



## Van Ness Medical Building

1700 California Street, San Francisco

<b>Property Type:</b>	Medical Office
<b>Location:</b>	Highly visible intersection of California and Van Ness. Accessed by multiple Muni lines, and the California Street Cable Car line. Short walk to the CPMC Van Ness Campus.
<b>Property Description:</b>	Medical Office with on-site parking. City views with expansive windowline 99 Walk Score - Walkers Paradise 87 Transit Score - Excellent Transit

### CURRENT SPACES AVAILABLE

Floor	Suite	Area (sf)	Asking Rent	Space Description	Available
GC	000G	7,398	\$70 psf FS	Former restaurant space on ground floor fronting Van Ness. Very high ceilings and excellent identity signage available. Good for uses such as dialysis, imaging, surgery center, or any other medical use requiring true ground floor	<b>NOW</b>
G2	G2	3,593	\$70 psf FS	In shell condition located immediately off building lobby. Very easy access and high identity potential. Generous build-out allowance	<b>NOW</b>
1st	100	8,049	\$70 psf FS	16 exam rooms, 8 offices, lounge, reception, waiting area, exclusive restrooms. Very modern and high-end build-out	<b>NOW</b>
2nd	205	1,351	\$70 psf FS	Luxurious dental suite with 2 operatories, 1 office, break room, x ray room and ample waiting room in move-in-ready condition	<b>NOW</b>
2nd	280	3,439	\$70 psf FS	5 offices, waiting room, reception, kitchen. 800 sf exclusive deck, exterior glass line throughout	<b>NOW</b>
3rd	300	2,794	\$70 psf FS	Efficient medical build out with 5 exam rooms, exclusive bathroom, secured reception, file area. <i>Can be combined with Suite 310 for total of 8,331 sf</i>	<b>NOW</b>
3rd	310	5,537	\$70 psf FS	16 offices, 3 conference rooms. <i>Can be combined with Suite 300 for total of 8,331 sf</i>	<b>NOW</b>



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### CURRENT SPACES AVAILABLE

Floor	Suite	Area (sf)	Asking Rent	Space Description	Available
3rd	340	3,078	\$70 psf FS	General office build-out	NOW
3rd	350	3,795	\$70 psf FS	Private offices/meeting rooms, private restroom, kitchenette	NOW
4th	440	874	\$70 psf FS	Open floorplan. <i>Can be combined with Suites 450 and 470 for up to 5,883 sf</i>	NOW
4th	450	2,479	\$70 psf FS	Existing medical clinic build out with 5 exam rooms, 10 offices, large break room, restroom, storage, open space. <i>Can be combined with Suites 440 and 470 for up to 5,883 sf</i>	NOW
4th	460	2,250	\$70 psf FS	Located near main elevator lobby, with 3 large offices and a large open area. On building corner with excellent natural light	NOW
4th	470	2,530	\$70 psf FS	Currently built out as general office with multiple private offices. <i>Can be combined with Suites 440 and 450 for up to 5,883 sf</i>	NOW
5th	520	4,473	\$70 psf FS	8 exam rooms, 9 offices. High-quality modern medical office build out on corner with private balcony. Unsurpassed views to northeast of SF and downtown. Excellent natural light	NOW



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