

BAYSIDE REALTY PARTNERS PRESENTS
VAN NESS  MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco

Newly Refurbished Class A Medical Office Building for Lease



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



CAROLINE DOYLE
Senior Vice President
650.722.1495
cdoyle@baysiderp.com
DRE#01906397



VAN NESS MEDICAL PAVILION

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BUILDING

- Modernized and Separated Commercial Lobby
- Above-Standard On-Site Secure Parking
- Fully Permitted for Medical Office Use
- Close to CPMC Van Ness Medical Center
- Various Ground Floor Options
- Spaces from 2,200 sf
- Generous TI Allowances

CALIFORNIA PACIFIC MEDICAL CENTER - Van Ness Campus



VAN NESS RAPID BUS TRANSIT



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TENANTS

- Home to a wide variety of active medical practices, including two significant fertility practices, a national physical therapy provider and a variety of other medical and dental specialists



<https://www.anataramedicine.com/>



<https://www.kpivf.com/>



<https://www.selectphysicaltherapy.com/>



<https://laurelfertility.com/>



<https://www.kpivf.com/>

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LOCATION

- Located on main medical corridor in San Francisco, with close proximity to a new 255 bed Sutter hospital and over 500,000 sf of nearby medical clinics.
- Easily accessible via public transit and car from most Bay Area communities, especially San Francisco, Marin, the Peninsula and the East Bay
- Most recently upgraded building on corridor with stunning views, natural light and safe environment adjacent to Pacific Heights
- Within easy walking distance are numerous upscale food, grocery and retail choices plus many high-end homes and residential communities



PACIFIC HEIGHTS



CPMC – Van Ness Campus



VAN NESS RAPID BUS TRANSIT



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SUITE 310



SUITE 350



SUITE 280



SUITE 310



SUITE 350



SUITE 310



SUITE 280



SUITE 340

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SUITE 100



SUITE 100



SUITE 100

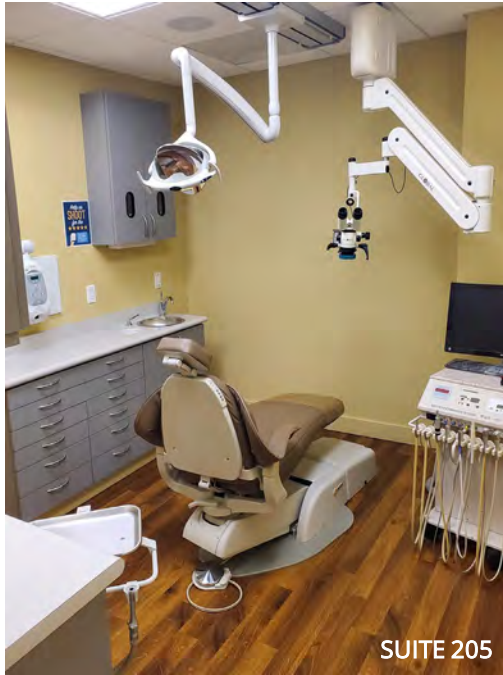


SUITE 100

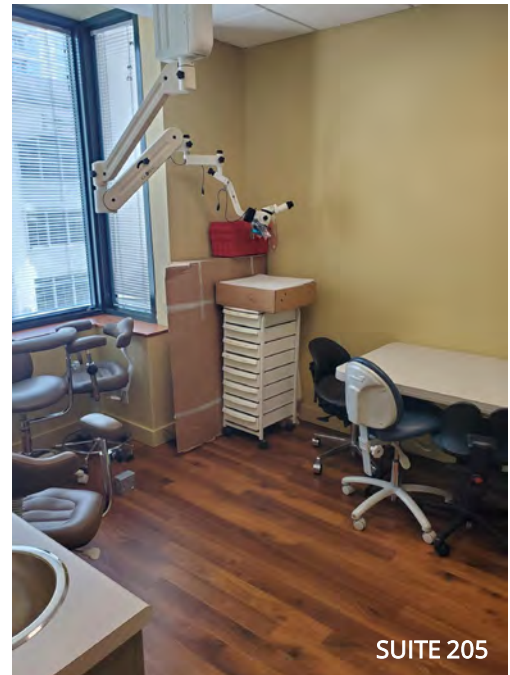
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SUITE 205



SUITE 205

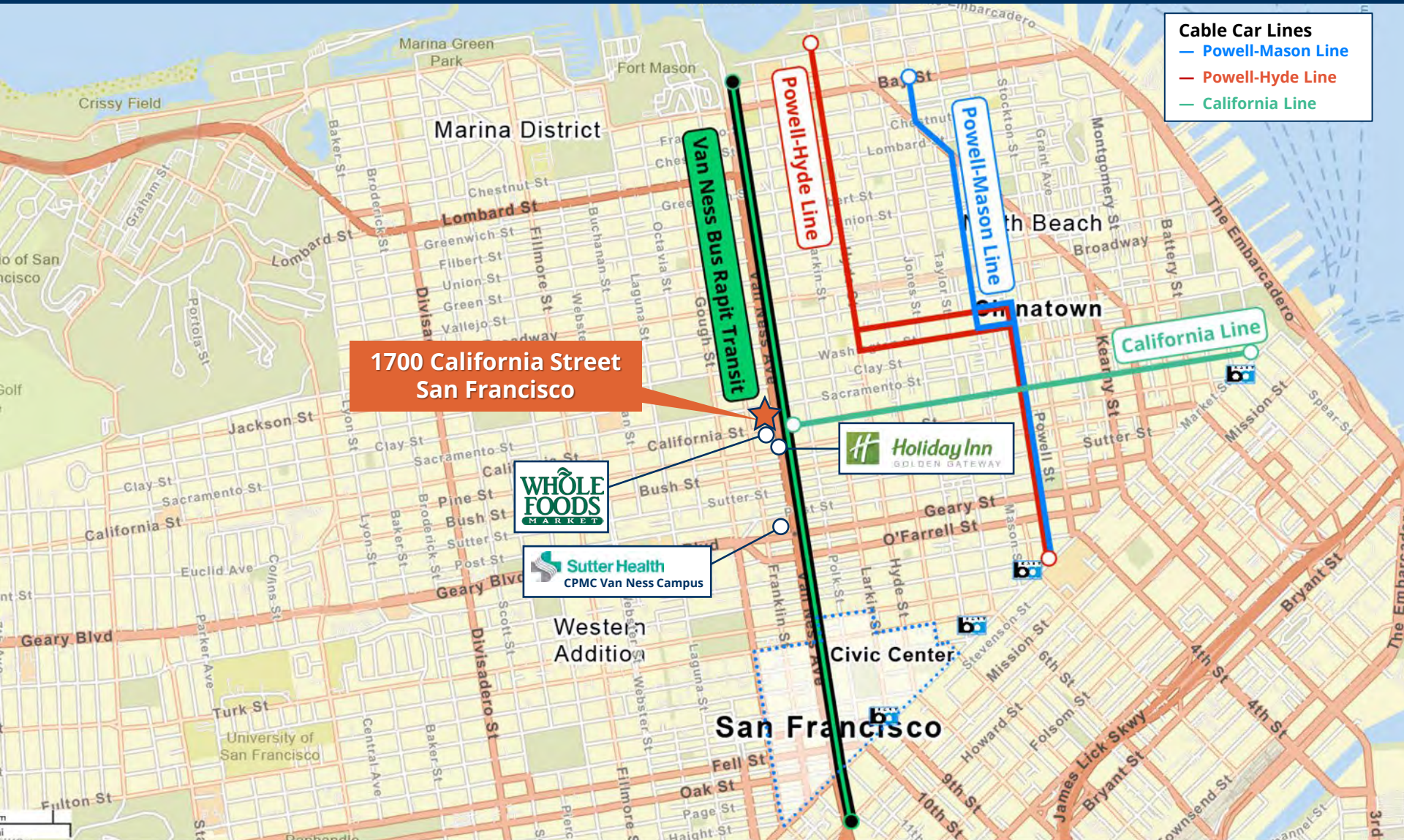


SUITE 205



VAN NESS MEDICAL PAVILION

1700 California Street at Van Ness Avenue, San Francisco



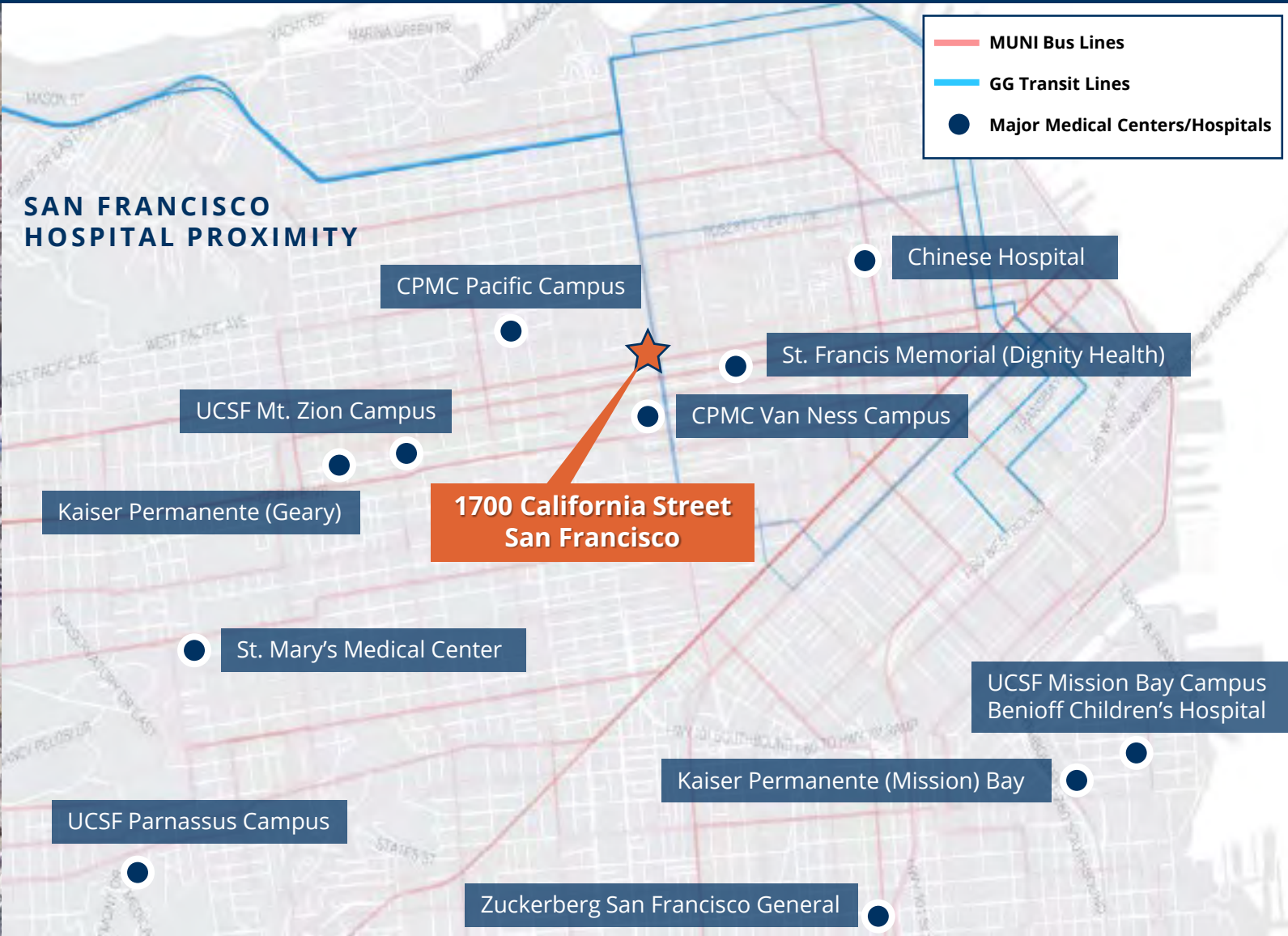
Cable Car Lines

- Powell-Mason Line
- Powell-Hyde Line
- California Line

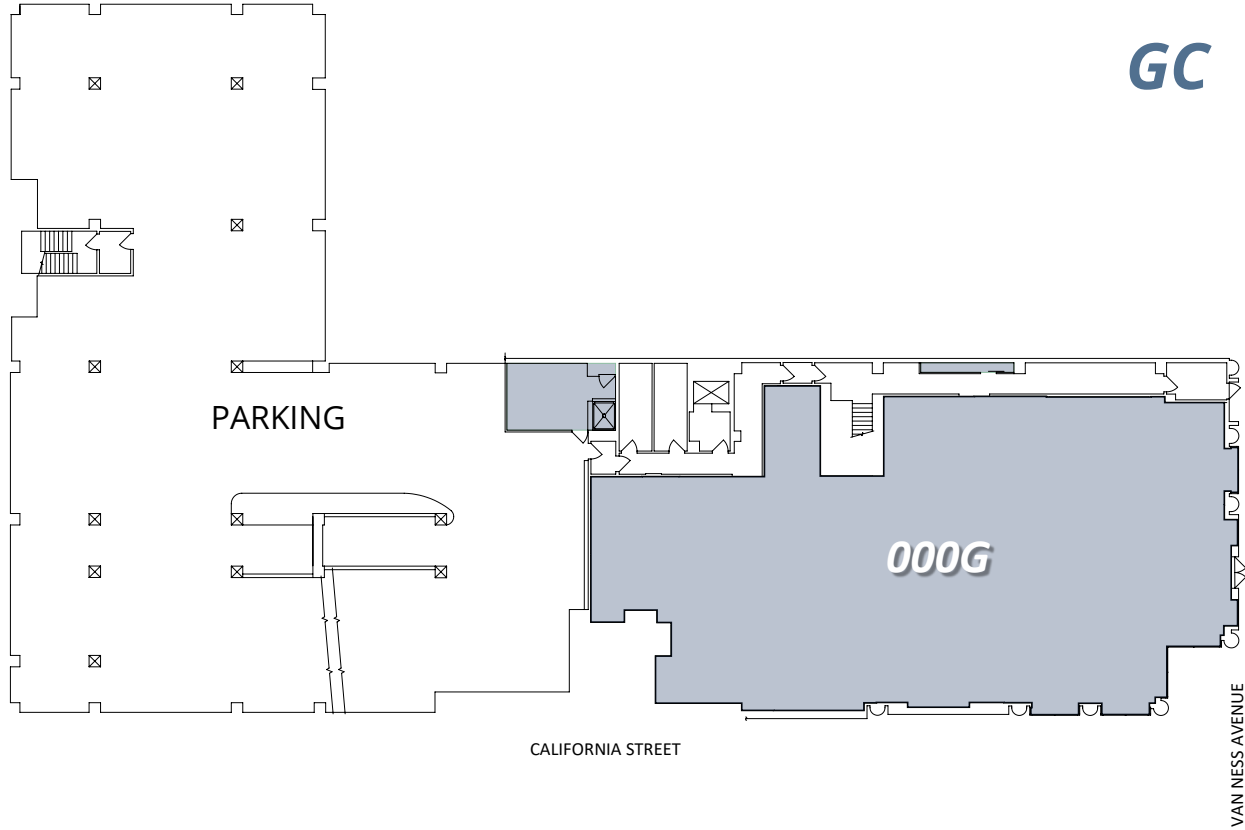
**1700 California Street
San Francisco**



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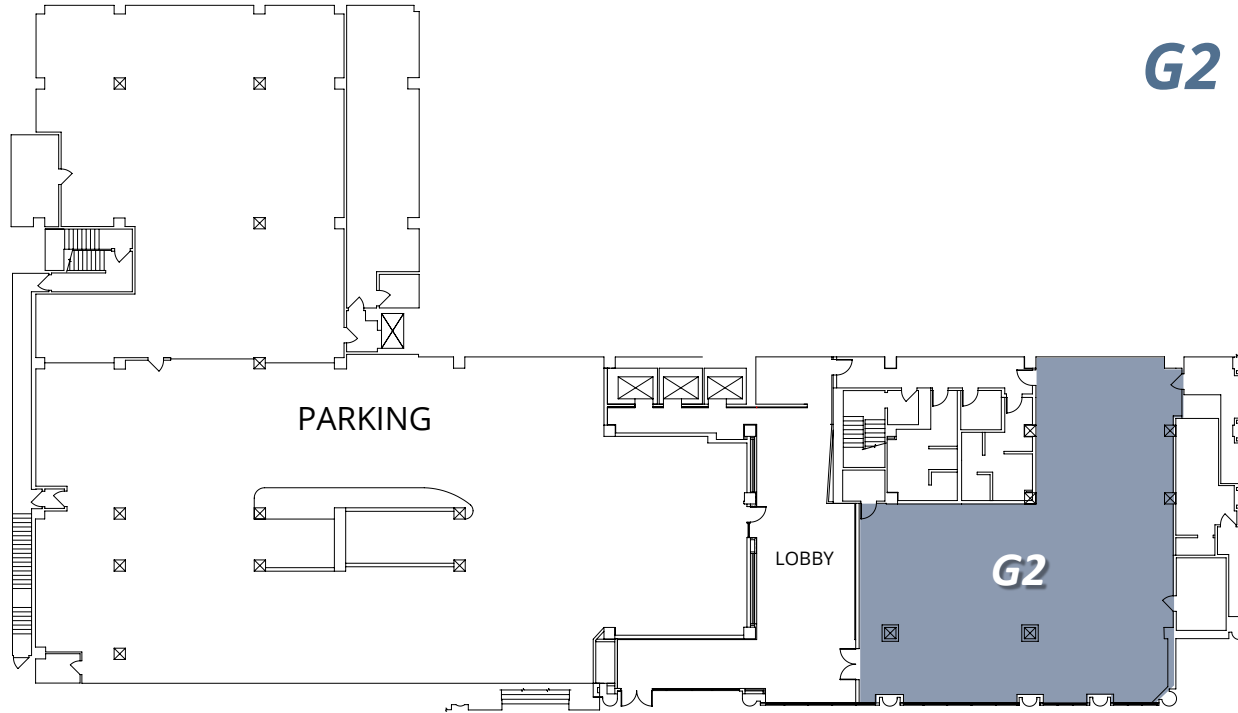


GC GROUND FLOOR

Suite 000G 7,398 RSF

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

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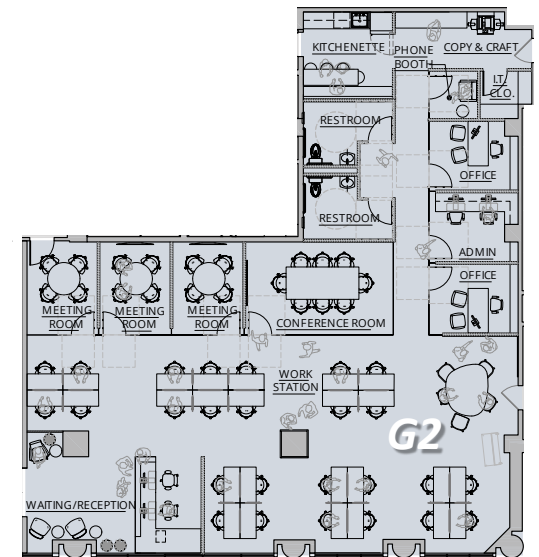
G2

G2 FLOOR

Suite G2 3,593 RSF

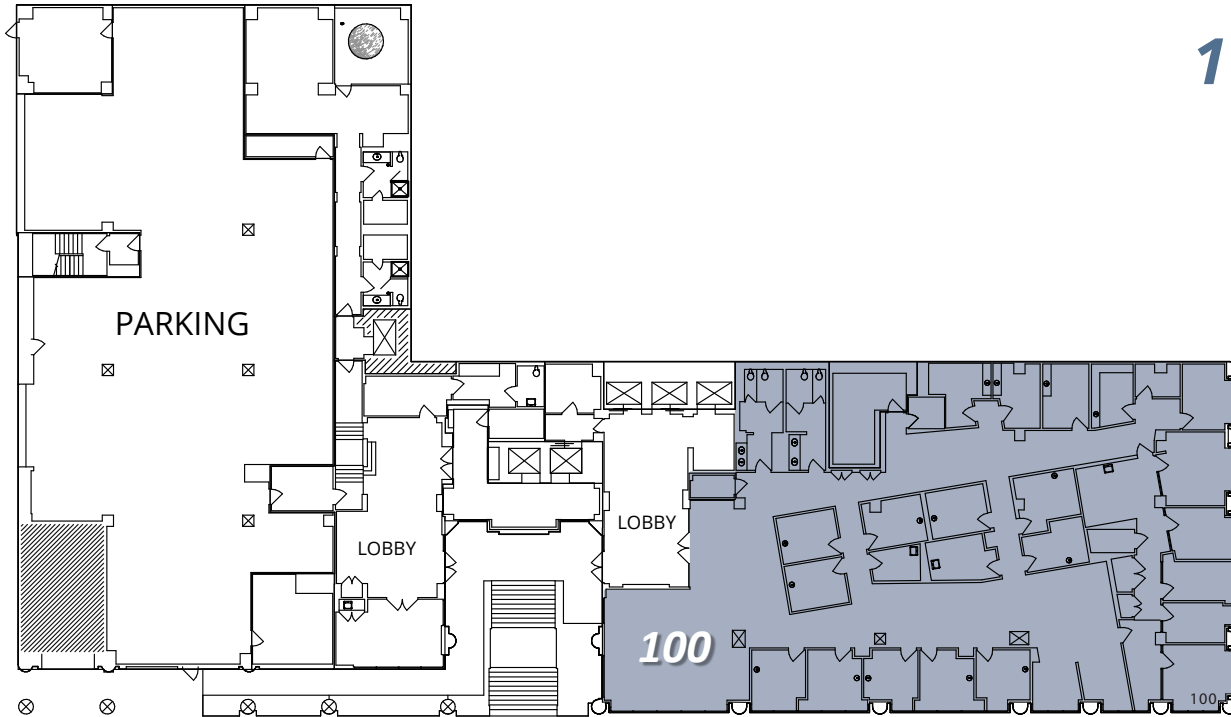
In shell condition located immediately off building lobby. Very easy access and high identity potential. Generous build-out allowance

CONCEPT PLAN FOR SUITE G2



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FIRST FLOOR

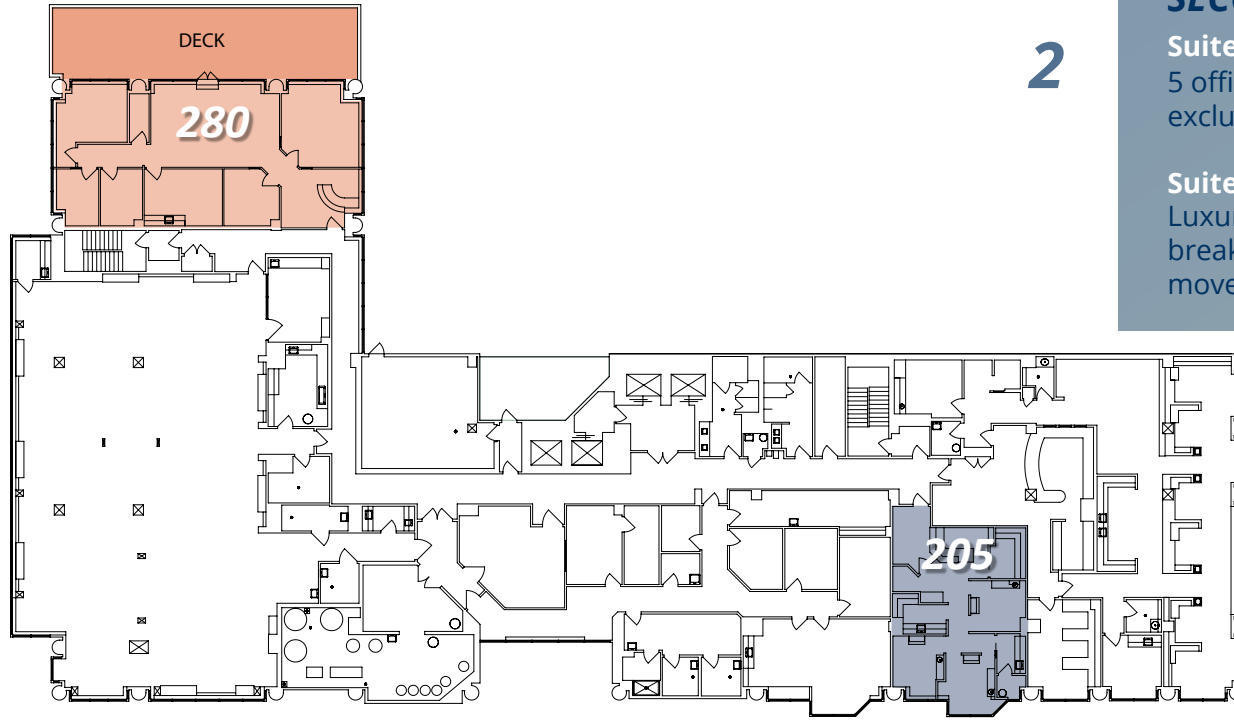
Suite 100 8,049 RSF
16 exam rooms, 8 offices, lounge, reception, waiting area, exclusive restrooms. Very modern and high-end build out



SUITE 100

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SECOND FLOOR

Suite 280 3,439 RSF

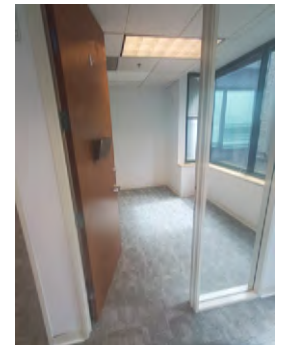
5 offices, waiting room, reception, kitchen. 800 sf exclusive deck, exterior glass line throughout

Suite 205 1,351 RSF

Luxurious dental suite with 2 operatories, 1 office, break room, x ray room and ample waiting room in move-in-ready condition



SUITE 280



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THIRD FLOOR

Suite 300 2,794 RSF

Efficient medical build out with 5 exam rooms, exclusive bathroom, secured reception, file area. *Can be combined with Suite 310 for total of 8,331 sf*

Suite 310 5,537 RSF

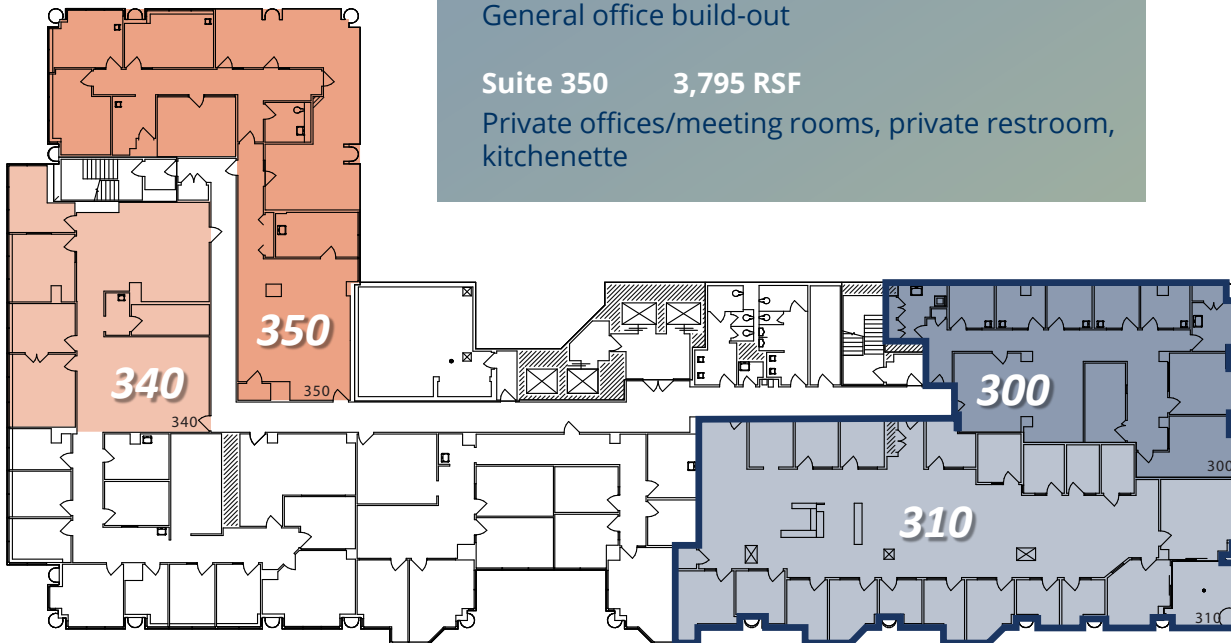
16 offices, 3 conference rooms. *Can be combined with Suite 300 for total of 8,331 sf*

Suite 340 3,078 RSF

General office build-out

Suite 350 3,795 RSF

Private offices/meeting rooms, private restroom, kitchenette

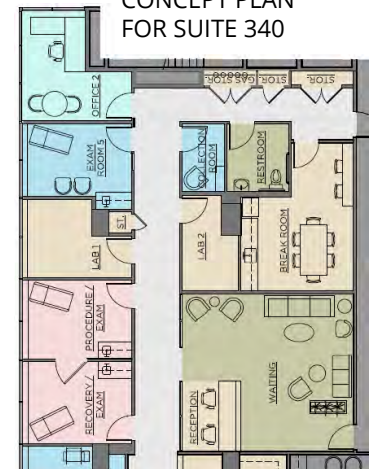


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CONCEPT PLAN FOR SUITE 300

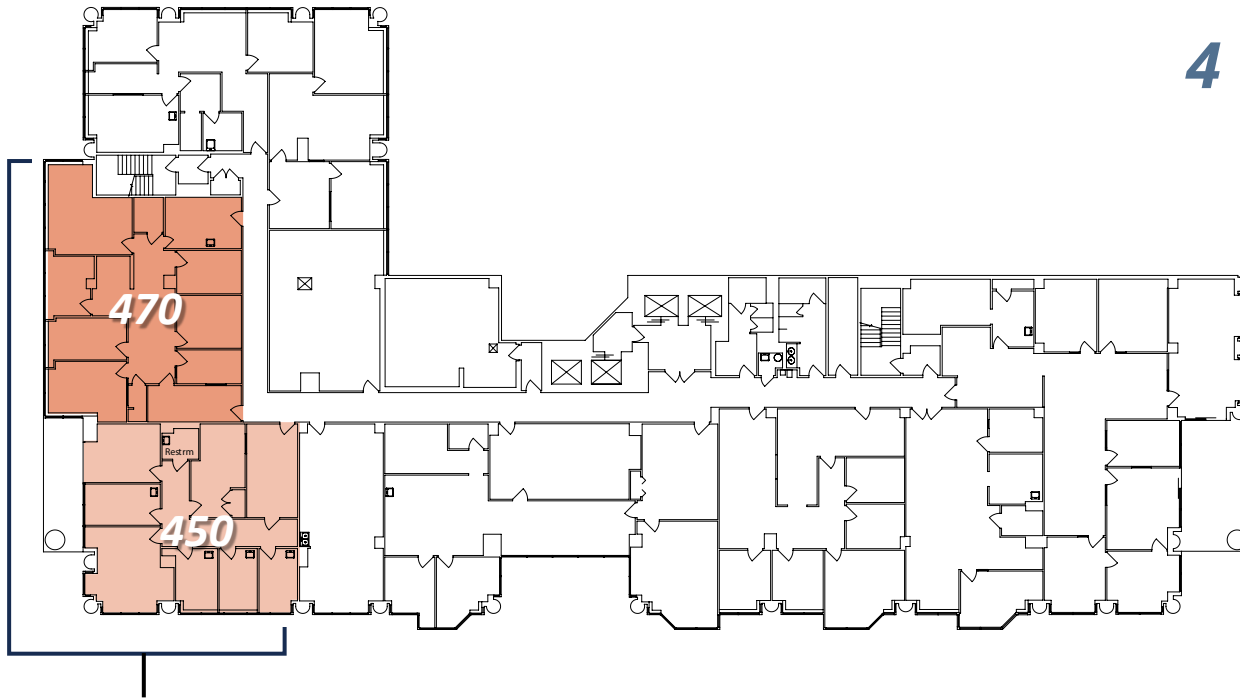


CONCEPT PLAN FOR SUITE 340



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FOURTH FLOOR

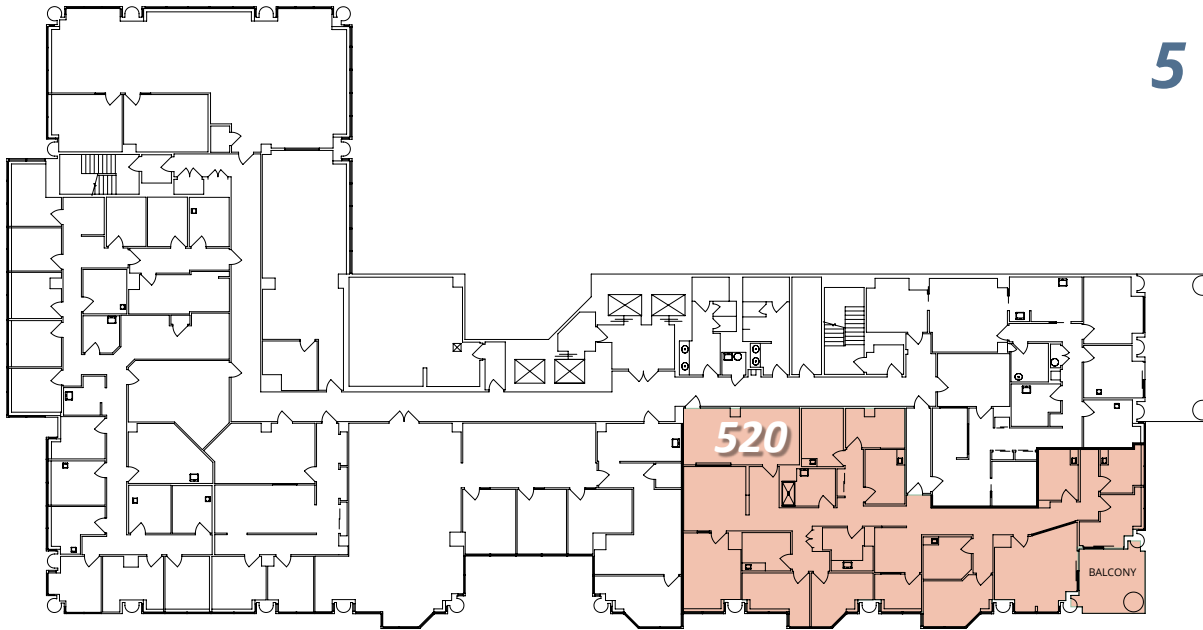
Suite 450 2,479 RSF
Existing medical clinic build out with 4 exam rooms, 2 offices, large break room and a restroom. *Can be combined with Suite 470 for total of 5,009 RSF*

Suite 470 2,530 RSF
Currently built out as general office with multiple private offices. *Can be combined with Suite 450 for total of 5,009 RSF*

CAN BE COMBINED for
TOTAL of 5,009 RSF

VAN NESS MEDICAL PAVILION

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FIFTH FLOOR

Suite 520 4,473 RSF

High-quality modern medical office build out on corner with private balcony. Unsurpassed views to northeast of SF and downtown. Excellent natural light. 8 exam rooms, 9 offices

Meet Your Expert Team



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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

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