



FOR SUBLEASE

1241 E HILLSDALE BLVD
SUITE 200 & 210 • FOSTER CITY, CA 94404

2,400 SF 2ND-GEN SURGERY CENTER + 2,200 SF MEDICAL OFFICE • SUBLEASE TOGETHER OR SEPARATE • AVAILABLE 10/1/25–4/30/28

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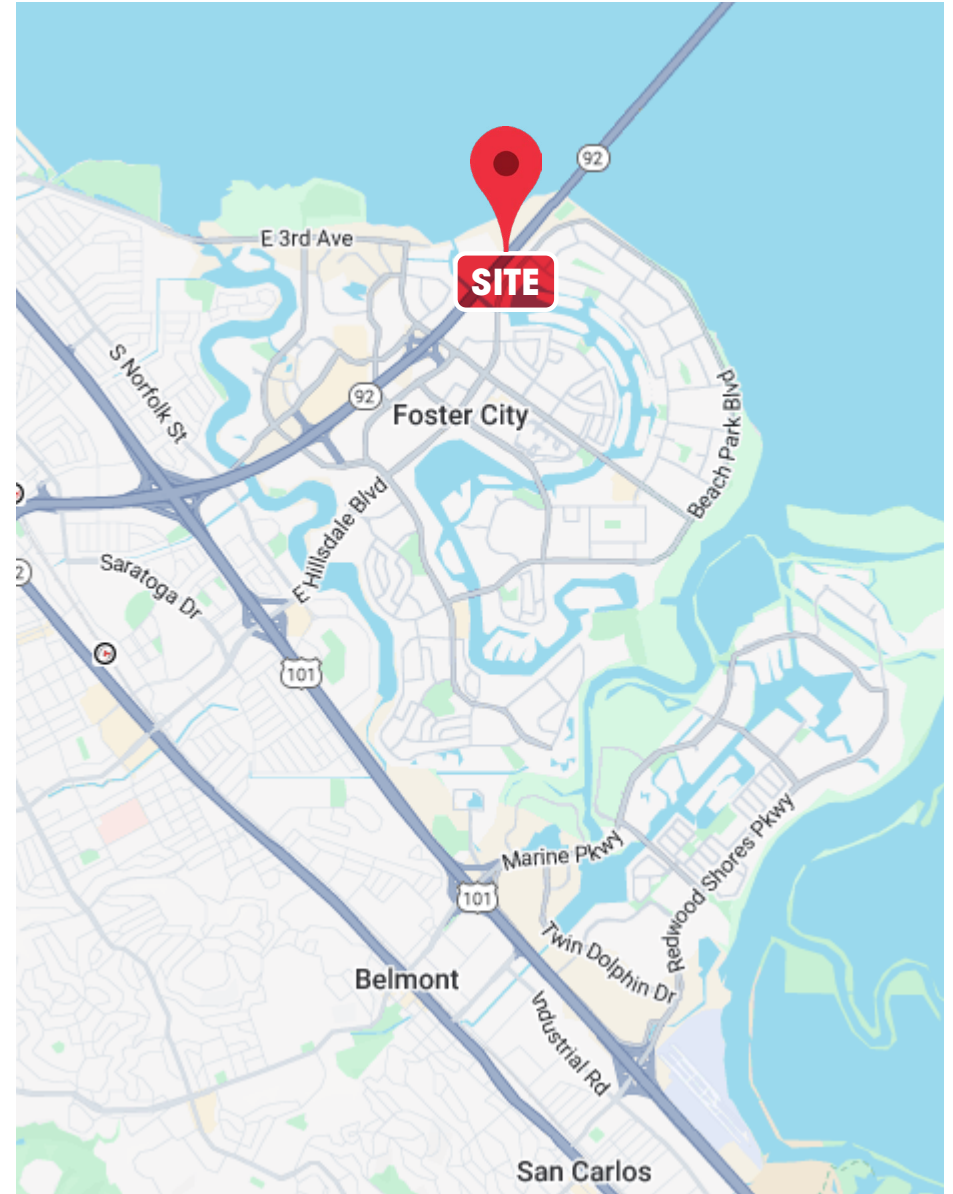
Property Information

SUBLEASE OVERVIEW

Property Address	1241 E Hillsdale Blvd, Suites 200 & 210 Foster City, CA 94404
Sublease Size	Suite 200: 2,200 SF Suite 210: 2,400 SF
Availability	10/1/2025
Sublease Term	Through 4/30/2028
Pricing	\$45.00 + NNN (NNNs: \$11.61)

HIGHLIGHTS

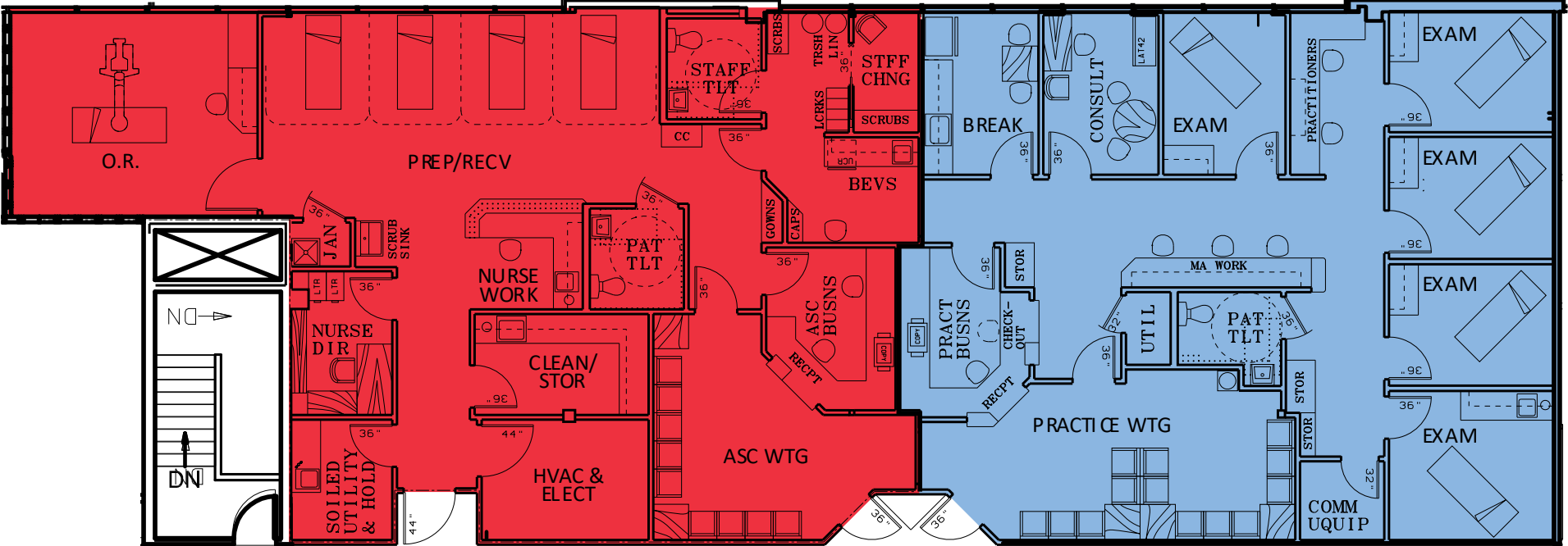
- Sublease includes a state-of-the-art ambulatory surgery center with one operating room and 4 pre/post-op bays (2,400 SF) and a fully built-out and furnished medical office with 5 exam rooms (2,200 SF)
- Suites may be subleased together or separately
- Located in a two-story Class A medical office building
- Available October 1, 2025 through April 30, 2028
- Convenient access to the Highway 101/92 interchange, connecting to the Peninsula and East Bay
- Close to SFO and OAK airports
- Renovated building facade and lobby
- New gurney-accessible elevator
- New roof, HVAC system, repaved parking lot and upgraded landscaping
- Institutional ownership with on-site management



Floorplan

Suite 210

Suite 200



Suite Imagery



Suite Imagery





14643 DALLAS PKWY • SUITE 1000 • DALLAS, TEXAS 75254

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