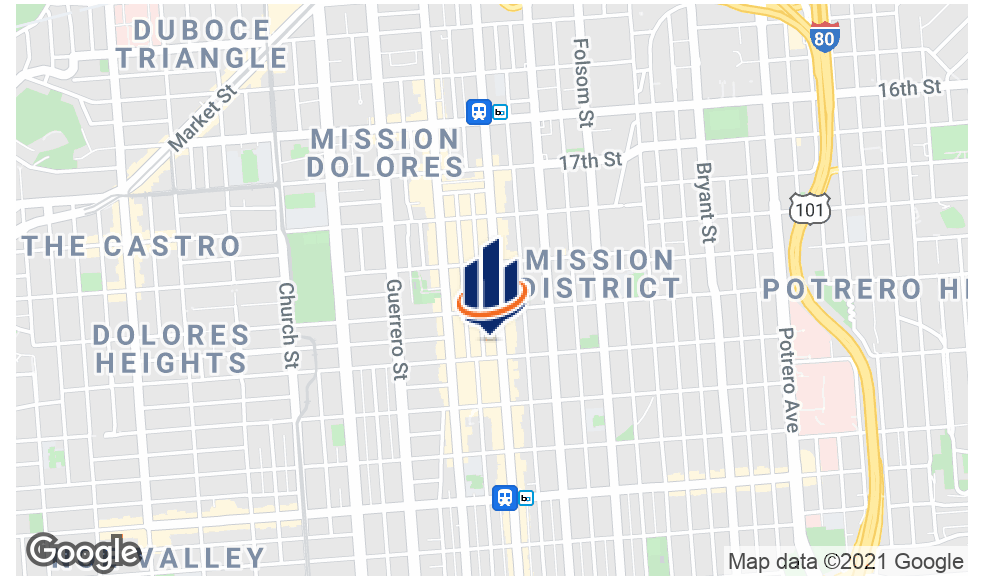


FOR LEASE

2480-2482  
MISSION  
STREET

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## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$3.75 - \$4.50 SF/MO [NNN]
<b>BUILDING SIZE:</b>	±34,000 SF
<b>AVAILABLE SF:</b>	±7,286.5 SF
<b>YEAR BUILT:</b>	1972
<b>ZONING:</b>	Mission Street NCT
<b>MARKET:</b>	Mission District
<b>TRAFFIC COUNT:</b>	8,318
<b>APN:</b>	3609-119

## PROPERTY OVERVIEW

The Los Portales Medical & Dental Center is one of the neighborhood's premier destinations for medical services including physicians, dentists, optometry and other practitioners. Located on Mission Street in the vibrant Mission District of San Francisco, the location is easily accessible by numerous public transportation options.

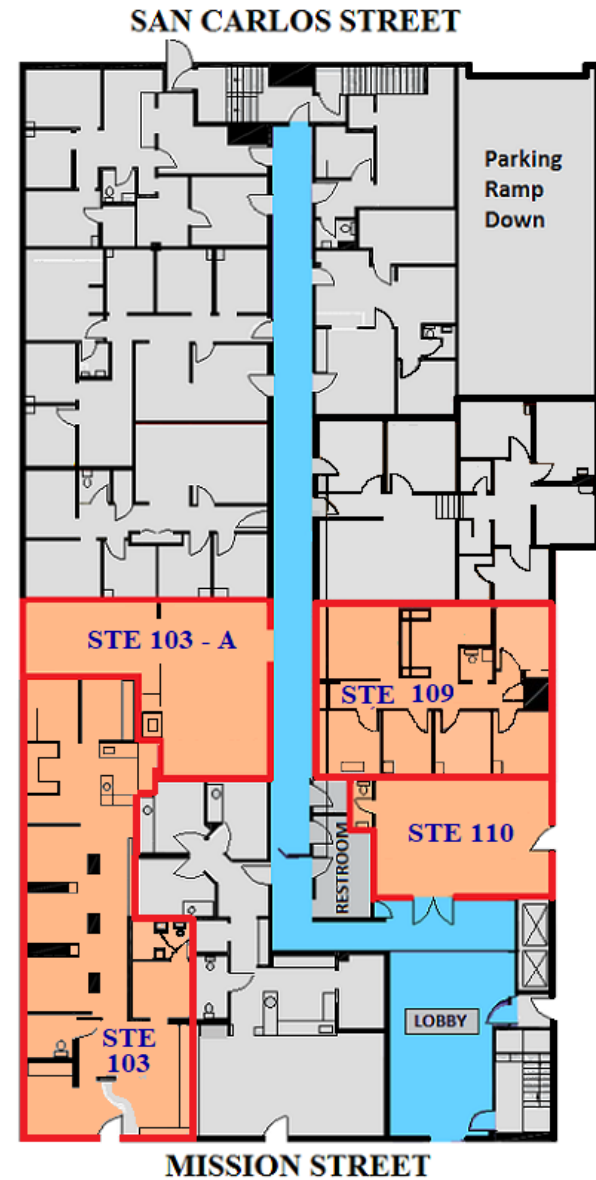
## PROPERTY HIGHLIGHTS

- Direct Mission Street Frontage and Ground Floor Lobby Entrances
- Excellent visibility from Mission Street
- Parking garage in building accessible from San Carlos Avenue
- Minutes walk from BART 24th Street Mission Station
- Minutes walk from MUNI 21 Street Transit Stop
- Abundant medical and dental practitioners nearby
- Sutter Health Care and CPMC Medical Center-St. Luke's Campus nearby
-

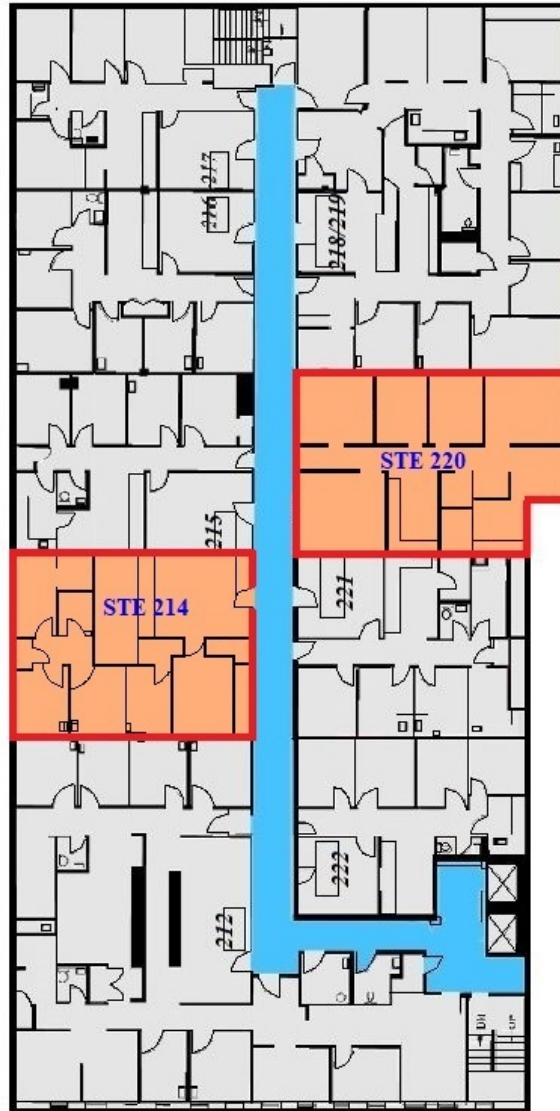


## AVAILABLE SPACES:

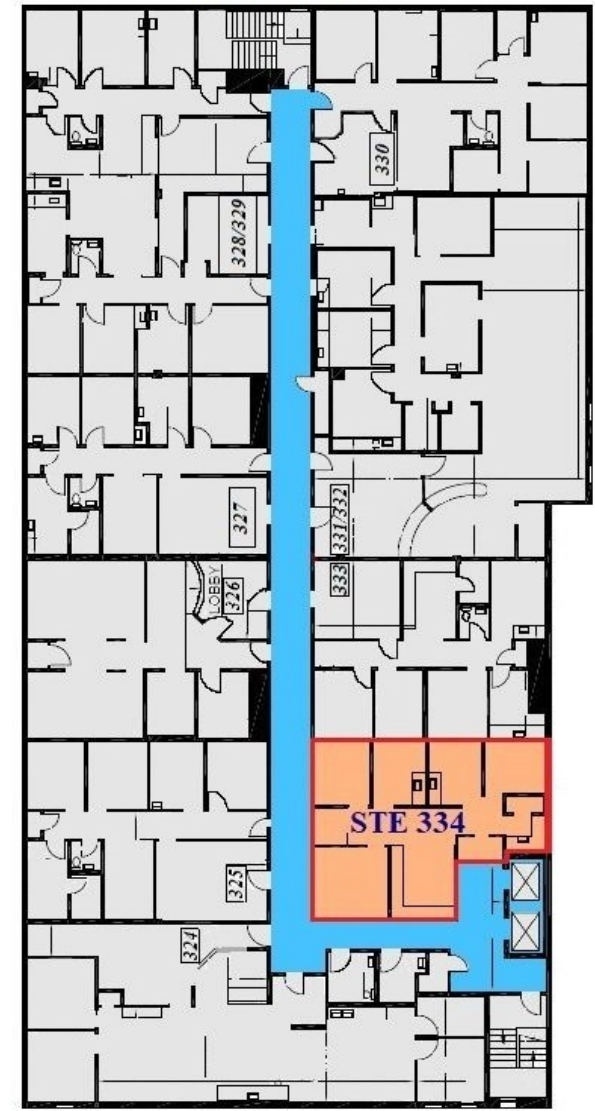
<b>SUITE 103 (±1,661 RSF)</b>	Plumbed dental 5 operatories. Alternative address is 2482 Mission Street.
<b>SUITE 103 A (±801 RSF)</b>	Vacant office space.
<b>SUITE 109 (±1,054 RSF)</b>	Vacant medical office space.
<b>SUITE 110 (±568 RSF)</b>	Vacant retail or office space. Load bearing wall between Suites 110 and 109.



## 2nd Floor



## 3rd Floor



### AVAILABLE SPACES:

<b>SUITE 214 (±1,108 RSF)</b>	Vacant medical office space.
<b>SUITE 220 (±1,006 RSF)</b>	Vacant medical office space.
<b>SUITE 334 (±785 RSF)</b>	Plumbed dental 2 operatories.



Front Entrance



Suite 220 Reception Area



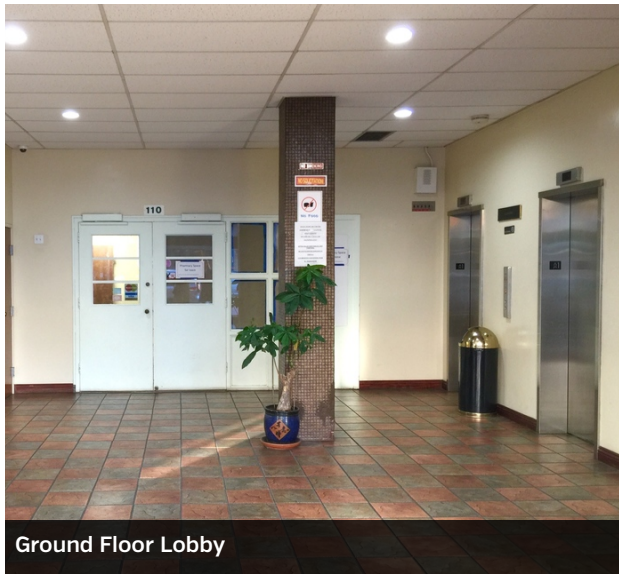
Suite 334 Waiting Area



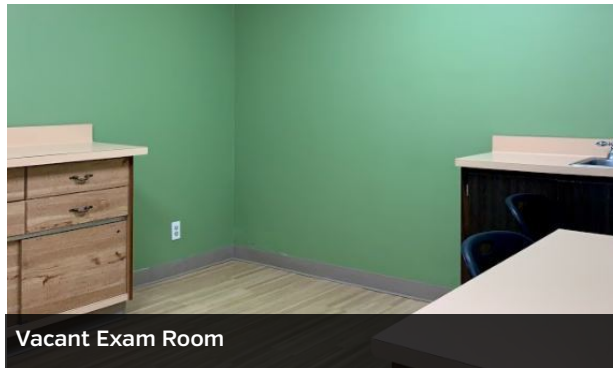
Suite 220\_Hallway to Office & Exam Rooms



Suite 334 Operatory Room



Ground Floor Lobby

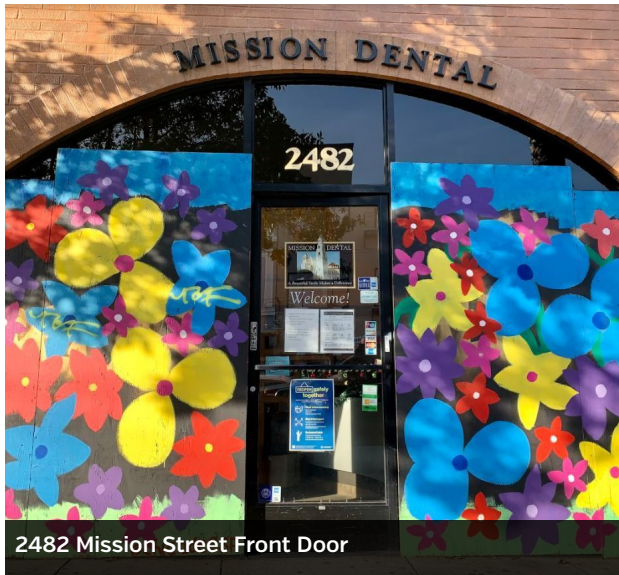


Vacant Exam Room



Suite 334 Laboratory & Sanitizing Room

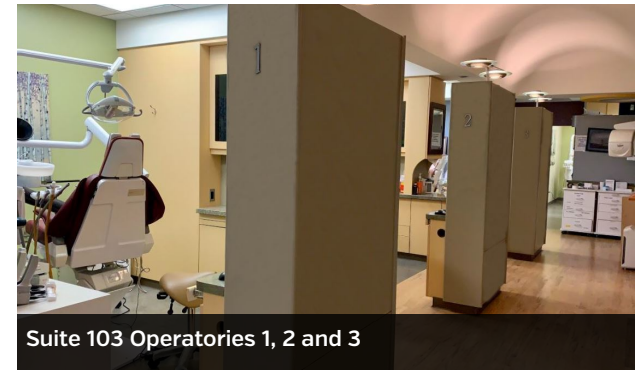




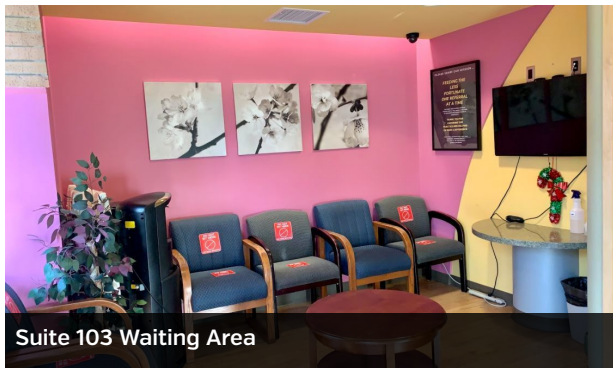
2482 Mission Street Front Door



Suite 103 Reception Area



Suite 103 Operatories 1, 2 and 3



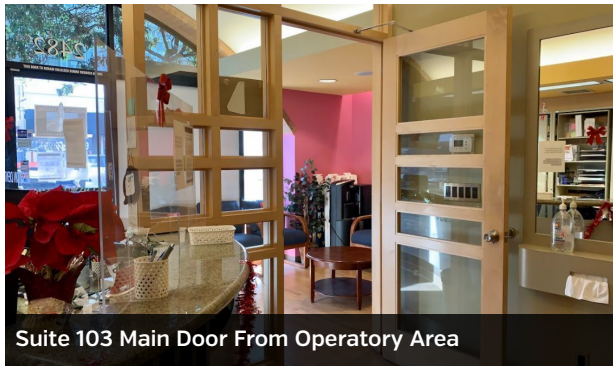
Suite 103 Waiting Area



Suite 103 Laboratory and Storage Room



Suite 103 Corridor To Front Door



Suite 103 Main Door From Operatory Area



Suite 103 Sanitizing Area