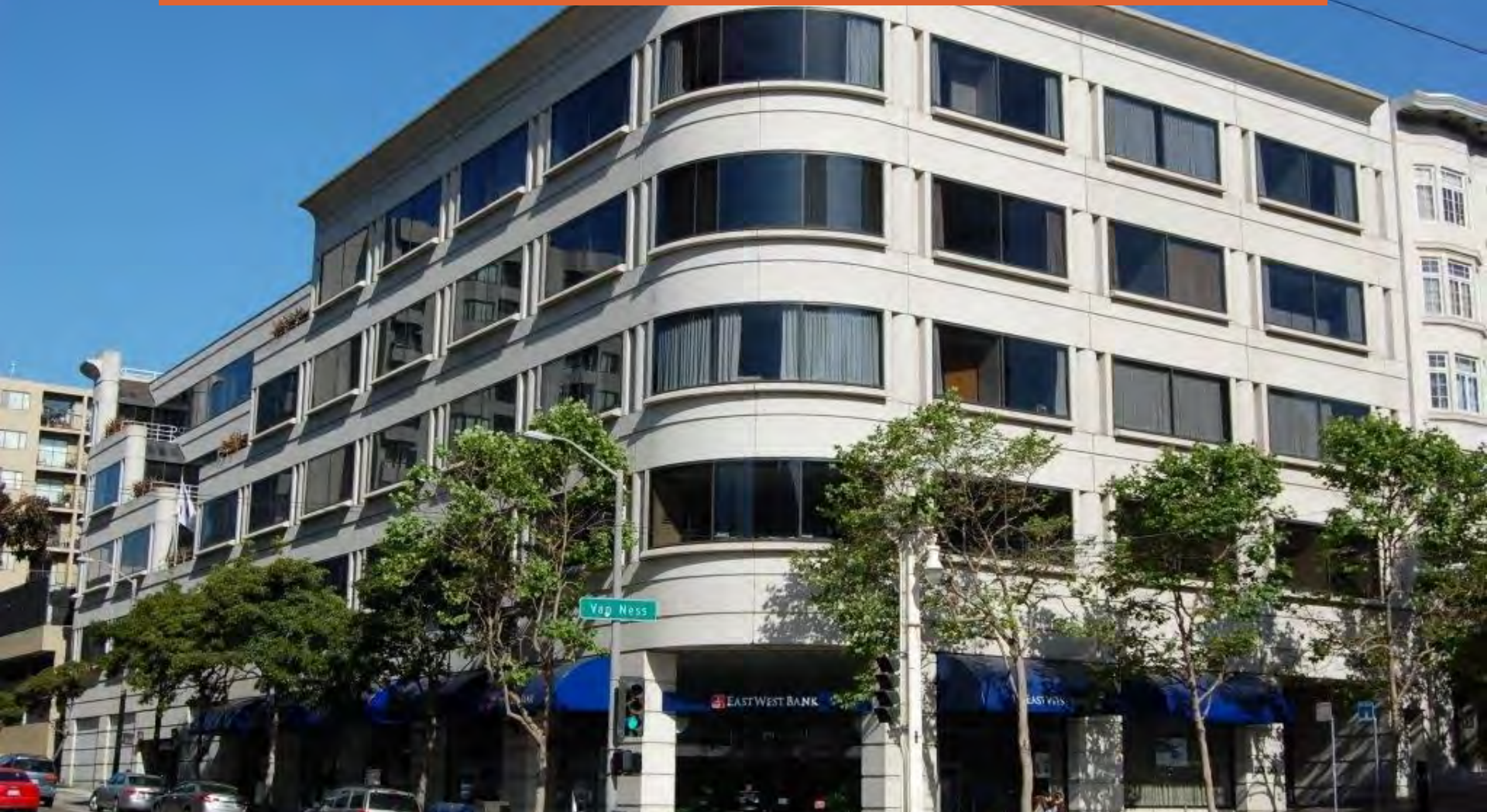


The Pacific Vision Foundation Building

711 Van Ness Avenue, San Francisco

Leading Medical and Professional Office Building on Van Ness Corridor



The Pacific Vision Foundation Building

711 Van Ness Avenue, San Francisco

OPPORTUNITY

- Redevelopment by The Pacific Vision Foundation
- Extensive ophthalmology diagnostic services with full range of specialties
- Future on-site surgery center
- Substantial common area and infrastructure upgrades
- On-site educational and conference facilities

LOCATION

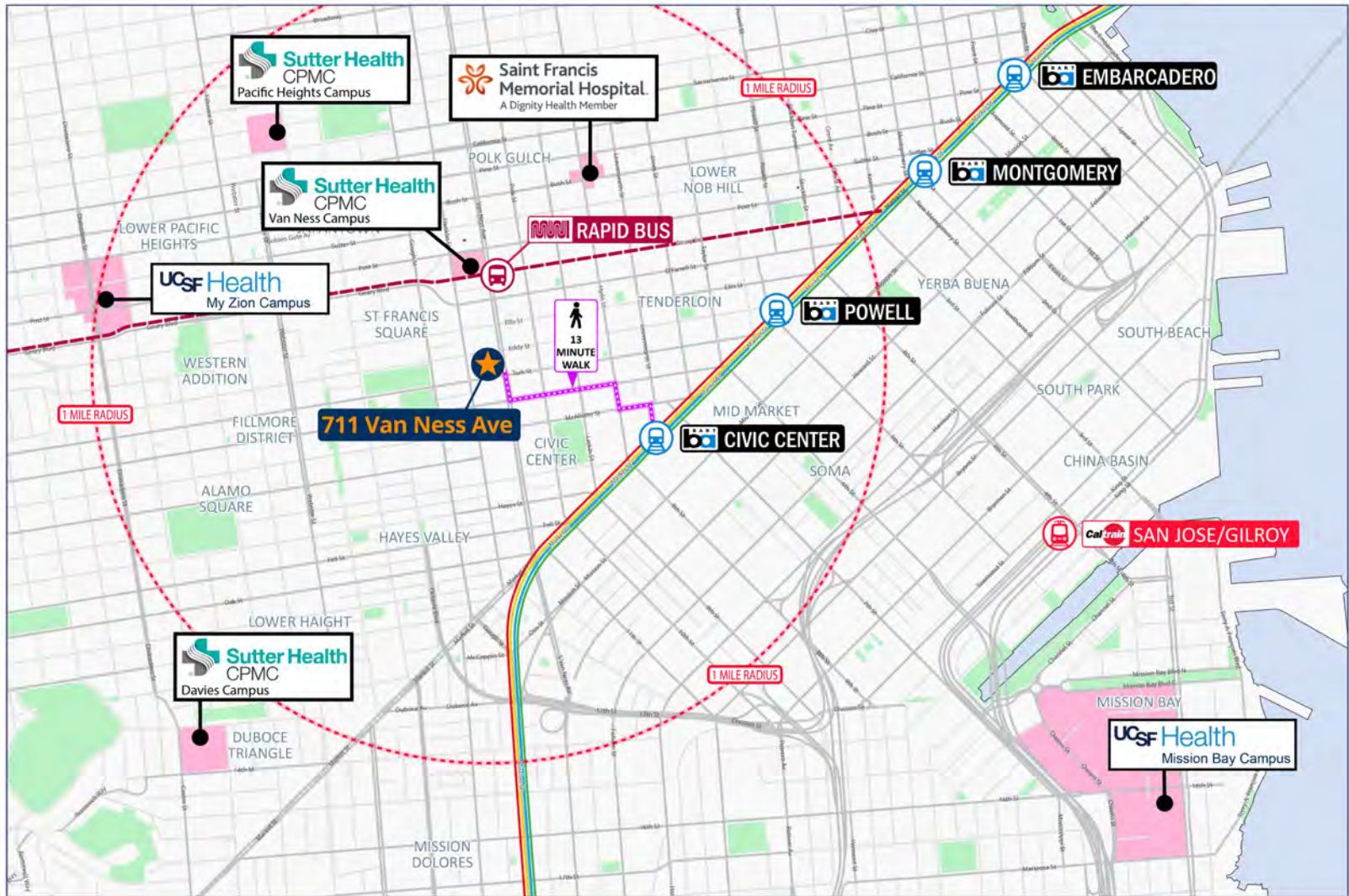
- Central San Francisco location
- 2 blocks to San Francisco City Hall and Civic Center
- 5 blocks to Sutter Health's new state-of-the-art 274 bed CPMC Van Ness Campus
- Walking distance to extensive public transit network (including BART, Golden Gate Transit, MUNI)
- On-site secured parking

BUILDING

- 5 story office building. 95,000 sf
- Accommodating medical/office users from 1,000 to 20,000 sf
- Broad mix of tenants
- On-site ownership. On-site security
- Landscaped patios/terraces

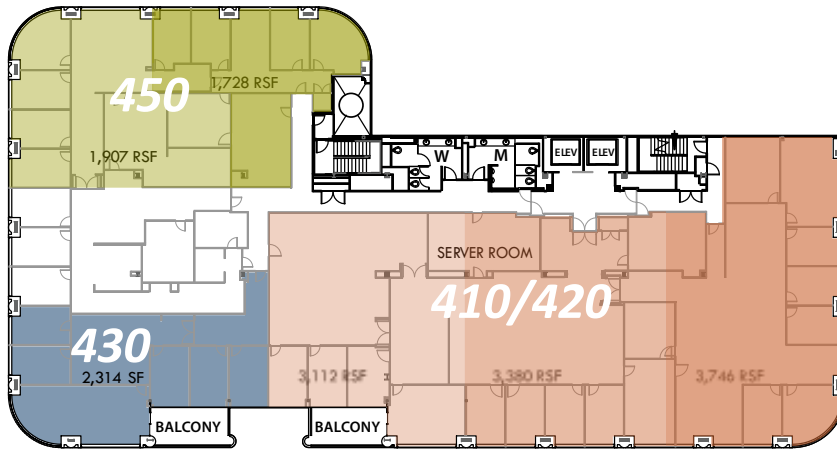
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FOURTH FLOOR

Suite 410/420 3,112 - 10,238 RSF
Professional Office layout. 8-10 window line offices, open layout for office intensive with conference rooms and storage

Suite 430 2,314 RSF
Professional Office layout. 5 private offices, open area for workstations, large conference room, private outdoor balcony.

Suite 450 1,728 - 3,635 RSF
Professional Office layout. Multiple offices along window line, two large interior conference rooms. Lots of natural light