



## Foster City Medical Pavilion

1241 E. Hillsdale Boulevard, Foster City, CA

<b>Property Type:</b>	Medical Office
<b>Location:</b>	Near Foster City Blvd and E Hillsdale Blvd. Easy access to US-92 (providing access to East Bay patient base) and US-101 (providing access to Peninsula patient base).
<b>Property Description:</b>	2-story. Class A medical office building. Recently completed redevelopment includes dramatic new atrium lobby with gurney accessible elevator. Excellent parking

### CURRENT SPACES AVAILABLE

Suite	Area (sf)	Asking Rent	Space Description	Available
180	933 sf	\$4.25 NNN	Recently remodeled suite with 3 offices/exam rooms. Excellent natural light. Monthly operating expenses approximately \$2.15 psf, per month excluding interior janitorial. Tenant improvement allowance up to \$100 psf	<b>NOW</b>
250	4,704 sf	\$4.25 NNN	Excellent natural light, 1 large procedure room, 1 office, storage. Divisible to roughly 2,000 sf. Monthly operating expenses approximately \$2.15 psf per month excluding interior janitorial. Tenant improvement allowance up to \$100 psf	<b>NOW</b>
280	1,226 sf	\$4.25 NNN	Two large rooms. Restroom. Monthly operating expenses approximately \$2.15 psf, per month excluding interior janitorial. Tenant improvement allowance up to \$100 psf	<b>NOW</b>



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