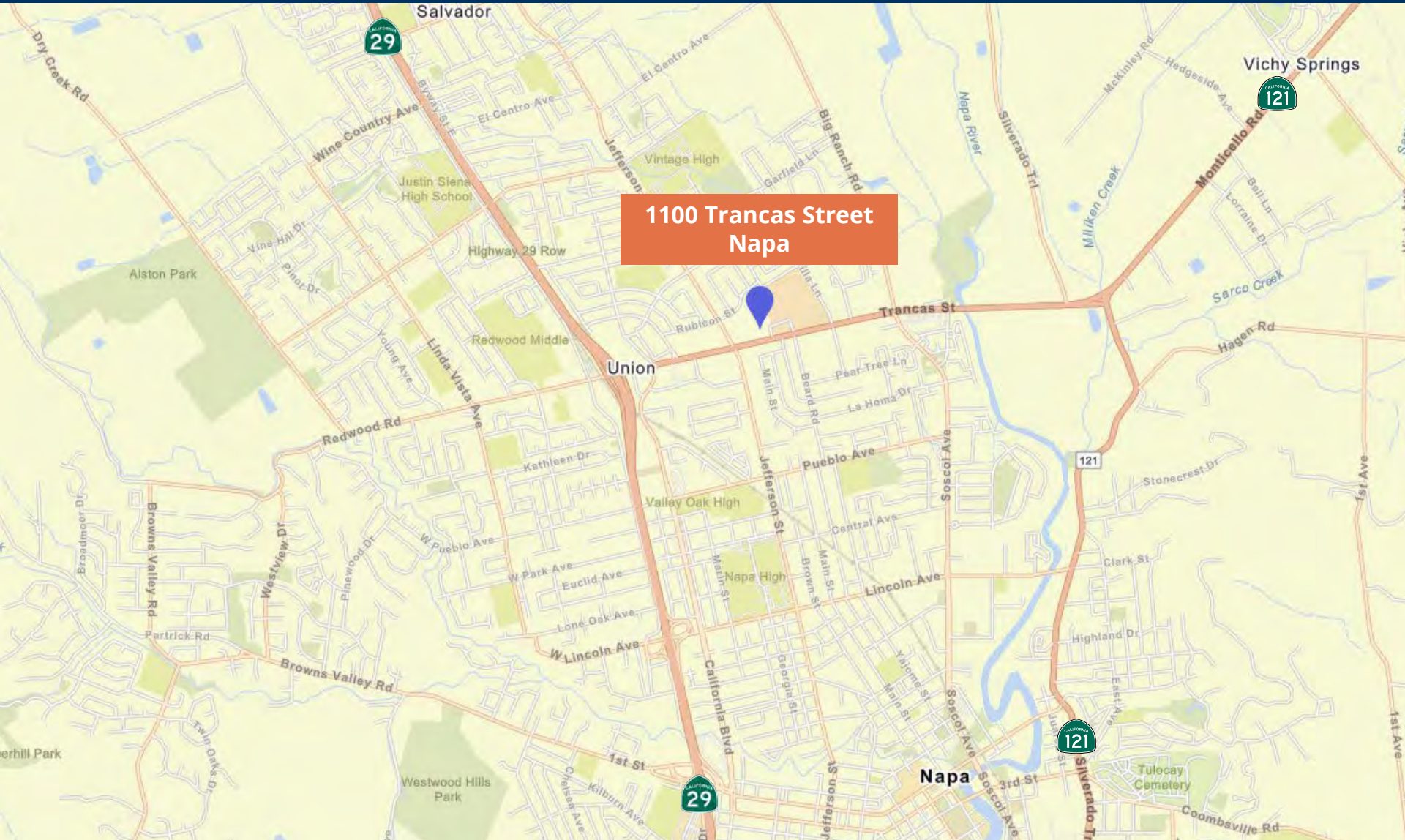
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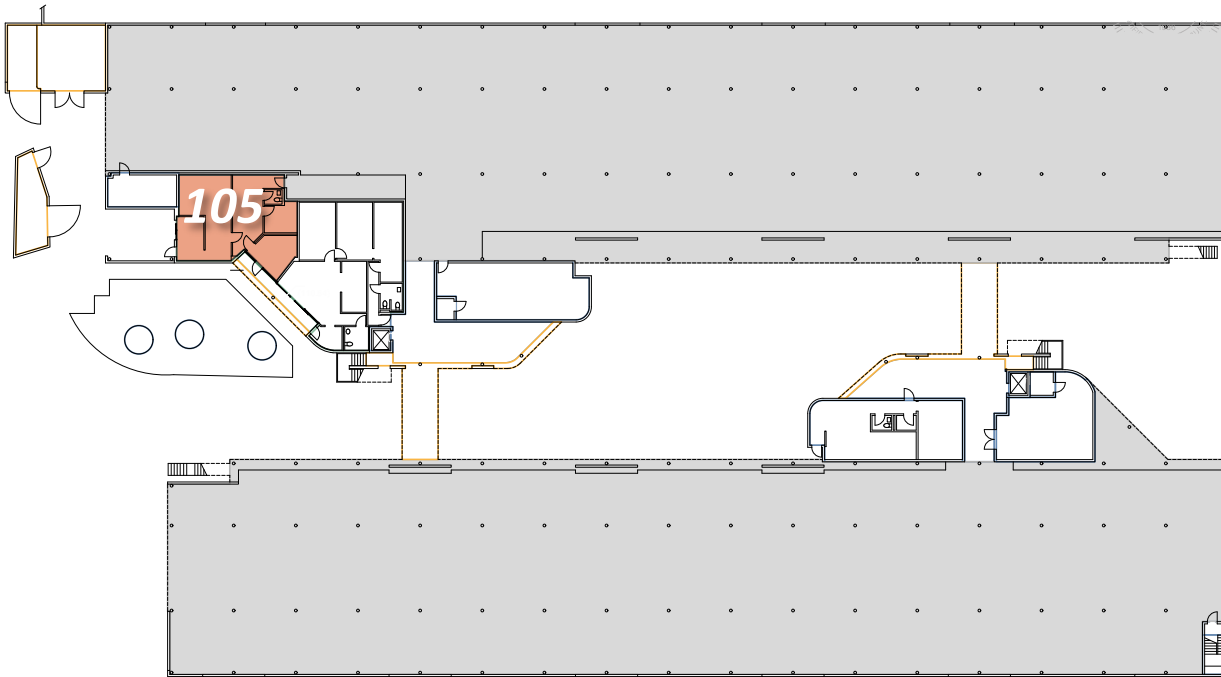
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NORTH BUILDING



FIRST FLOOR

NORTH BUILDING

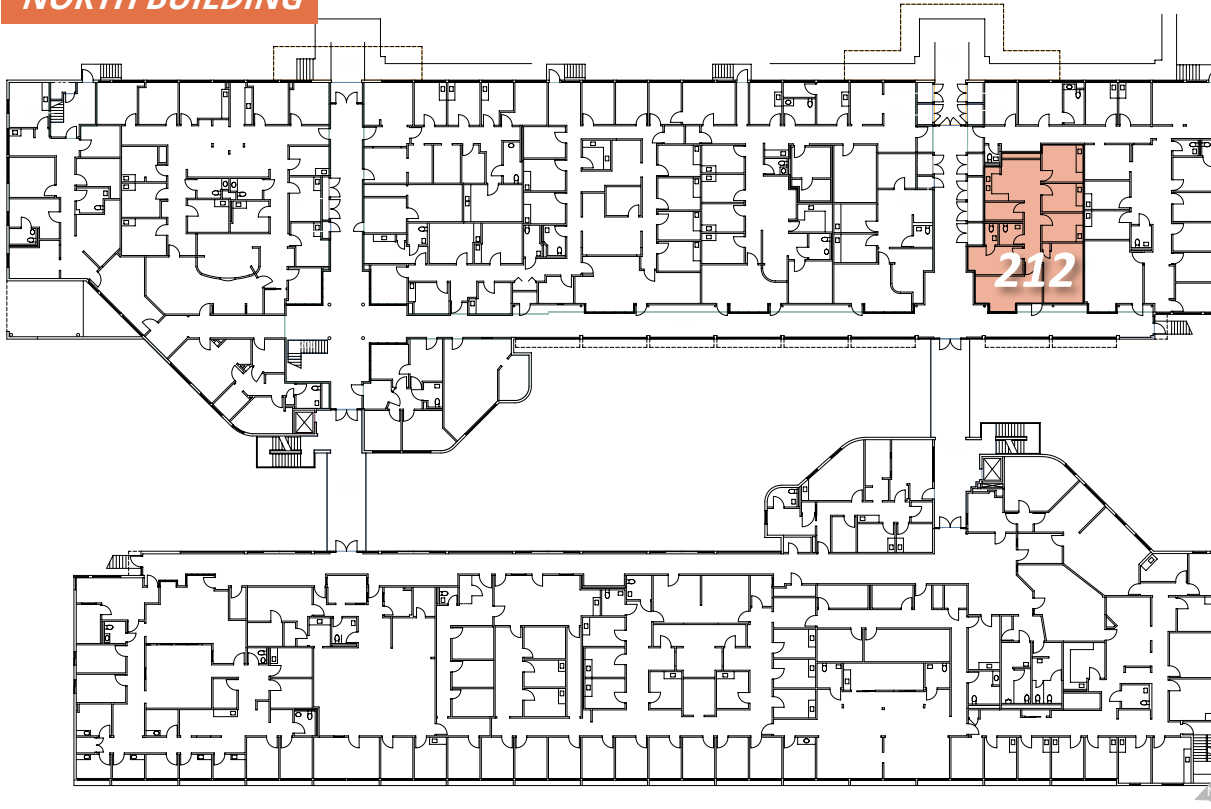
Suite 105 1,232 RSF

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

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NORTH BUILDING



SOUTH BUILDING

SECOND FLOOR

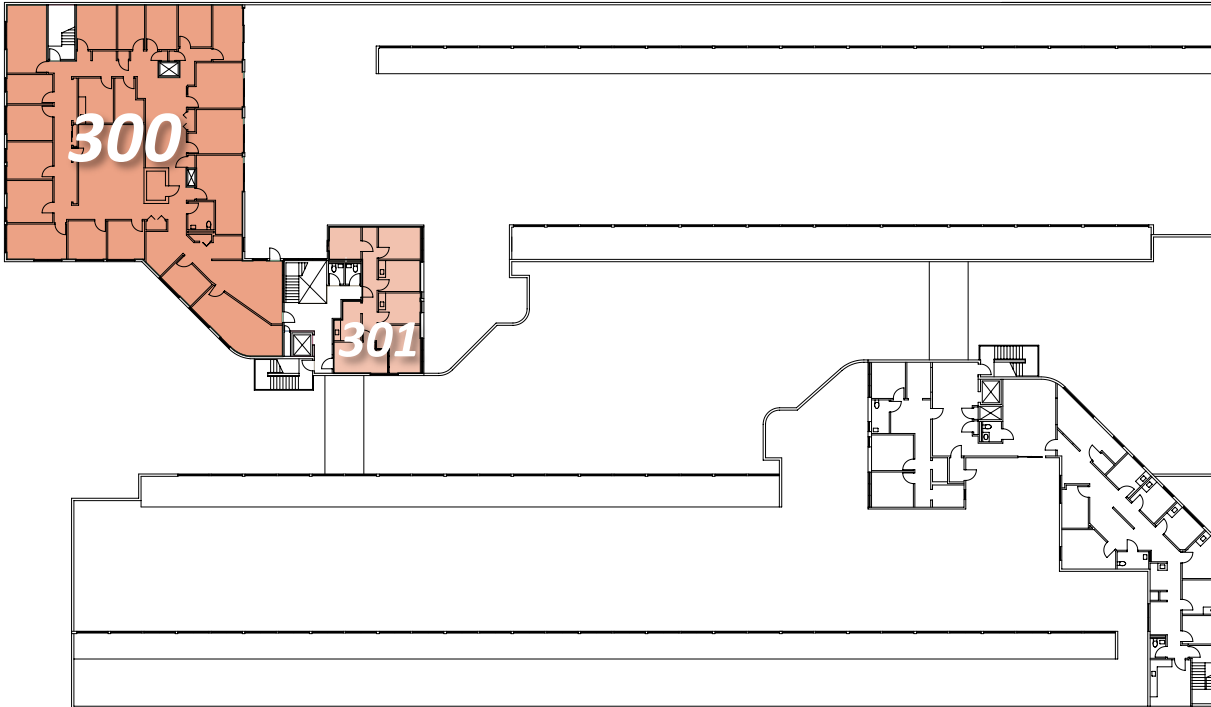
NORTH BUILDING

Suite 212 1,659 RSF
3 exam rooms, 1 office, storage, lab,
restroom. Located in highly visible and
accessible corner suite

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NORTH BUILDING



SOUTH BUILDING

THIRD FLOOR

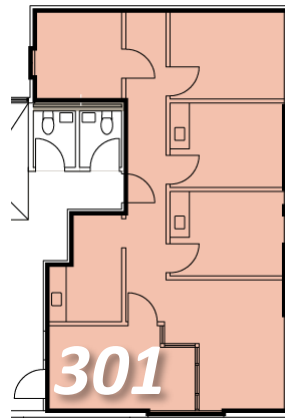
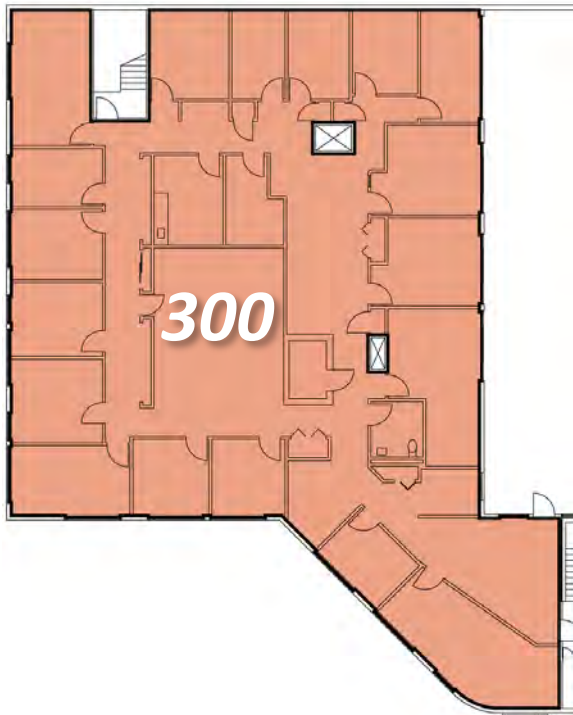
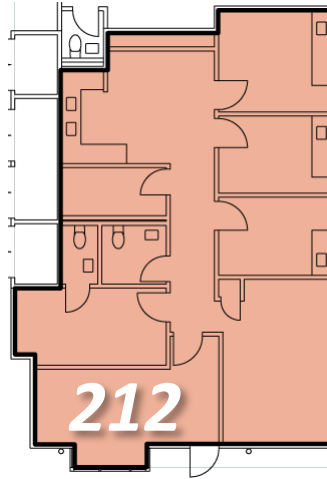
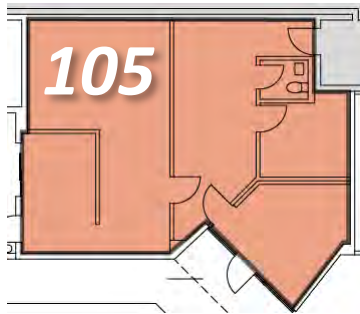
NORTH BUILDING

Suite 300 6,636 RSF
Perimeter offices/exam rooms, interior work/lab areas

Suite 301 1,157 RSF
4 exam rooms, excellent natural light, adjacent to elevator and common restrooms

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FIRST FLOOR

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4 exam rooms, excellent natural light, adjacent to elevator and common area 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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