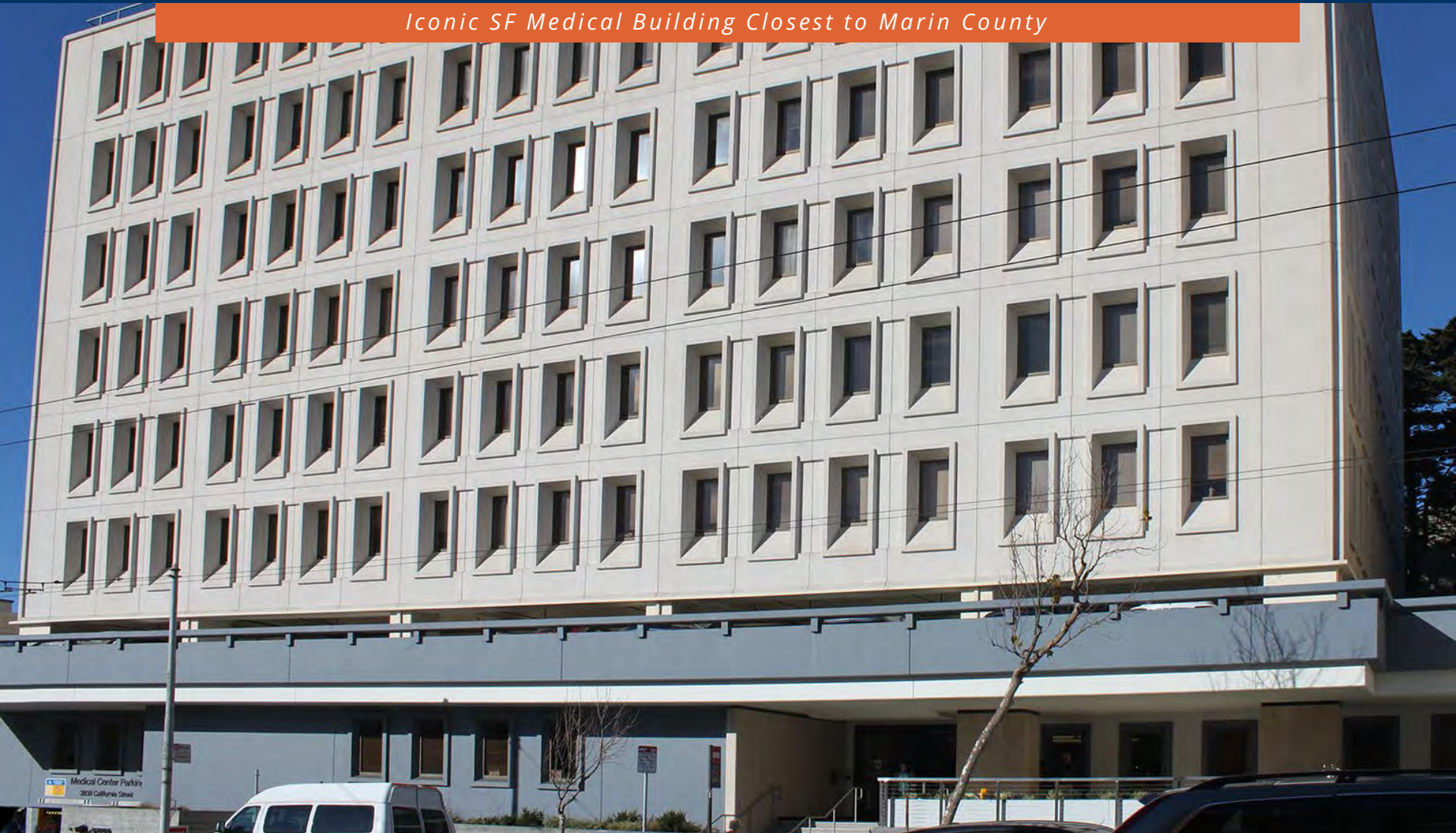


BAYSIDE REALTY PARTNERS PRESENTS

# 3838 California Street Medical Center

3838 California Street, San Francisco

*Iconic SF Medical Building Closest to Marin County*



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# 3838 California Street Medical Center

3838 California Street, San Francisco

## OPPORTUNITY

- Medical suites from 603 to 5,000 sf+
- Major renovation and common area upgrades recently completed
- Numerous best-in-class specialist practices
- Excellent Laurel Heights location and demographics
- Most significant medical office building in northwest part of San Francisco
- Close to the Golden Gate Bridge



## BUILDING

- 8 story 100% medical building
- Easy access to west San Francisco and Marin patient bases
- Pharmacy opportunity on-site
- On-site imaging and lab
- Excellent on-site parking garage with one of the highest parking ratios in the market

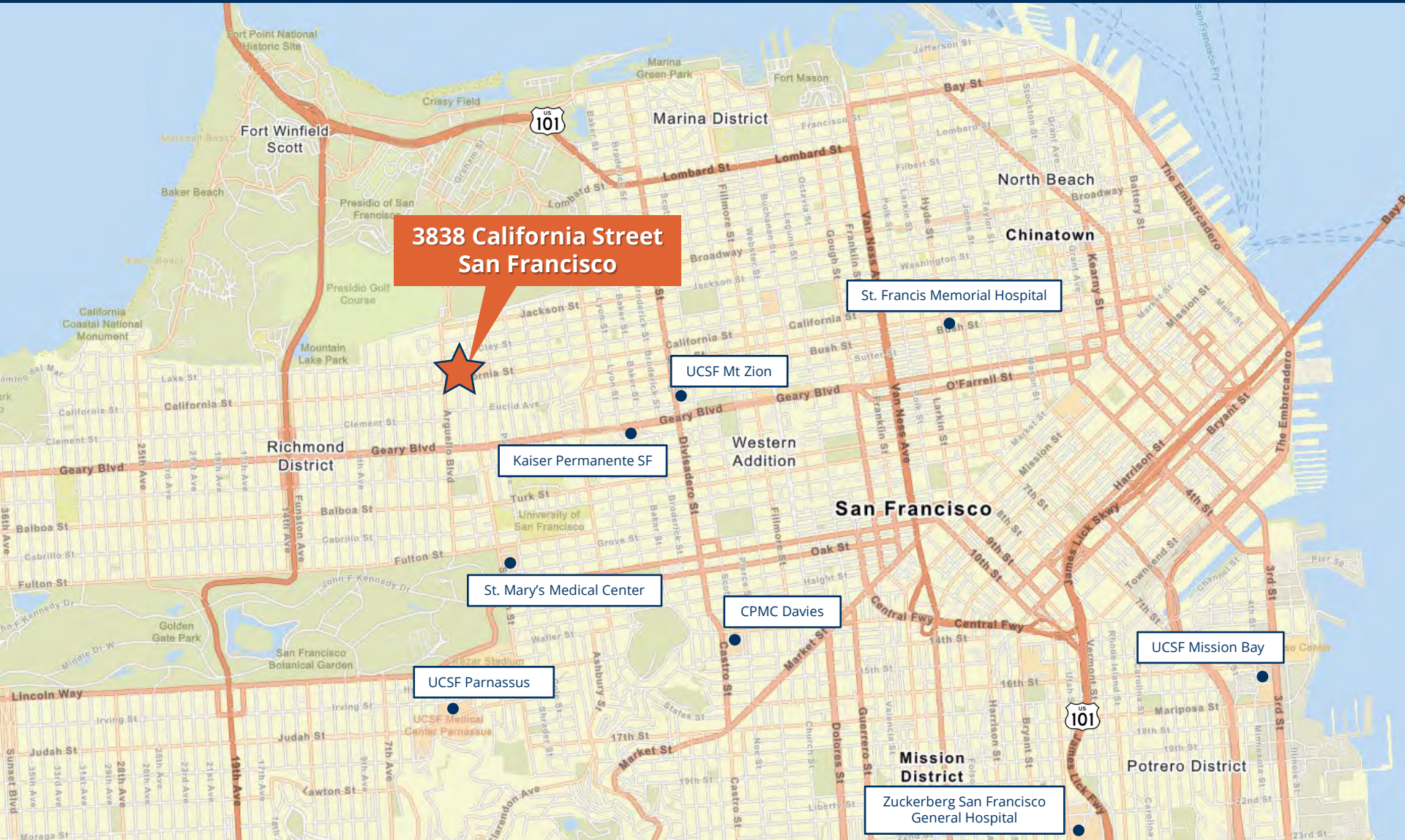
# 3838 California Street Medical Center

3838 California Street, San Francisco



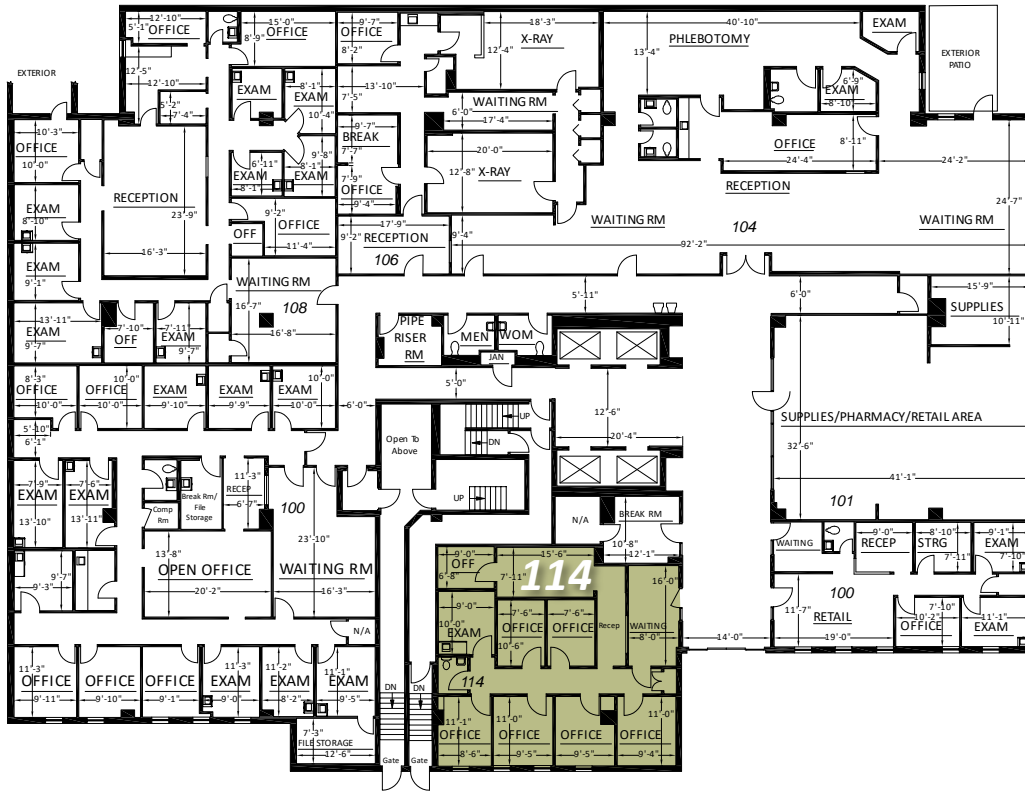
# 3838 California Street Medical Center

## 3838 California Street, San Francisco



# 3838 California Street Medical Center

3838 California Street, San Francisco



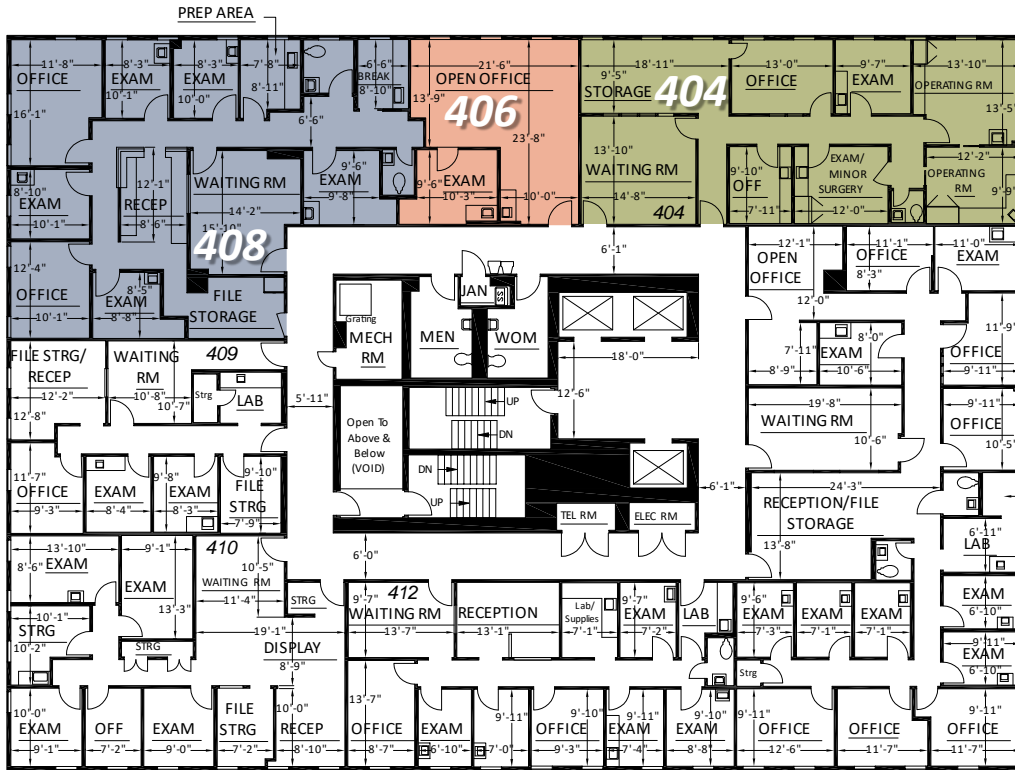
## FIRST FLOOR

Suite 114 1,521 RSF

Lobby / First floor suite with excellent lobby frontage/visibility. 7 office/exam rooms, break room, internal restroom and ample reception/waiting

# 3838 California Street Medical Center

## 3838 California Street, San Francisco



### FOURTH FLOOR

**Suite 404** 1,593 RSF

4 exam rooms, waiting/reception area, private office, *internal restroom*. (Can be combined with 406 and 408 for a total up to 4,253 sf)

**Suite 406** 603 RSF

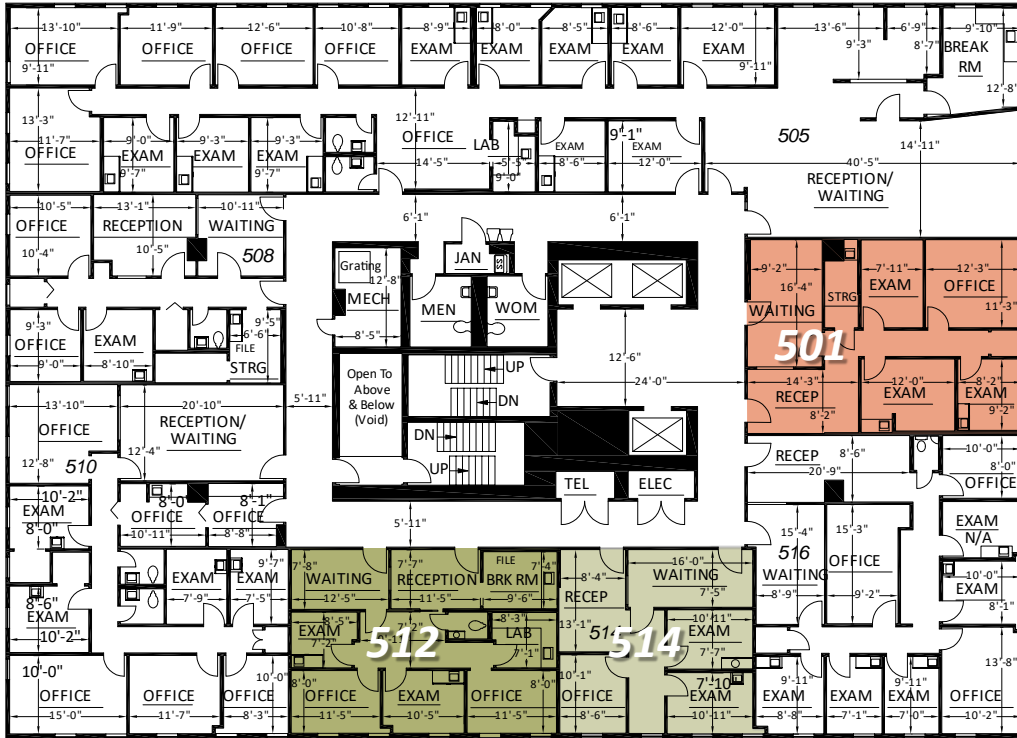
Current medical office administrative use with open area and one exam room. Prior layout, two exam rooms and one office and one storage room

**Suite 408** 2,057 RSF

Waiting room/reception area. 5 exam rooms, 2 office, in-suite bathroom and file storage room

# 3838 California Street Medical Center

## 3838 California Street, San Francisco



### FIFTH FLOOR

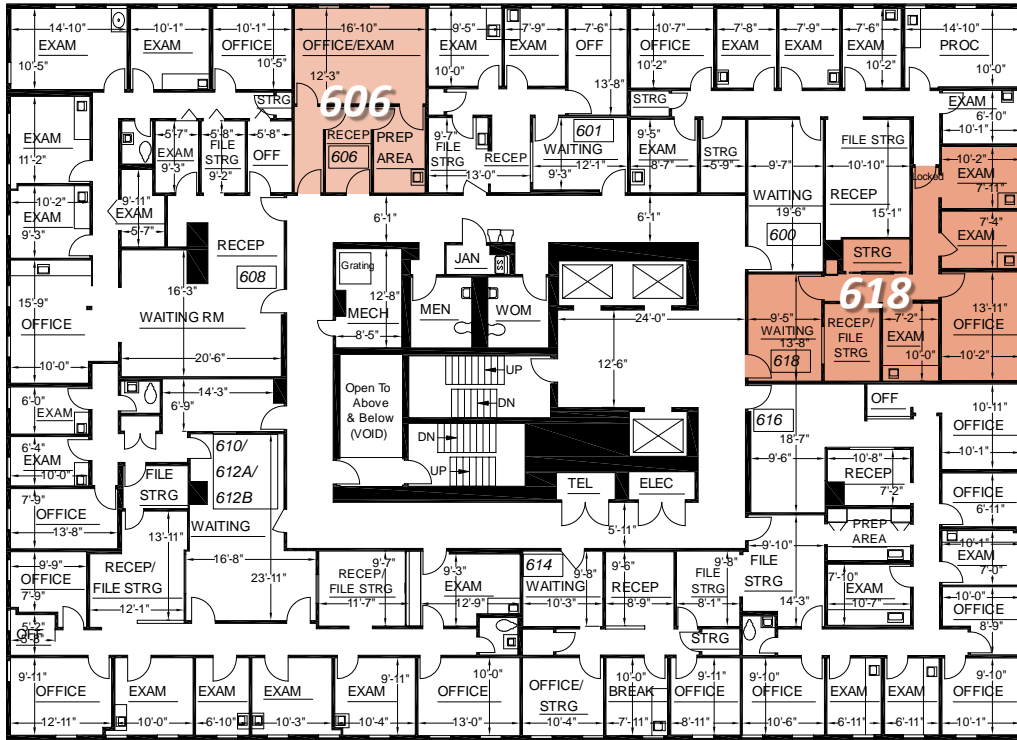
**Suite 501**      **1,038 RSF**  
 Reception area, waiting room, 3 exam rooms,  
 1 office, storage

**Suite 512**      **961 RSF**  
 Reception area, waiting room, 2 exam rooms,  
 2 offices, restroom, breakroom and lab

**Suite 514**      **705 RSF**  
 Reception area, waiting room, 2 exam rooms,  
 1 office

# 3838 California Street Medical Center

## 3838 California Street, San Francisco



### SIXTH FLOOR

**Suite 618**      896 RSF  
 Reception area, waiting area, 3 exam rooms,  
 1 office, storage

**Suite 606**      480 RSF  
 1 office/exam room, 1 lab. Good for therapist use



# 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

**DOMINANT. EXPERT. INFLUENTIAL.**