

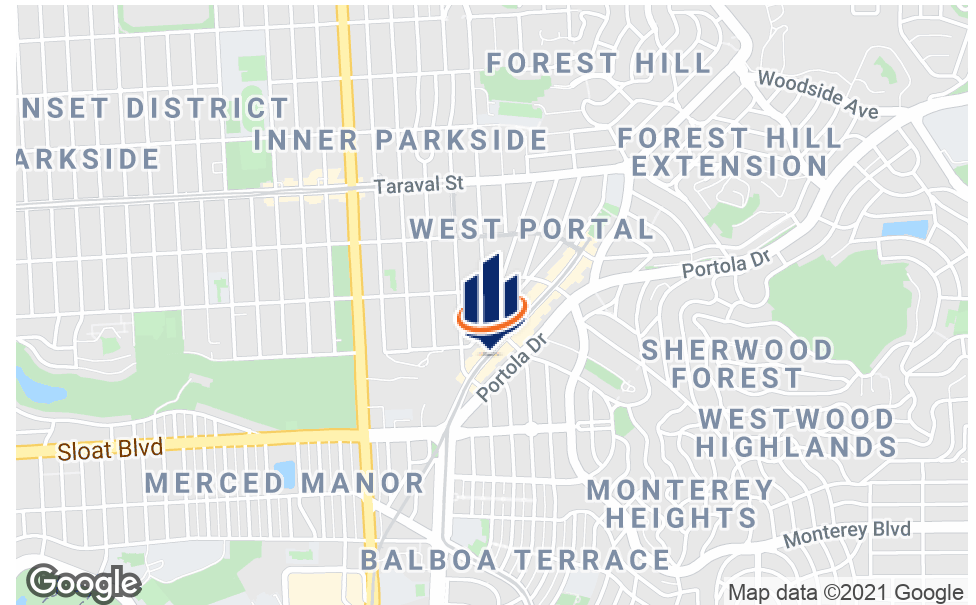
OFFERING MEMORANDUM

345 WEST PORTAL AVE., 4TH FLOOR

San Francisco, CA 94127



PROPERTY SUMMARY



OFFERING SUMMARY

4TH FLOOR	\$2.90/SF/MO/NNN 2,487 SF
SUITE 400	\$3.15/SF/MO/NNN 1,387 SF
SUITE 410	\$3.15/SF/MO/NNN 1,100 SF
SUITE 100	\$2.90/SF/MO/NNN 905 SF
BUILDING SIZE	10,392 SF
ZONING	NCD
NNN EXPENSES	\$1.90/SF/MO

PROPERTY OVERVIEW

Attractive, light-filled office or medical office space lease. The top floor has windows on both sides, elevator access, and is capable of being divided into two suites. The ground floor suite has excellent branding and visibility from the street. This is an outstanding opportunity to lease space in one of the most affluent commercial corridors in San Francisco. Well maintained building with on-site parking at the rear of the building. Great transportation links to San Francisco & Peninsula, muni stops nearby. The neighborhood's main corridor, West Portal Avenue, serves as principal offices, primarily tenanted by neighborhood residents who prefer to office close to home.

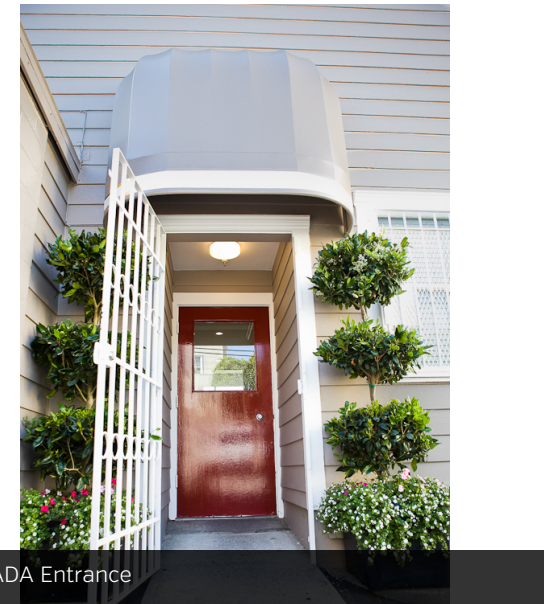
PROPERTY HIGHLIGHTS

- Penthouse level has windows on both sides with fabulous views, & restrooms
- Building is elevator served
- Off-street parking area to the rear of the building
- Potential to divide space both on the ground floor and also the 4th floor
- Most prominent medical office building in the affluent West Portal area

INTERIOR 4TH FLOOR PHOTOS



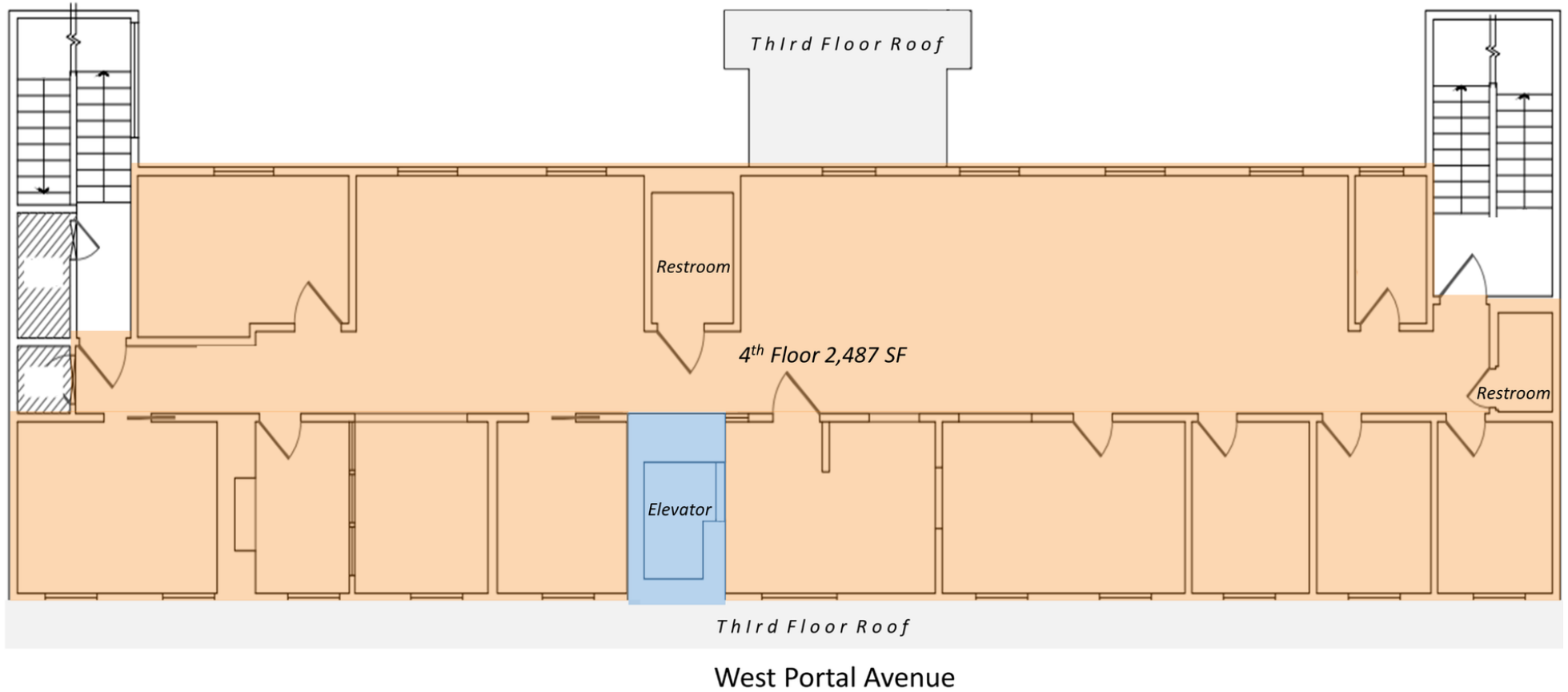
ADDITIONAL PHOTOS



GROUND FLOOR PLAN



FORTH FLOOR PLAN



DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	37,241	181,901	415,233
AVERAGE AGE	43.3	40.5	39.8
AVERAGE AGE (MALE)	42.8	39.6	39.2
AVERAGE AGE (FEMALE)	44.1	41.8	40.8

HOUSEHOLDS & INCOME

1 MILE 2 MILES 3 MILES

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TOTAL HOUSEHOLDS	13,058	66,074	153,791
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$142,229	\$109,965	\$107,672
AVERAGE HOUSE VALUE	\$1,018,811	\$877,865	\$846,136

* Demographic data derived from 2010 US Census

