

OPPORTUNITY

Highest quality and most significant medical/dental office building in northern San Mateo County with broad offerings of medical services in building, including:

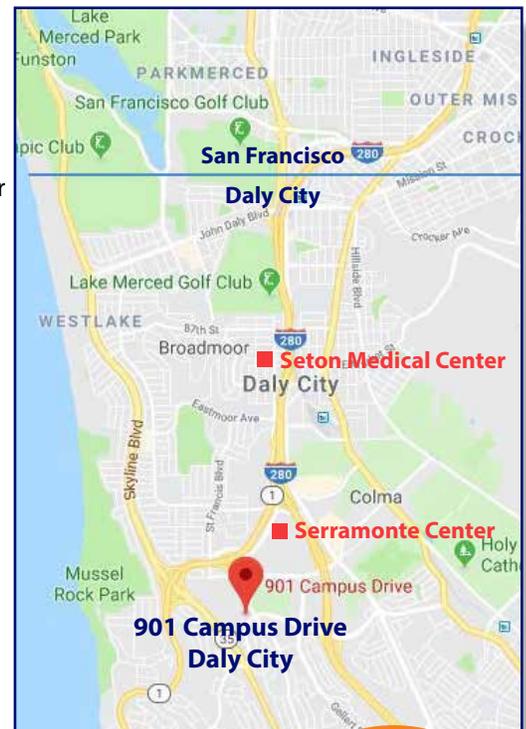
- Significant primary care presence by *Palo Alto Medical Foundation (PAMF)*
- Longstanding active surgery center, *Campus Surgery Center*, on ground floor
- On-site pharmacy and bistro
- Large parking field, including covered parking, with a ratio of approximately 4.45 spaces per 1,000 sf

LOCATION

- Excellent accessibility to Hwy 280 (at Hickey Blvd), SR 35 and SR 1 and Colma BART Station
- 1 mile from Seton Medical Center, area's primary hospital
- Convenient location with parking for San Francisco residents—5 minute drive to border of San Francisco

BUILDING

- Monument signage opportunity
- Attractive atrium lobby
- On-site building engineer
- Upgraded common areas



Bayside Realty Partners
1761 Laurel Street
San Carlos, CA 94070
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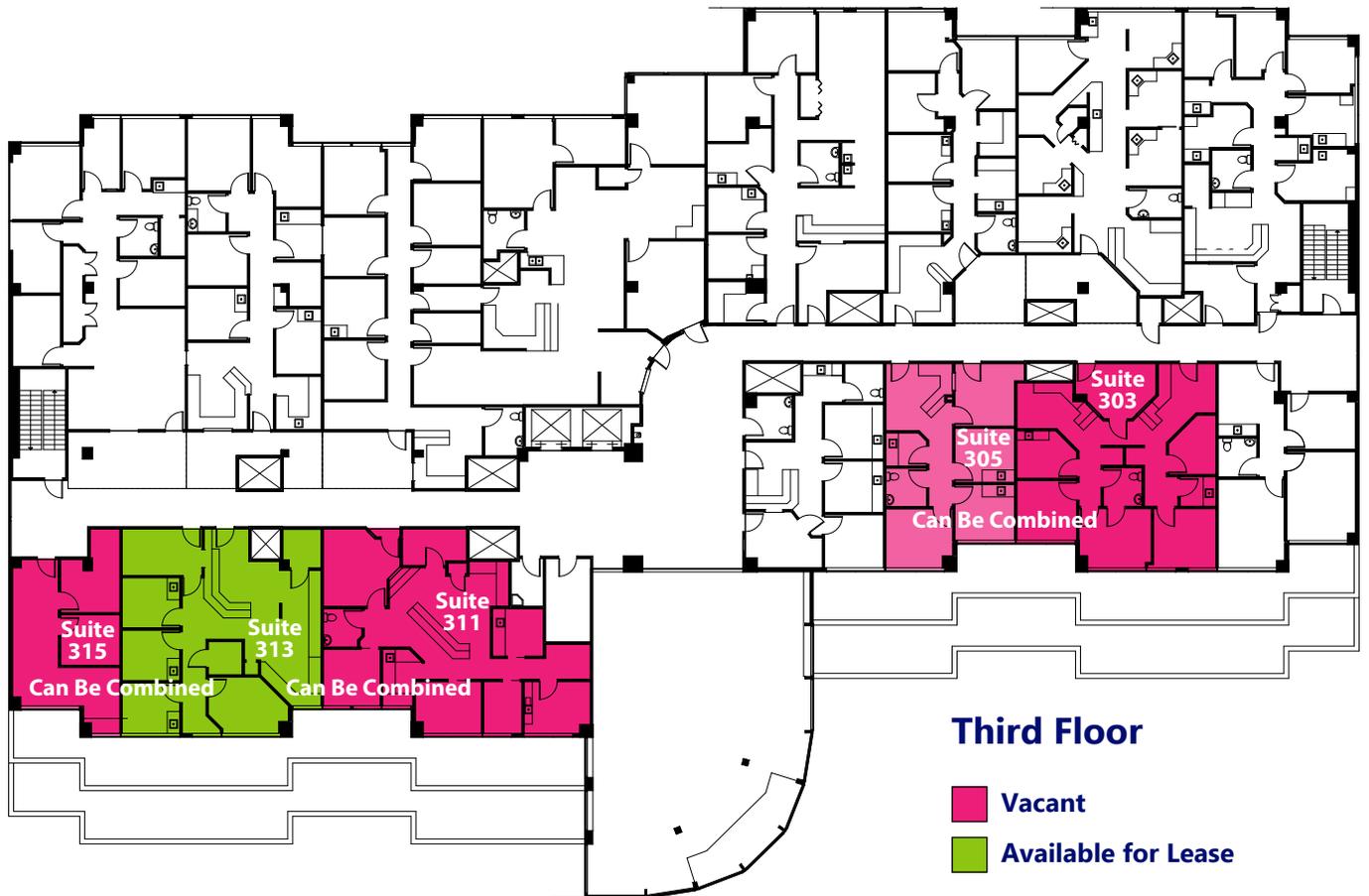
Suite	Sq Ft	Description	Available
203	1,392	3 exam rooms, 1 large office, 2 utility rooms, restroom	Vacant
206-B	2,089	3 exam rooms with plumbing, 2 offices/exam rooms, 2 labs/work stations, restroom	Vacant
209	1,235	2 large offices/exam rooms, nurses' station, large open area, restroom	April 2020
210	1,776	6 exam rooms with plumbing, 2 offices/exam rooms, lab	April 2020
211	1,883	Large open space. 4 offices/exam rooms. Can be combined with Suite 209	Vacant

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Suite	Sq Ft	Description	Available
303	1,387	1 exam room with plumbing, 4 offices/exam rooms, lab, restroom	Vacant
305	914	2 exam rooms with plumbing, 1 offices/exam rooms, restroom	Vacant
311	1,554	3 exam rooms with plumbing, 4 offices/exam rooms, storage closet, restroom	Vacant
313	1,418	3 exam rooms with plumbing, 1 office/exam room, lab	Nov 2019
315	649	3 offices. Corner location. Can be combined with Suite 311 and 313	Vacant

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