



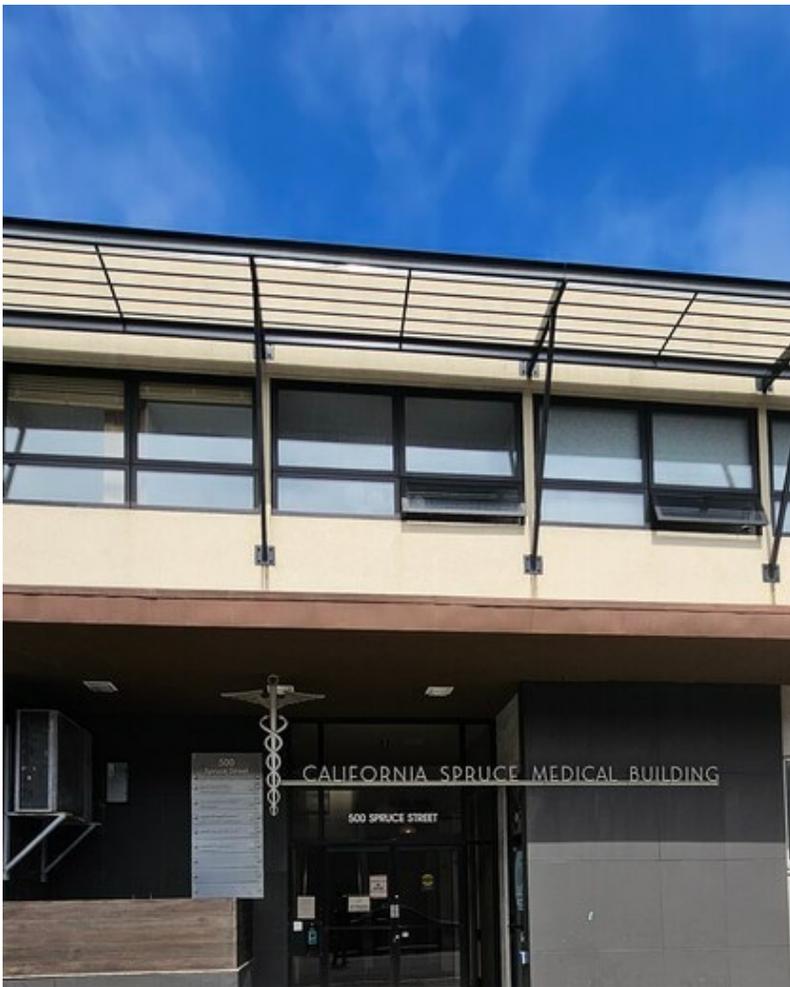
Spruce Medical Center

500 Spruce St, San Francisco, CA 94118



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Spruce Medical Center

\$48.00 /SF/YR

Ground-Floor Clinical Office Space – Laurel Village, San Francisco 500 Spruce Street presents a unique opportunity to secure a ground-floor suite within an established dental/medical building in the prestigious Laurel Village neighborhood. This prime location provides an ideal setting for healthcare professionals, with strong patient accessibility, excellent visibility, and the convenience of being directly adjacent to Starbucks and other neighborhood amenities. The building is well-maintained and designed to support clinical use, featuring an elevator for ADA accessibility and two restrooms located on the second floor. The suite's ground-floor placement ensures ease of access for patients and staff. Property Highlights: Ground-floor...

- Heavy Foot Traffic Area
- Vanilla Box
- New HVAC



Rental Rate:	\$48.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	8,300 SF
Year Built:	1955
Walk Score ®:	96 (Walker's Paradise)
Transit Score ®:	69 (Good Transit)
Rental Rate Mo:	\$4.00 /SF/MO

1st Floor Ste 100

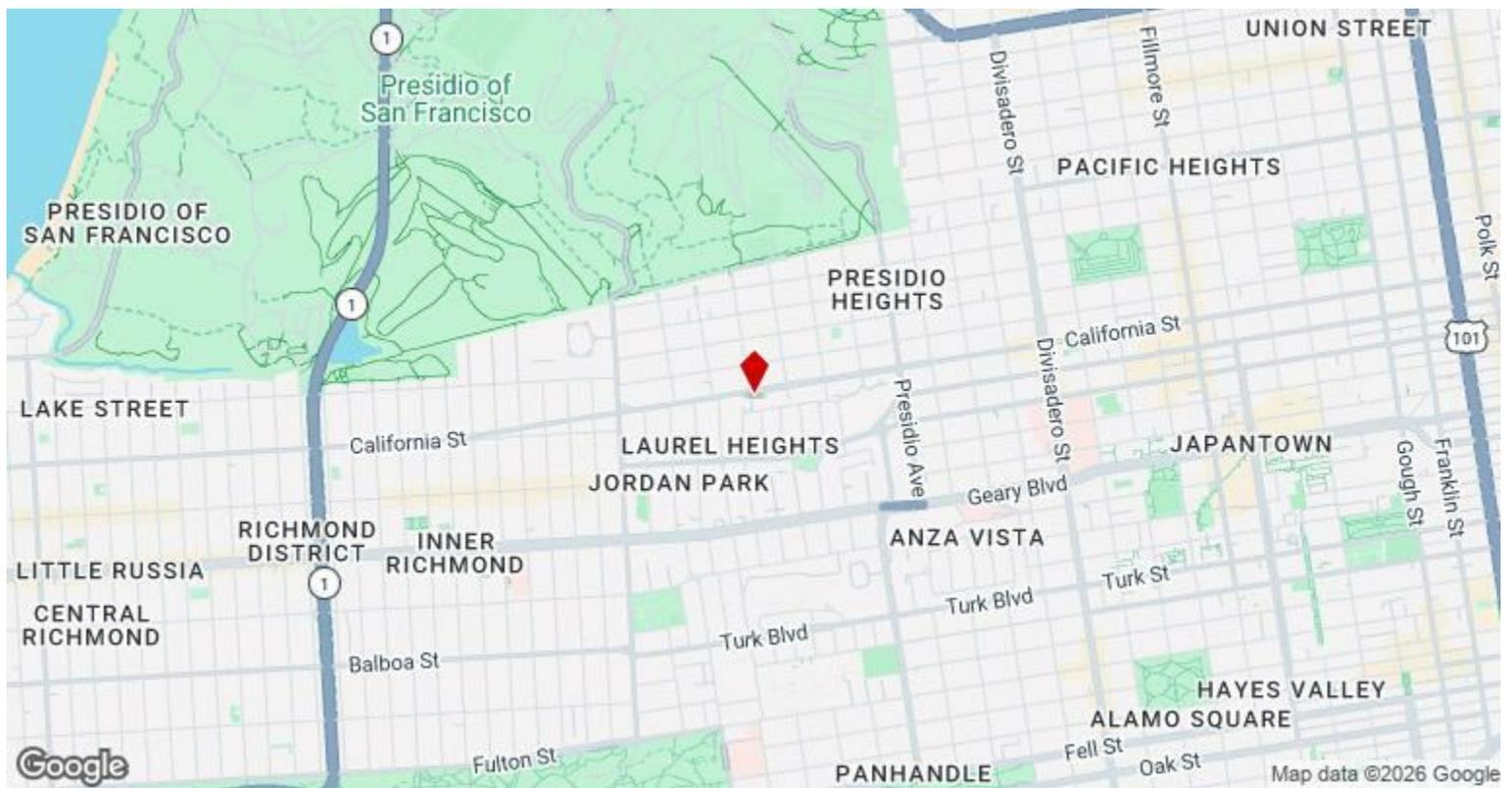
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Space Available	610 SF
Rental Rate	\$48.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Suite 100 has been recently refreshed with significant improvements, including brand-new windows, new lighting, a new HVAC system, and fresh interior paint throughout. The suite offers a clean, modern foundation that is ready to be customized to meet the unique needs of your practice. Whether dental, medical, or other clinical use, this space provides the ideal opportunity to create a professional environment tailored to your patients and staff.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Starbucks	-	



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Property Highlights:

- Ground-floor suite in a dedicated dental/medical building
- Highly desirable Laurel Village location with strong patient draw
- Excellent visibility and professional setting next to Starbucks
- Elevator and ADA accessibility

Two restrooms are conveniently located on the 2nd floor

Property Photos

