

FULLY EQUIPPED CHIROPRACTOR OFFICE FOR RENT

\$4950 / 1600ft² - Established Chiropractic Location - Ground Floor visibility @ new CPMC Hospital (downtown / Civic Center/ Van Ness)



Long established Chiropractic storefront available Oct. 1. Can also be a different medical use. Tenant is leaving most furniture, fixtures, X-ray equipment (new license required), extensive computer and video installations. Tenant paid \$80,000.00 for the practice 9 years ago. He is downsizing at a new location.

This is across the street from what will be the largest and newest hospital in San Francisco, the CPMC/Sutter Health Cathedral Hill campus.

Rent includes the use of all the existing improvements, which means there is a minimal set-up cost. Hot and cold water and sewer (very expensive in SF) are included in the rent. Space is fully sprinklered.

There has been a chiropractic practice at this location since 1985. Original name was Cathedral Hill Chiropractic, which name is still on an illuminated sign facing the intersection of Geary & Van Ness and could be reused.

The space is self-contained with direct access to the street. There is a white passenger zone in front of the building.





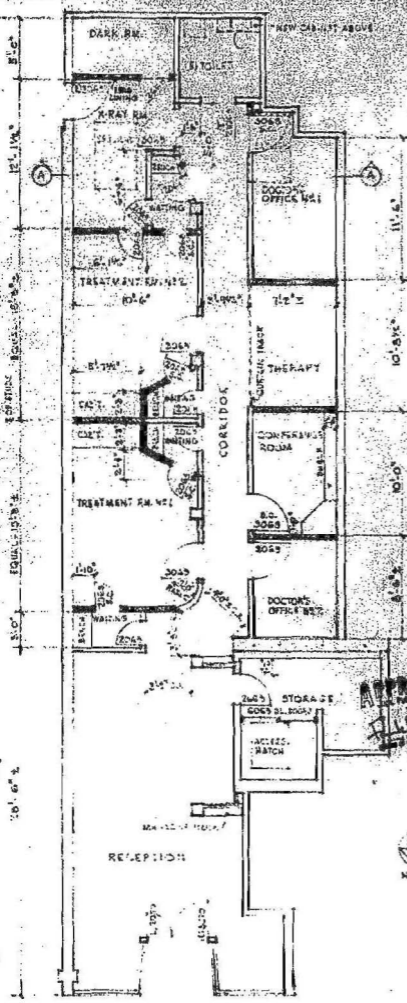
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 CLAUDE W. B. & KATH M. WAGNER
 ARCHITECTS
 1000 MARKET STREET
 SAN FRANCISCO, CALIF.

APPROVED
 [Signature]
 [Date]



FLOOR PLAN
 5635A PLAN AREA - 1575 SQ. FT.
 OCCUPANCY GROUP B 2

GERRY STREET

OFFICE FOR
 DR. JAMES WEHINGER
 1315 CLARY STREET
 SAN FRANCISCO, CALIF.

1959 DEC. 12, 1959
 SCALE 1/4" = 1'-0"
 SHEET NO.

