

# Stonestown Medical Building

595 Buckingham Way, San Francisco

*Dominant Medical/Dental Building in Southwestern San Francisco*



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### LOCATION

- Stonestown Medical Building is adjacent to Stonestown Galleria, an extremely convenient and visible location on 19th Avenue (Target, Olive Garden, Apple Store)
- 3 miles to UCSF/Parnassus Campus 5 miles to Seton Medical Center
- Multiple public transit options via MUNI
- Near San Francisco State University

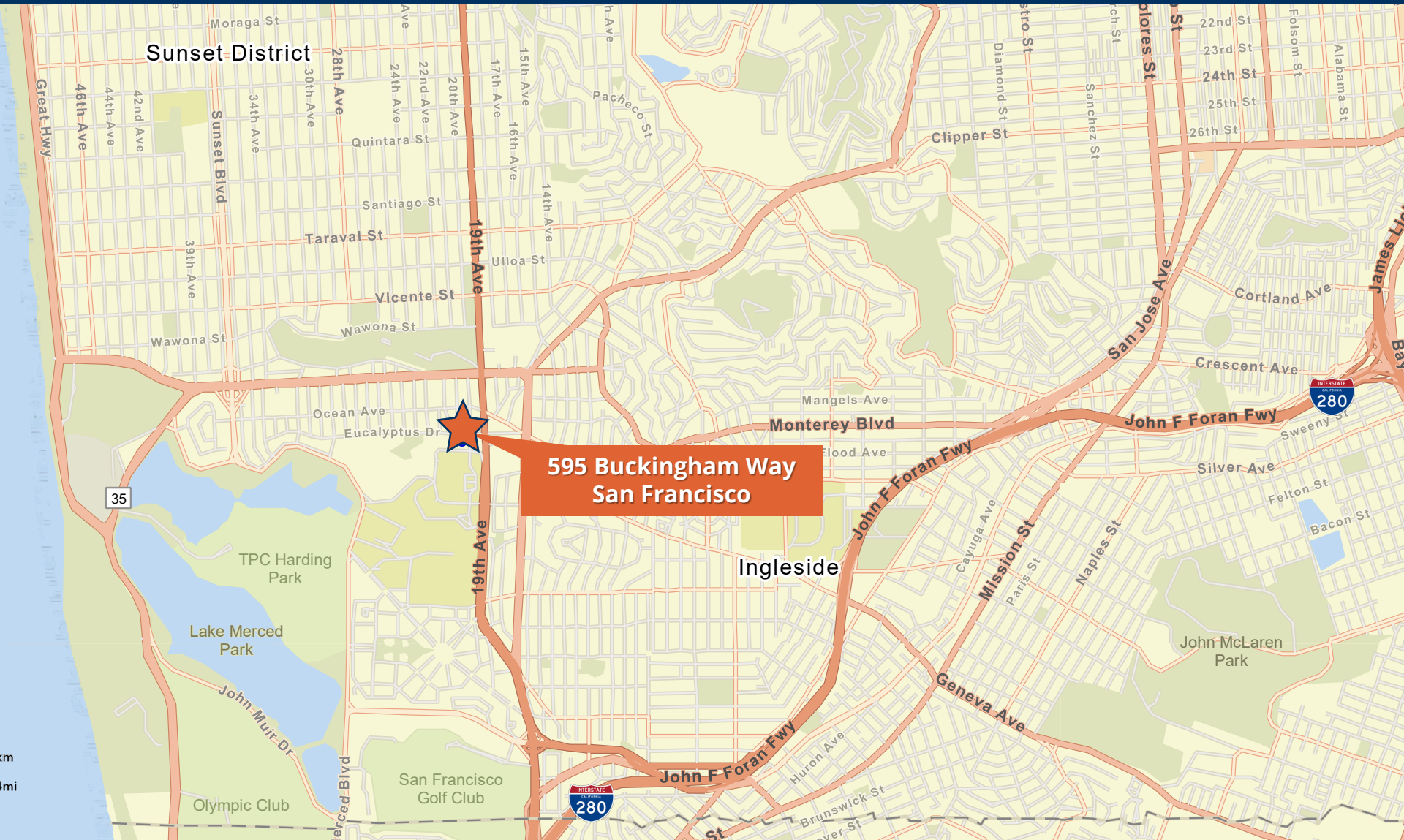


### BUILDING

- Stonestown Medical Building represents the highest quality medical/dental building in southwestern San Francisco that is currently undergoing a substantial upgrade
- Improvements include new common areas, lobby and other items
- Professional Medical and Dental Suites from 300 sf to 2,500 sf
- Parking in on-site deck and surface lot
- Patient drop-off area at front entrance
- New institutional owners initiating \$3 million improvement program
- Excellent views from many suites
- Broad mix of medical and dental users

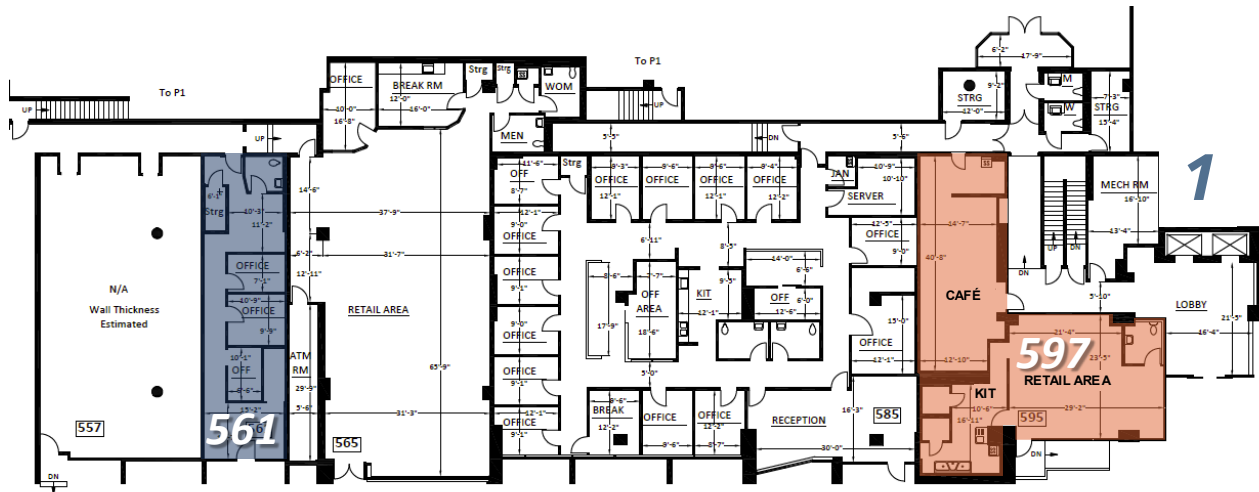
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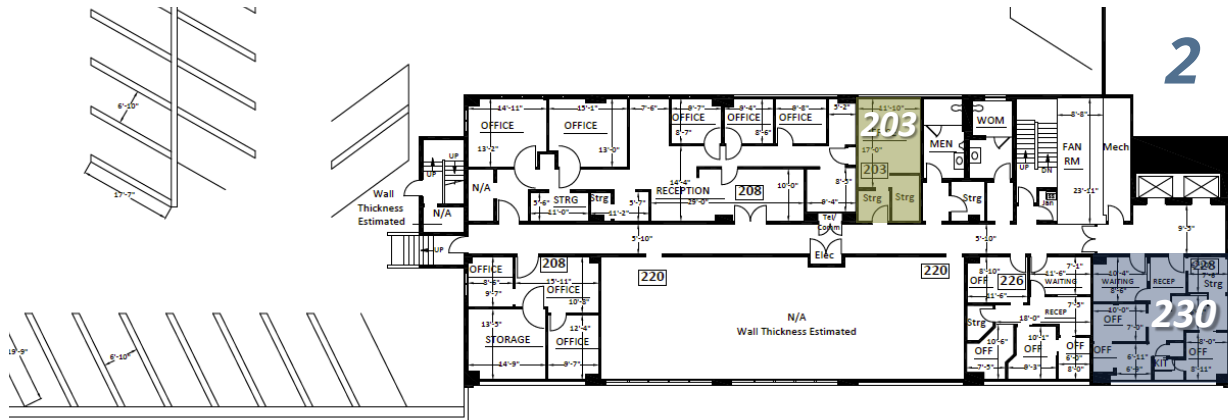
### FIRST FLOOR

**Suite 597** 726 RSF

Lobby level, former café with vent hood and refrigerated display cases in place

**Suite 561** 1,074 RSF

Retail/street level suite with 2-3 offices, reception area and in-suite restroom



### SECOND FLOOR

**Suite 203** 345 RSF

Dental lab suite

**Suite 230** 739 RSF

Dental suite with 2 operatories

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### THIRD FLOOR

**Suite 315**      410 RSF  
1 large office and 1 break room

**Suite 355**      2,208 RSF  
Medical office space with 10 exam room and 2 offices

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### FOURTH FLOOR

**Suite 404** 974 RSF

Former dermatology space with 3 exam rooms and 1 office

**Suite 410** 861 RSF

**Sublease** - Medical office space with 2-3 offices/exam rooms, break room and reception. Can be delivered furnished or unfurnished. *Sublease through May 2022 with additional term available*

**Suite 432** 462 RSF

Dental suite with 2 operatories

**Suite 450** 716 RSF

Medical office space with 4 offices/exam rooms. *Can be combined with Suite 454 to total 1,186 RSF*

**Suite 454** 572 RSF

Medical office space with 2 exam rooms

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## FIFTH FLOOR

Suite 515 2,053 RSF

Medical office space with 9 exam rooms, 1 office, large waiting room and kitchen