

BAYSIDE REALTY PARTNERS PRESENTS

2999 Regent Street Berkeley, California

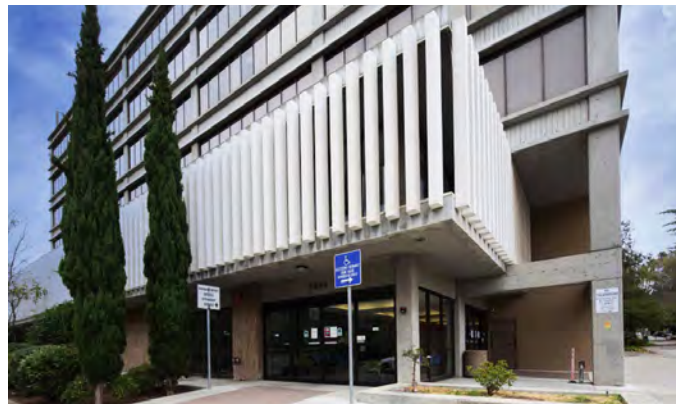
Highest Quality Medical Office Building in Berkeley



2999 Regent Street Berkeley, California

LOCATION

- Adjacent to Sutter Alta Bates Summit Medical Center, a 461-bed hospital
- Close proximity to UC Berkeley, highways 13 and 24 and I-880 and Ashby BART station
- Within steps of luxurious College Avenue restaurants and shops
- Area has high concentration of commercially insured patients



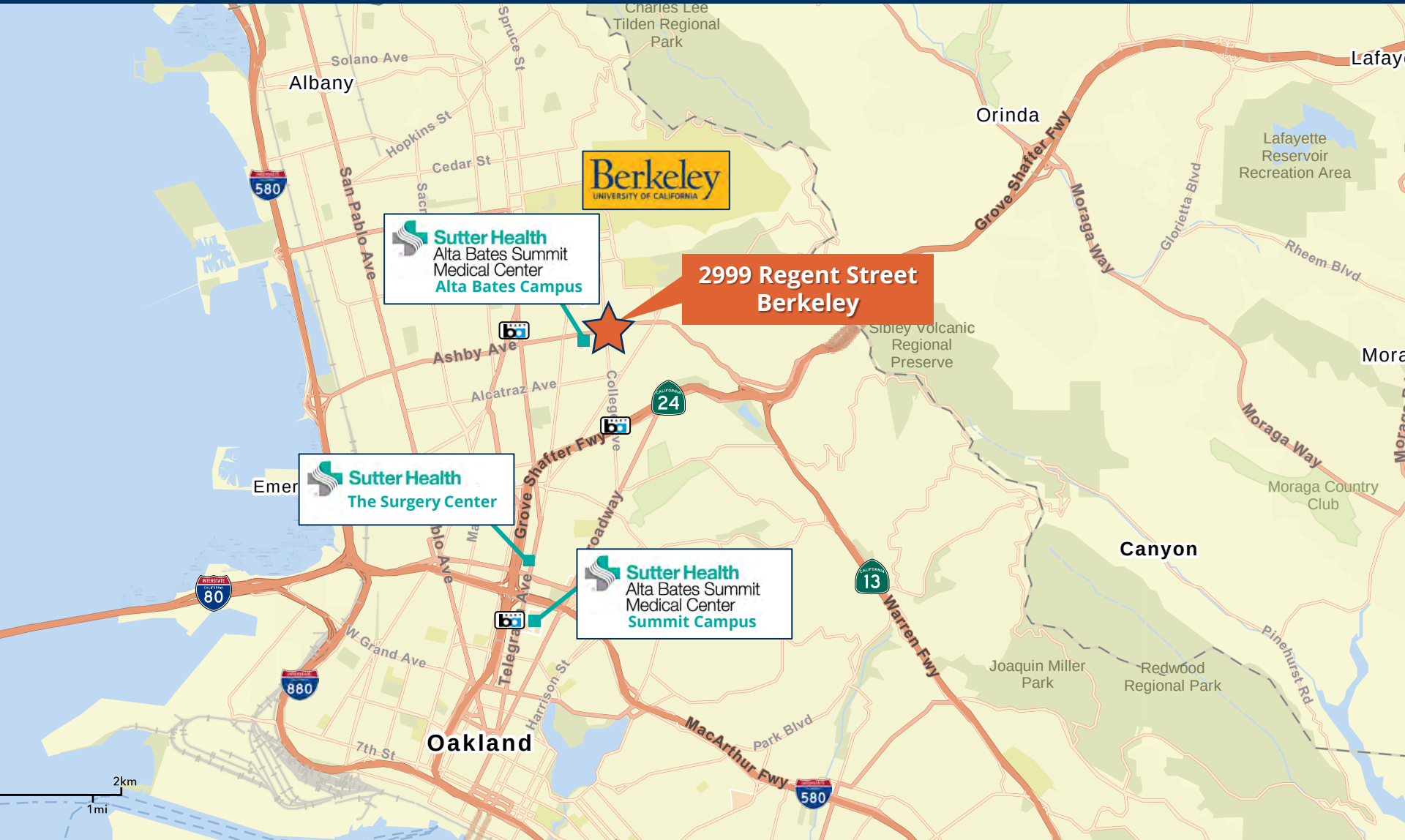
BUILDING

- Highest quality and dominant medical office building in market
- Exceptional views of San Francisco and The Bay
- Very high on-site parking ratio of 3.8 spaces per 1,000 sf
- Large mix of practice types, including lab
- New institutional owner with immediate plans to upgrade common areas

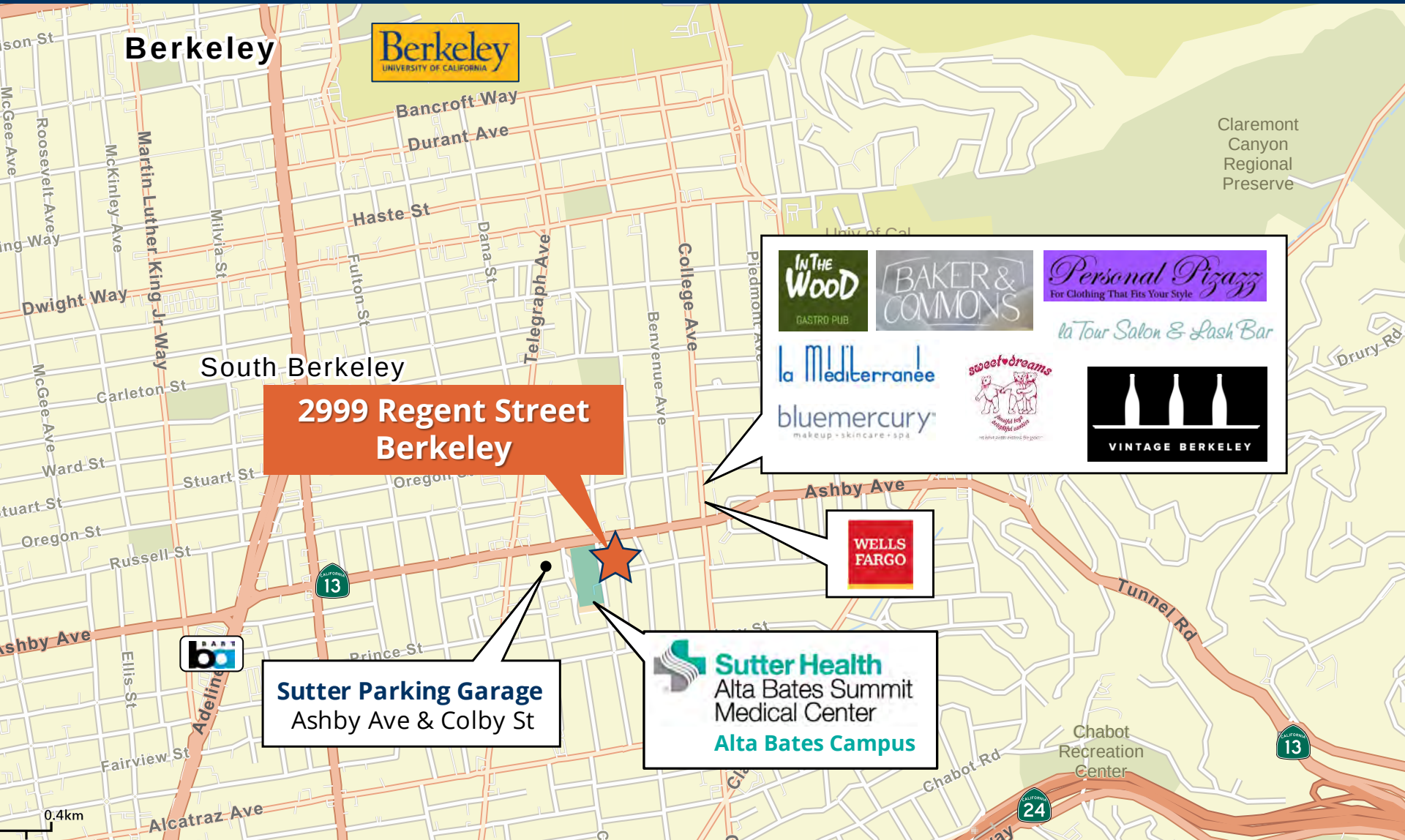
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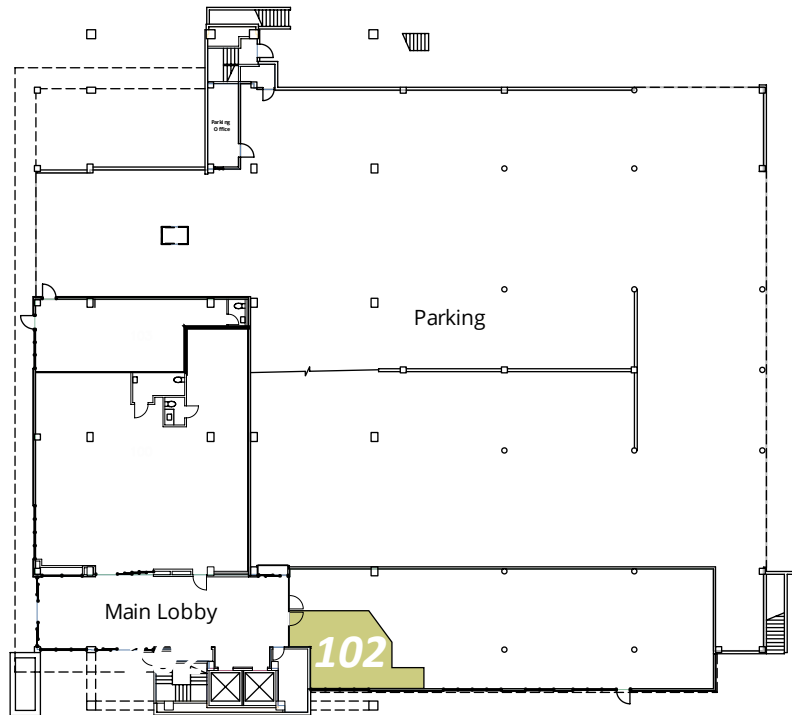
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FIRST FLOOR

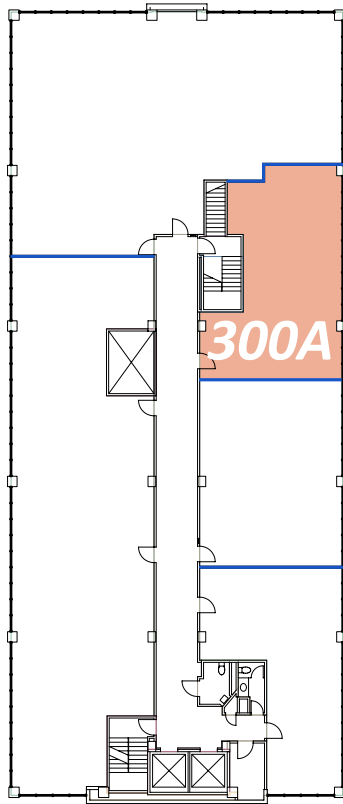
FIRST FLOOR

Suite 102 **454 RSF**

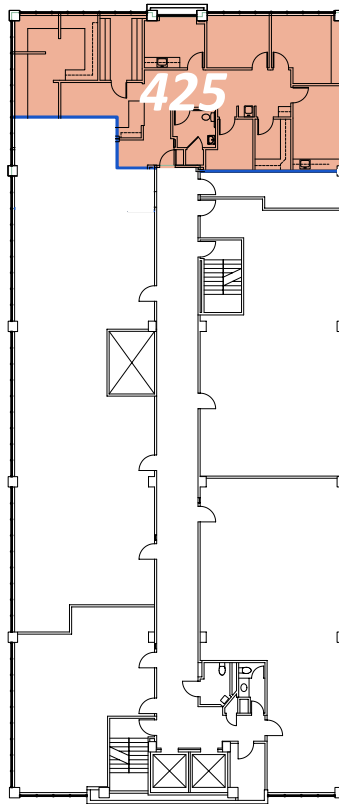
Lobby level space. Cold shell
condition. Open floorplan

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Berkeley, California



THIRD FLOOR



FOURTH FLOOR

THIRD FLOOR

Suite 300A 1,096 RSF

Waiting room/reception, 3 offices and 1 exam room and restroom

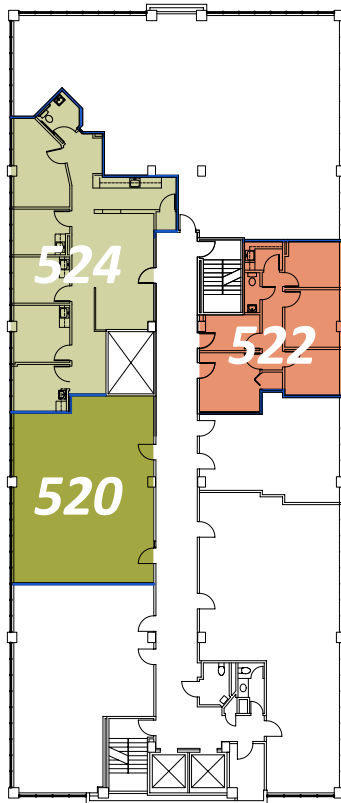
FOURTH FLOOR

Suite 425 2,045 RSF

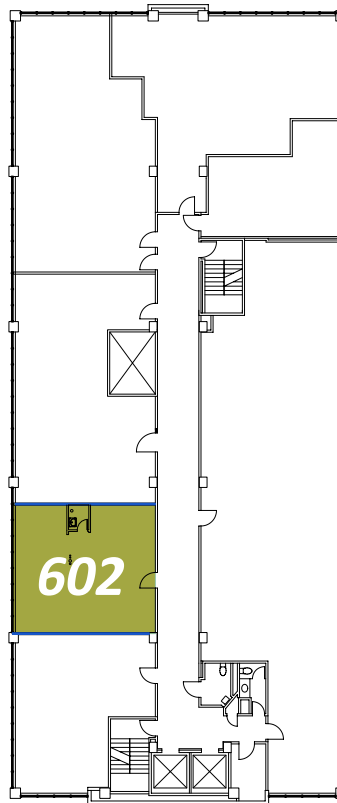
Waiting room/reception, 5-6 exam rooms/offices, rooms for storage and/or lab, cubicle area and restroom. Premiere views

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FIFTH FLOOR



SIXTH FLOOR

FIFTH FLOOR

Suite 522 **718-878 RSF**

Waiting room/reception, 3-4 offices, breakroom and restroom

Suite 520 **1,141 RSF**

Can be combined with Suite 524 (1,600 RSF) for a total of 2,741 RSF

Suite 524 **1,600 RSF**

Waiting room/reception, 2 exam rooms, 3 offices, lab and restroom.
Can be combined with Suite 520 (1,141 RSF) for a total of 2,741 RSF

SIXTH FLOOR

Suite 602 **816 RSF**

Excellent window line, cold shell space requiring build out