

BAYSIDE REALTY PARTNERS PRESENTS

Eden Medical Building

20400 Lake Chabot Road, Castro Valley



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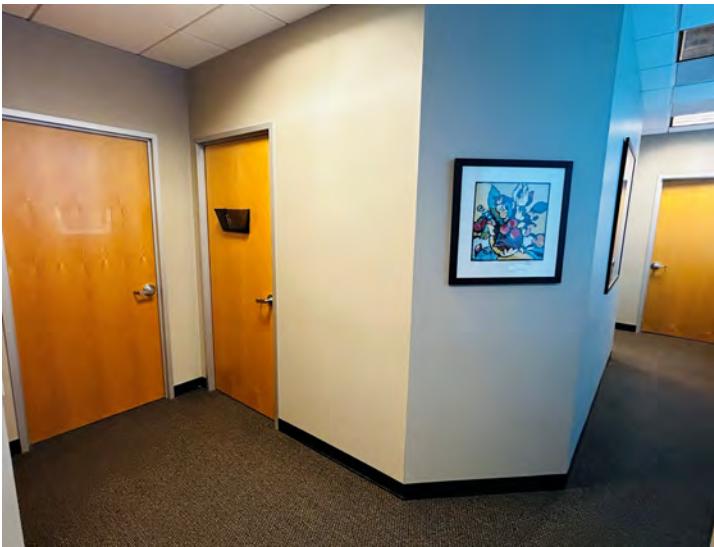
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Eden Medical Building

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LOCATION

- Easily accessible from I-580 and I-680
- Across the street from Eden Medical Center, a Sutter Health affiliate



BUILDING

- 3-story, 21,000 sf LEED certified Class A medical office building
- 2 highly-efficient rectangular floors affording extensive glass-line on views
- Close proximity to retail services and public transit options
- LEED Silver certification promotes sustainable design and construction practices, and equates to higher productivity levels for occupants
- \$2.60/PSF (NNN/triple net)

Eden Medical Building

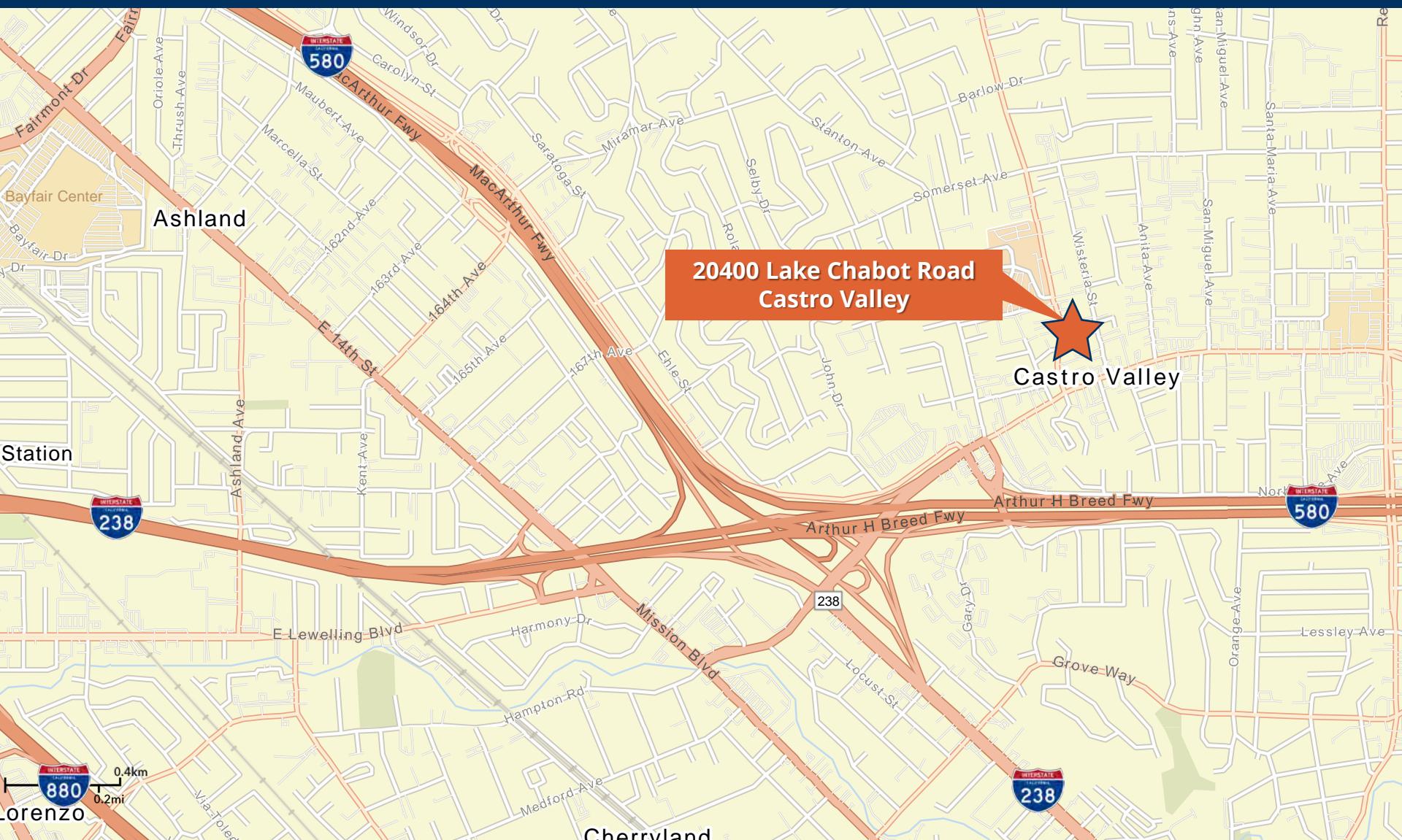
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SUITE 302 2,443 RSF

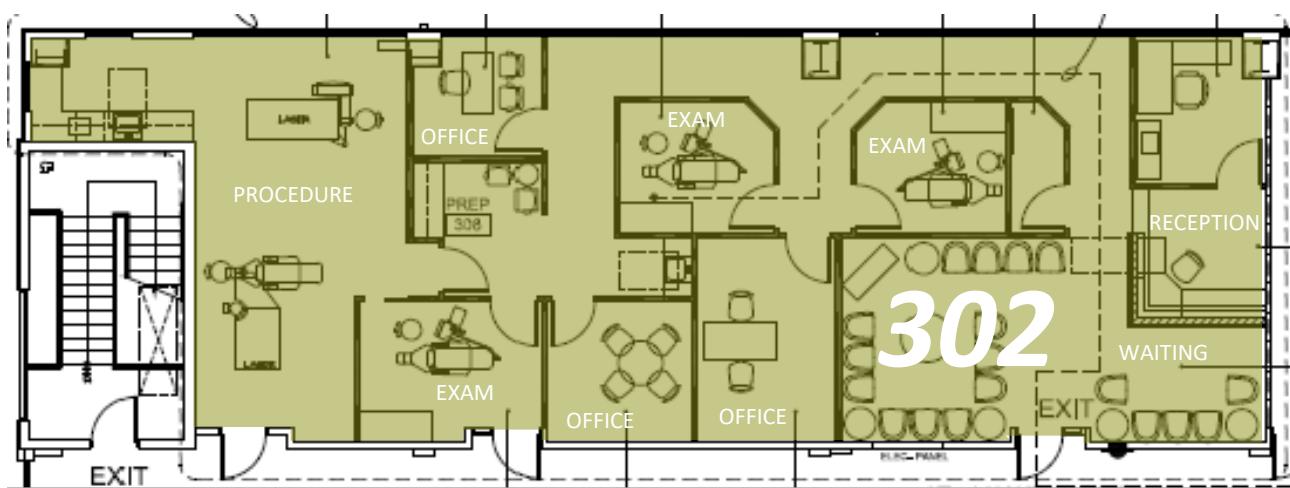
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Suite 302 2,443 RSF
Reception/waiting room, 4 private offices, 3 exam rooms, 1 large exam/procedure room, restroom. Expansive windowline

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.*



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- 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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