

BAYSIDE REALTY PARTNERS PRESENTS

1225 Crane Street Menlo Park

Prime Location in Menlo Park



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



JARDA BRYCH
Property Director
650.517.2303
jbrych@baysiderp.com
DRE#01974129

1225 Crane Street

Menlo Park

LOCATION

- Prime location in the heart of Menlo Park's business district
- Across the street from Menlo Medical Clinic
- One block from Santa Cruz Avenue
- Walking distance to Caltrain Menlo Park Station



BUILDING

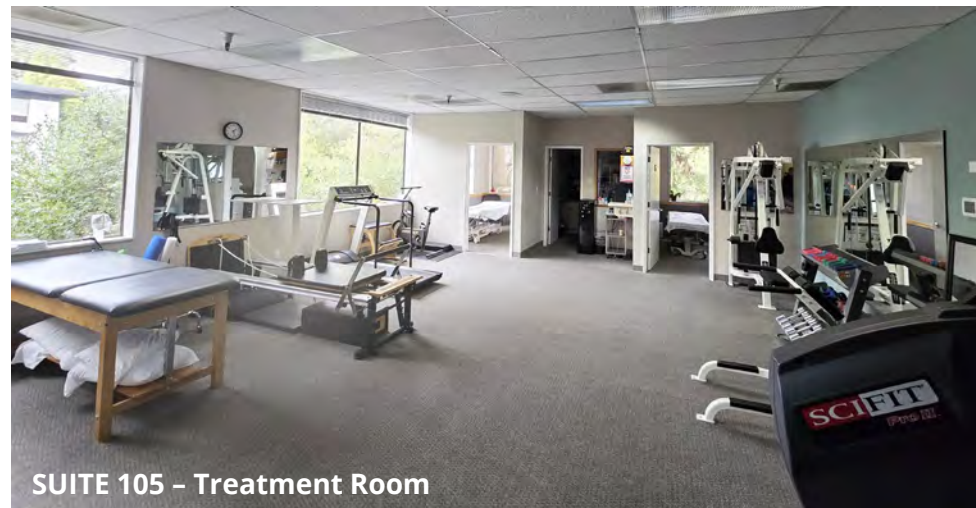
- Two-story medical, dental and professional building
- Highest parking ratio in market (6:1,000 sf)
- Diverse practice base
- New monument sign



1225 Crane Street Menlo Park



SUITE 105 + Reception

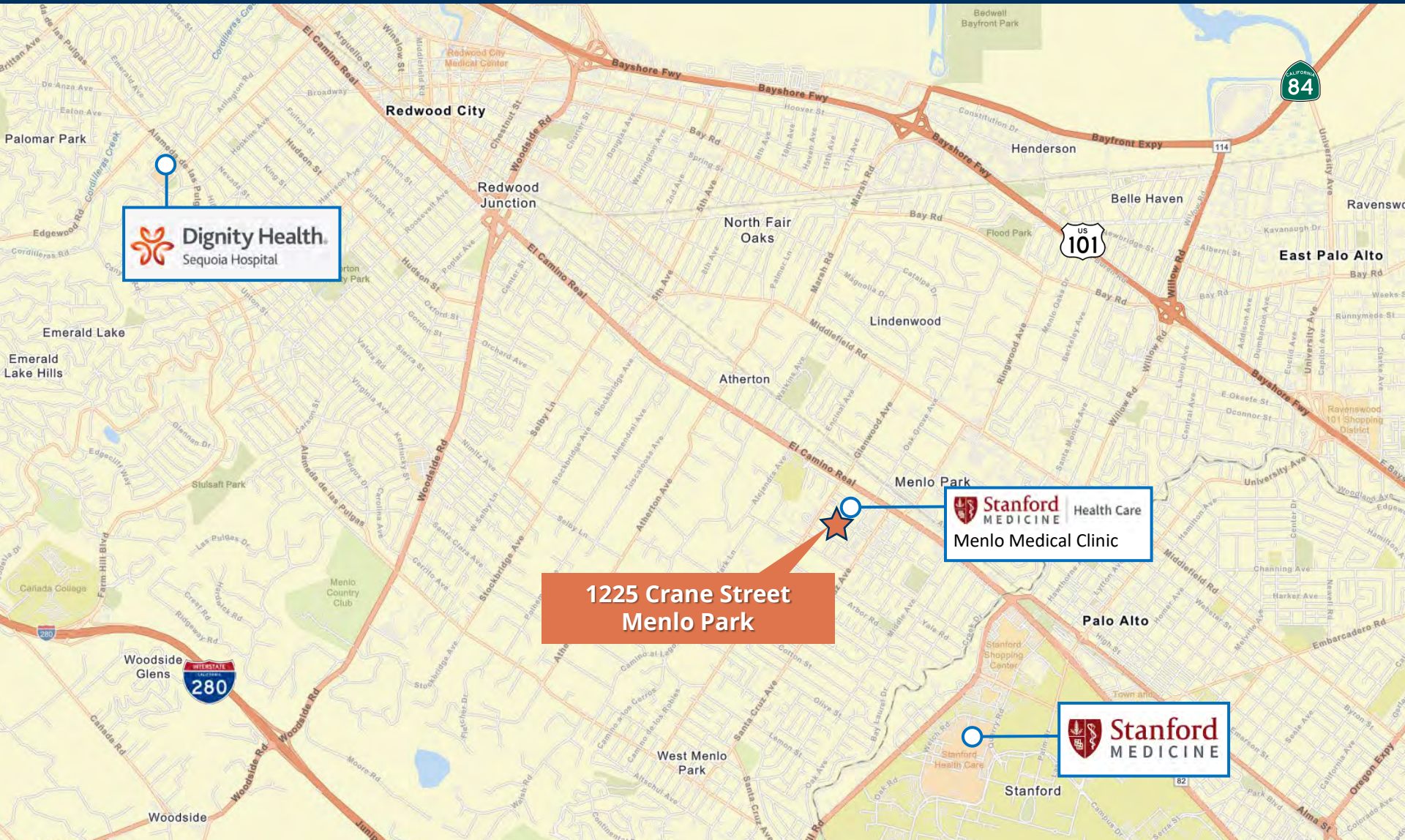


SUITE 105 - Treatment Room

1225 Crane Street Menlo Park

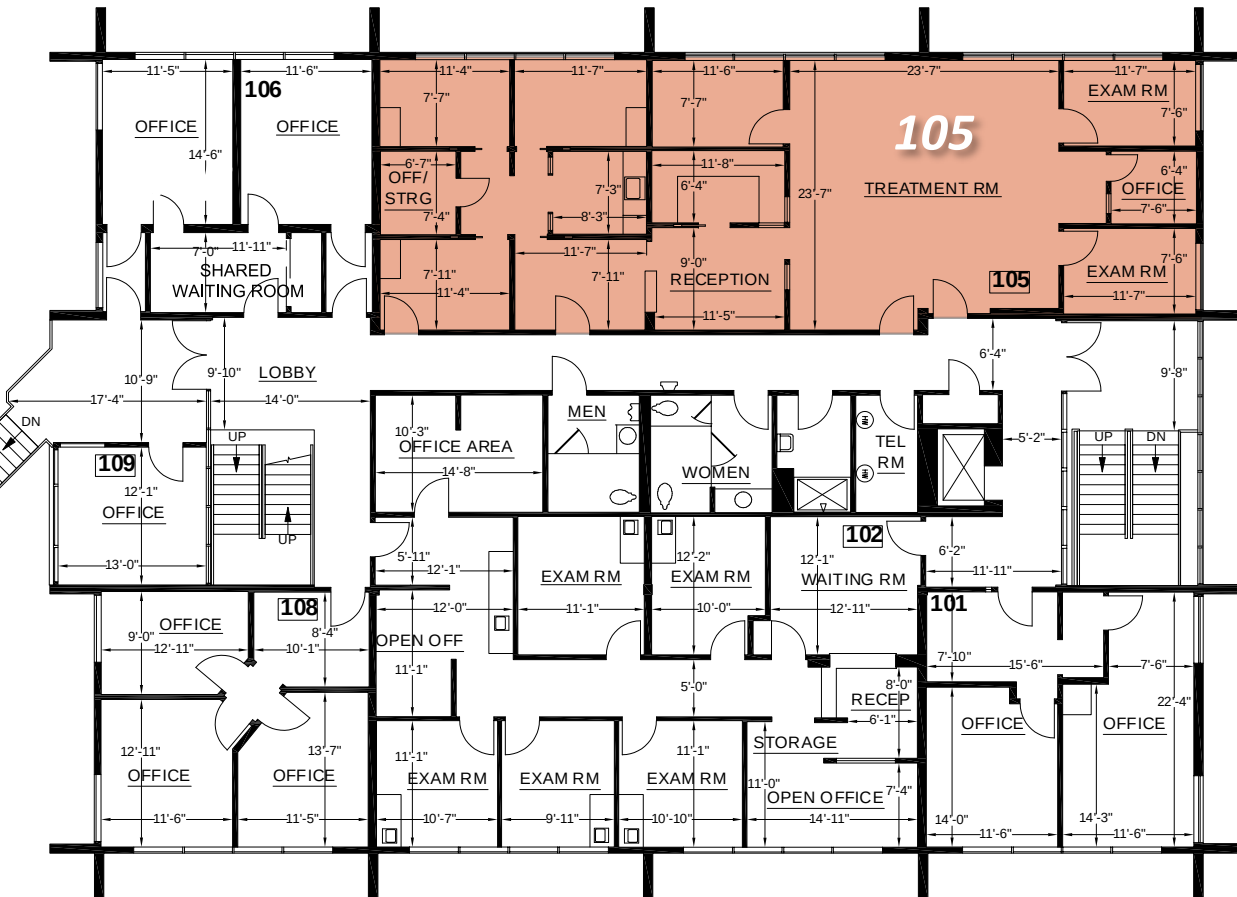


1225 Crane Street Menlo Park



1225 Crane Street

Menlo Park



FIRST FLOOR

Suite 105 2,105 RSF

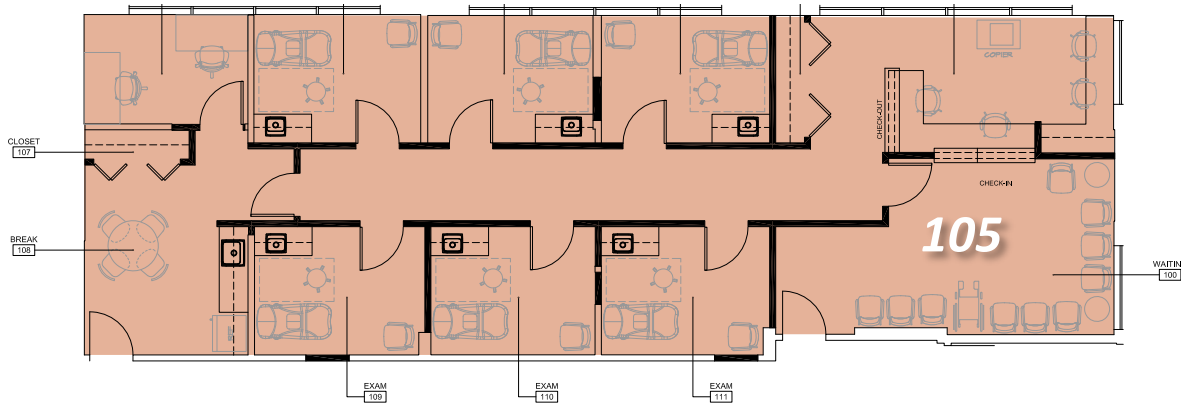
6-7 offices/exam rooms, large treatment room, kitchen, reception/waiting area, storage, excellent glassline

Depending on build out needs and type, and subject to landlord's review of prospect's financials, the LL is offering \$50 psf in TIA on a long-term lease (7-year or longer initial term minimum)

1225 Crane Street

Menlo Park

PROPOSED SINGLE-TENANT FLOORPLAN

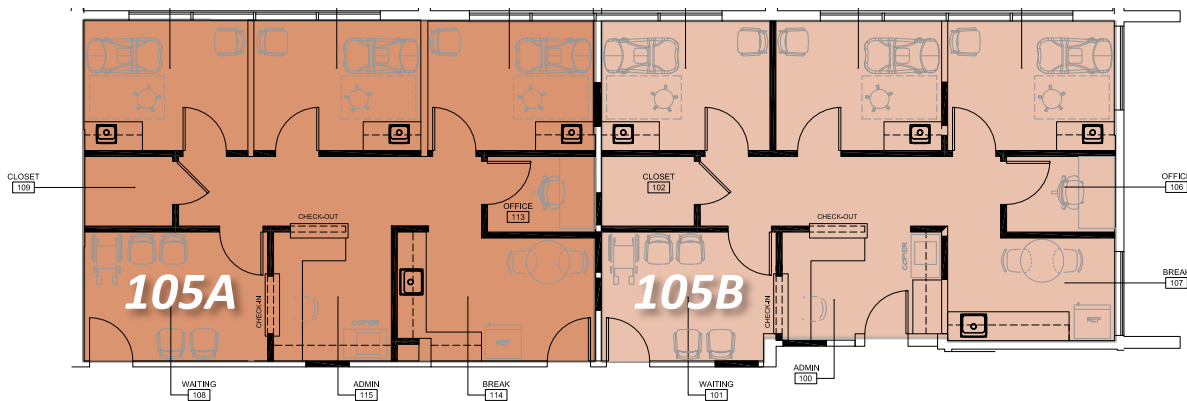


FIRST FLOOR

Suite 105 2,105 RSF

6 exam rooms, 1 office, breakroom
reception/waiting area, storage,
excellent glassline

PROPOSED TWO-TENANT FLOORPLAN



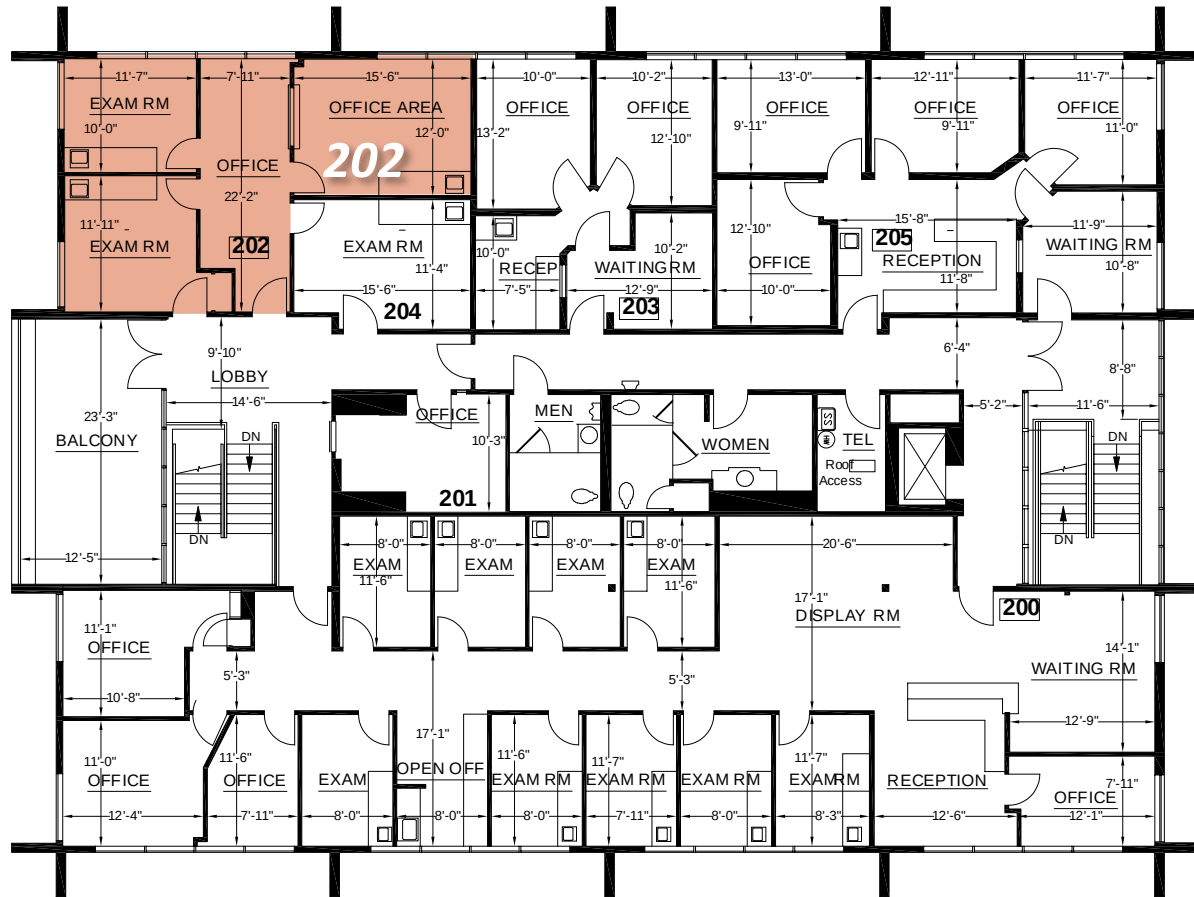
Suite 105A 1,070 RSF

Suite 105B 1,035 RSF

3 exam rooms, small office,
breakroom, reception/waiting area,
storage

1225 Crane Street

Menlo Park



SECOND FLOOR

Suite 202 1,154 RSF

Large waiting room and 3 exam rooms. Corner unit, great natural light, high parking ratio.

Medical office building in great downtown Menlo Park location

Meet Your Expert Team



TRASK LEONARD

President and CEO

650.533.2591

tleonard@baysiderp.com

DRE#01152101



JARDA BRYCH

Property Director

650.517.2303

jbrych@baysiderp.com

DRE#01974129

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.