

BAYSIDE REALTY PARTNERS PRESENTS

# Stonestown Medical Building

595 Buckingham Way, San Francisco

*Dominant Medical/Dental Building in Southwestern San Francisco*



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# Stonestown Medical Building

## 595 Buckingham Way, San Francisco

### LOCATION

- Stonestown Medical Building is adjacent to Stonestown Galleria Mall, an extremely convenient and visible location on 19th Avenue (Target, Whole Foods, Apple Store)
- 3 miles to UCSF/Parnassus Campus 5 miles to Seton Medical Center
- Multiple public transit options via MUNI
- Near San Francisco State University



### BUILDING

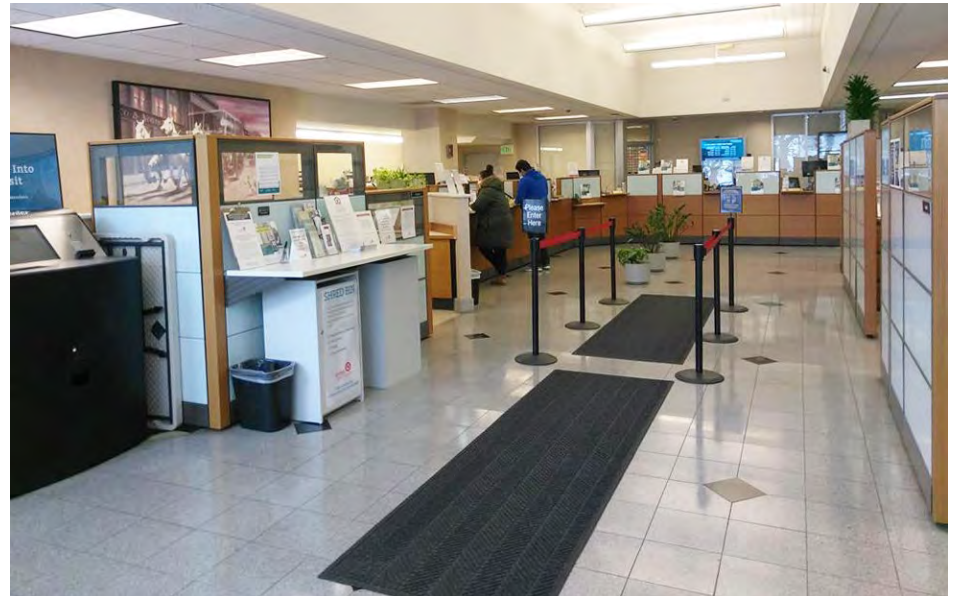
- Stonestown Medical Building represents the highest quality medical/dental building in southwestern San Francisco
- New institutional owners recently completed \$3 million building and common-area renovations
- Improvements include new common areas, lobby and other items
- Professional Medical and Dental Suites from 300 sf to 2,500 sf
- Parking in on-site deck and surface lot
- Patient drop-off area at front entrance
- Excellent views from many suites
- Broad mix of medical and dental users



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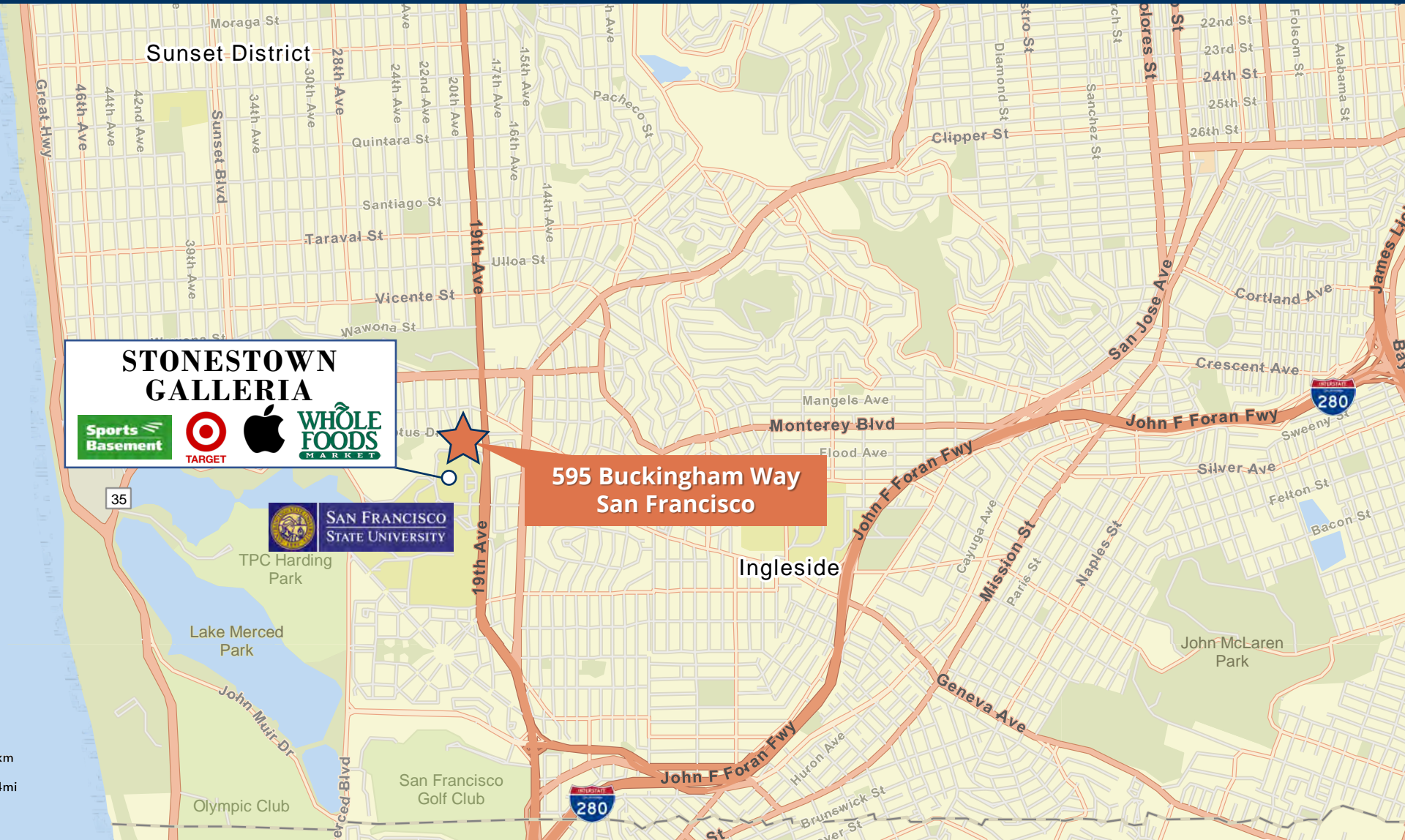
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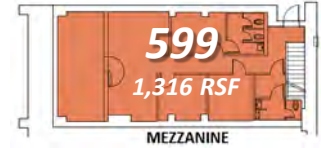
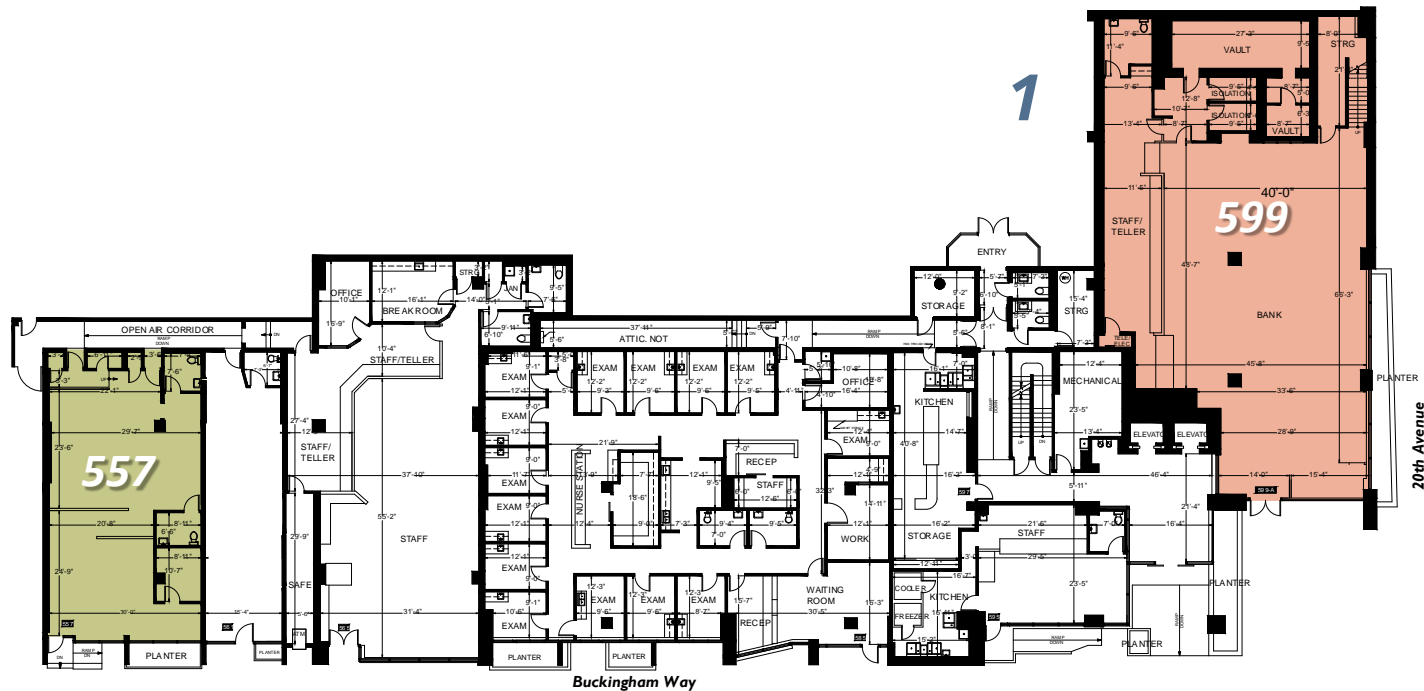
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# Stonestown Medical Building

## 595 Buckingham Way, San Francisco



### FIRST FLOOR

#### Suite 557 2,084 RSF

Former WW space with 2 restrooms and open space. Recently upgraded with new flooring and paint. Prominent building signage available.

Adjacent to main parking garage entrance, with plentiful street and surface parking within steps. Possible uses include service commercial, retail, medical office, or food.

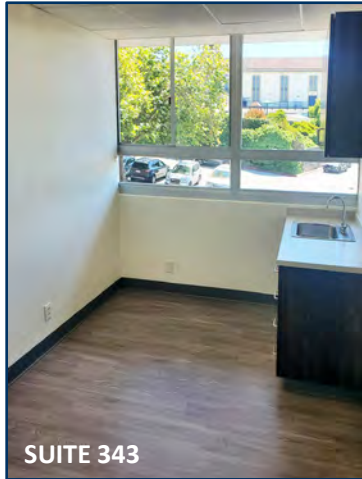
#### Suite 599 5,930 RSF

High profile retail space with very prominent building signage on prime corner at Stonestown Medical Building across street from Galleria. Free on-site parking, very high ceiling and excellent natural light.

Ground floor – 4,614 RSF  
Mezzanine – 1,316 RSF

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## THIRD FLOOR

**Suite 315 410 RSF**

Recently appointed suite with one exam room. Ideal for acupuncture, personal services, or therapy

**Suite 343 1,375 RSF**

Newly remodeled medical spec suite, turnkey, ready to occupy. Corner suite with excellent natural light. 5 exam rooms, 2 private offices, break area, reception area

**Suite 357 1,063 RSF**

Medical office space with reception, waiting area, 3 exam rooms, 1 office

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## FOURTH FLOOR

Suite 404 974 RSF

Reception/waiting area, 4 exam rooms with sinks, 1 private office

Suite 432 462 RSF

Reception desk, waiting area, 2 exam rooms

# Stonestown Medical Building

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### FIFTH FLOOR

Suite 505 1,463 RSF

#### —Sublease—

Sublease through Sept 30, 2025 with additional term available. Very modern build-out with 6 offices, 2 exam room and break room. Located on northwest corner of building on highest floor with views of the ocean. Move-in ready for therapist use

Suite 515 1,000-2,053 RSF

Medical office space with 7 exam rooms, 3 offices, kitchen, large waiting room, reception area. Divisible to ~1,000 sf



# 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

**DOMINANT. EXPERT. INFLUENTIAL.**