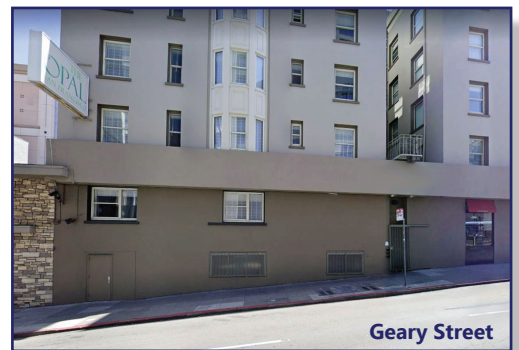
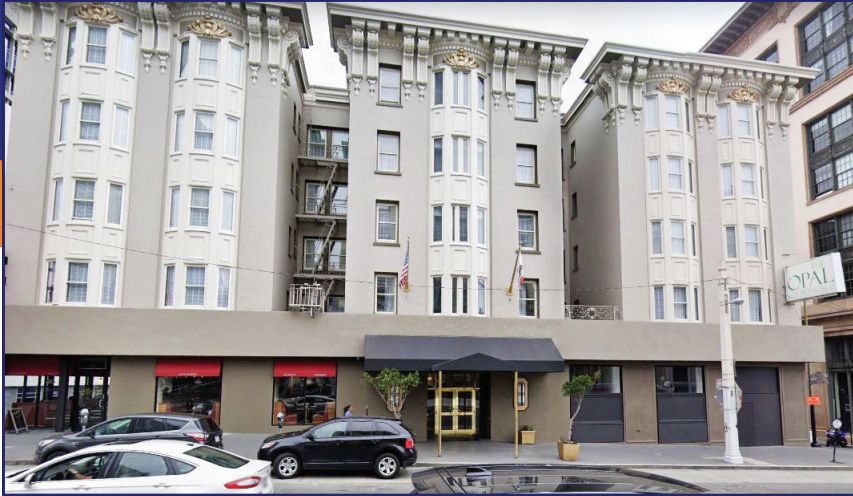


FOR LEASE Office/Medical

1050 Van Ness at Geary
San Francisco, California

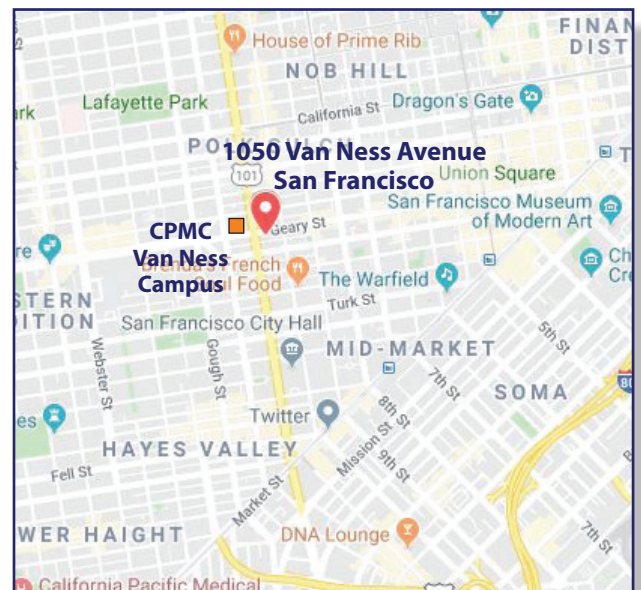


BUILDING

- Approximately 11,890 sf high-ceiling, single-tenant basement space across street from new CPMC \$2 billion hospital
- Opportunity for office or medical office user needing true ground floor on slab
- Currently open build-out with restroom core included
- Landlord to install lift at separate entry on Geary Street
- Blade signage available at entry door
- Substantial natural light
- Asking Rent: \$3.50 psf NNN per month.
Property taxes estimated to be \$0.23 psf per month
Utilities to be metered and paid directly by tenant

LOCATION

- Central San Francisco location — Van Ness Corridor
- At intersection of Van Ness and Geary, across the street from CPMC Van Ness Campus
- Major MUNI connecting point, with north/south and east/west express buses converging
- New Bus Rapid Transit (BRT) lane being created on Van Ness for express bus service



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