

VAN *ness*



939 ELLIS STREET | SAN FRANCISCO



PROPERTY *highlights*

- **LARGE CONTIGUOUS BLOCK**
up to 45,000 FT of space
- **CENTRAL LOCATION**
Nexus of North Bay, East Bay, and Silicon Valley
- **UNIQUE SIGNAGE OPPORTUNITY**
High traffic 101 corridor
- **NEWLY RENOVATED**
\$10+ million in recent renovations
- **EARLY ACCESS TO EMERGING MEDICAL CORRIDOR**
- **NUMEROUS ONSITE BUILDING AMENITIES**
- **EXPERIENCED MEDICAL BUILDING OWNERSHIP**

TRANSIT *map*



LEGEND

- MUNI Bus Lines (Darker color = more bus lines)
- GG Transit Lines (Darker color = more bus lines)
- Bus Rapid Transit Dedicated Bus Lanes
- M MUNI Bus Stops
- B Bus Rapid Transit Stops

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TRANSPORTATION LINES WITHIN WALKING DISTANCE

MUNI Bus
47, 49, 38, 38R, 3, 2, NX, 31, 7X, 5, 5R, 21, 19, 9R, 9, 7, 7R, 6, 1BX, 31BX, 38BX, 1AX, 38AX

MUNI Metro (Light Rail)
F, KT, N, J, L, M

Golden Gate Transit
10, 70, 80, 101, 101X

AC Transit
800



PROPERTY *amenities*



**ROOFTOP
PATIO**



**WORKOUT
ROOM**



**BIKE LOCK
AREA**

SHOWERS

**ELECTRIC
CHARGING
STATIONS**

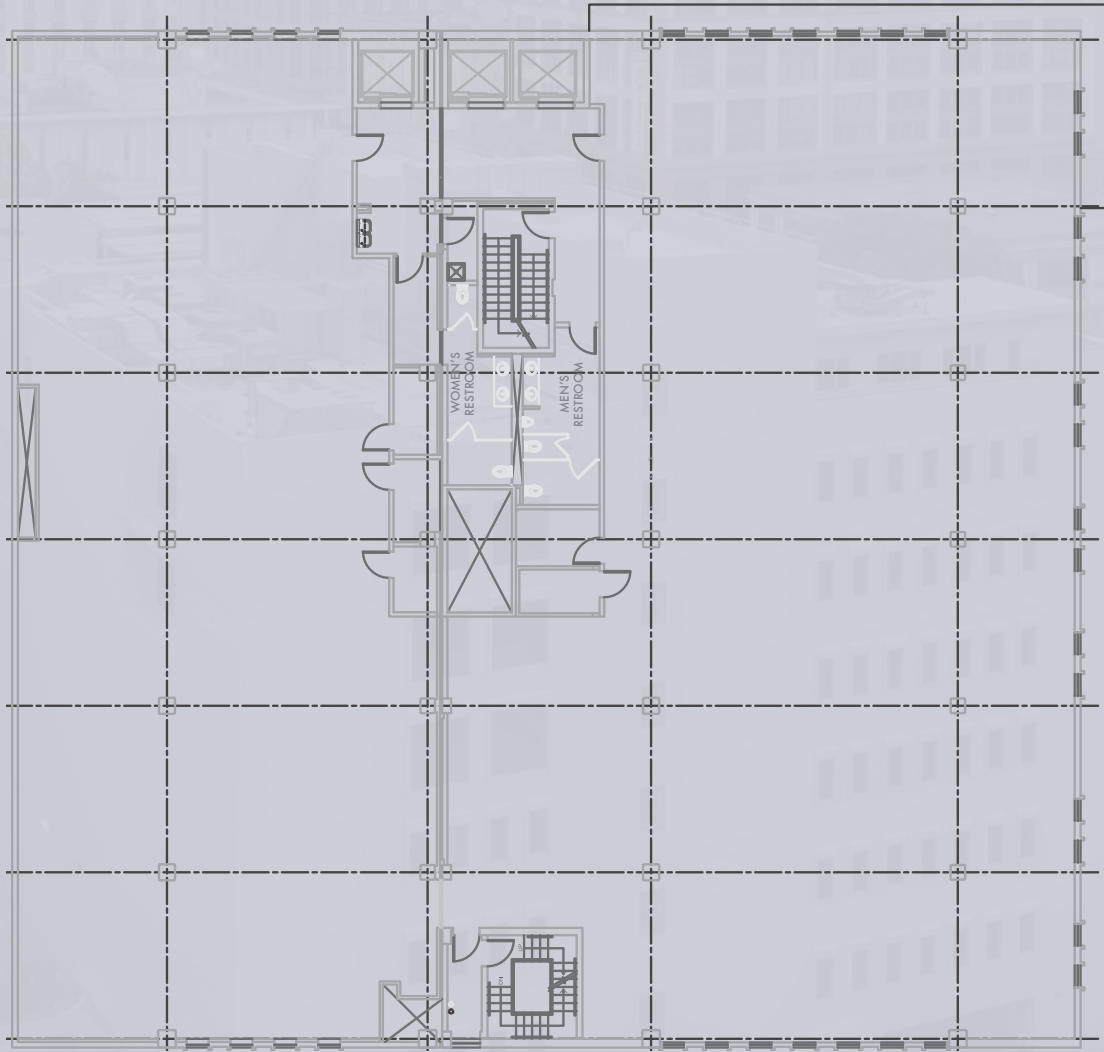
**CONFERENCE
ROOM**

PARKING



FLOORPLAN

sample floor plate



15,000 SF floor plates, with 3 contiguous floors available (2nd, 3rd, and 4th)
±45,000 SF of contiguous space available

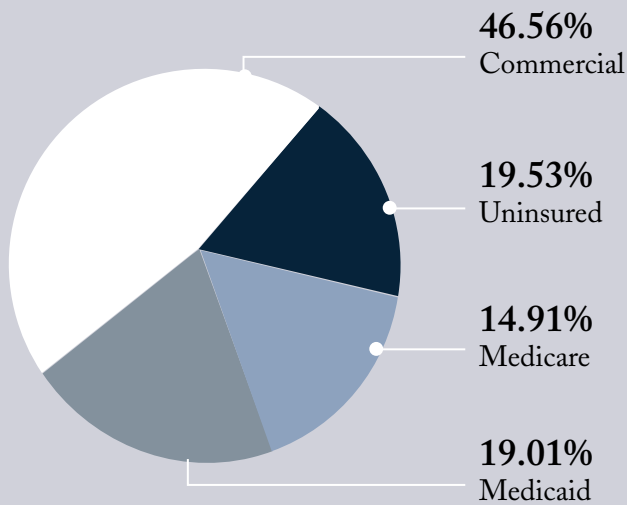


MEDICAL *market analysis*

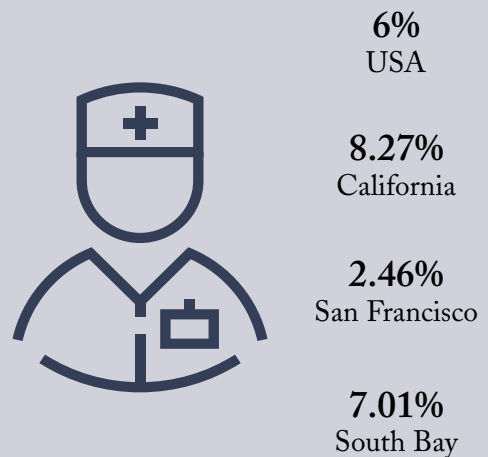
Furthermore, 80.48% of the total population access to medical care through government or private programs, with 46.56% Commercially Insured, 14.91% Medicare covered, and 19.01% covered by Medicaid.

A	Large patient base	Large patient base
	Growing patient base	Growing patient base
B	Non-affluent patient base	Non-affluent patient base
	High patient volumes	High patient volumes
C	High patient growth	High patient growth
	Small patient base	Small patient base
D	Slow growing patient base	Slow growing patient base
	Non-affluent patient base	Affluent patient base
E	Low patient volume	Low patient volume
	Low patient growth	Low patient growth
F		
	1	2
	3	4
	5	6
	7	8
	9	10

INSURANCE COVERAGE



OFFICE VISIT GROWTH



MEDICAL ENVIRONMENT CHARACTERISTICS

The medical environment of the San Francisco 94109 is characterized by rapid growth and high procedure volumes. As a result of the Growth and procedure volumes the service area has a current physician gap of 0.00 Primary Care physicians and 0.00 Specialty Physicians. Over the next five years, Inpatient Acute procedures will grow by 6.84% and Outpatient procedures will grow by 8.41%. Within this service area there are 15 ASCs, 9 General Acute Care Hospitals, 191 MOBs, 0 LTACHs, 0 Rehab Hospitals, and 0 Psych Hospitals.





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