

350  
PARNASSUS



# Premier Medical & Research Opportunity

77,000 SF of Campus-Adjacent Space In San Francisco





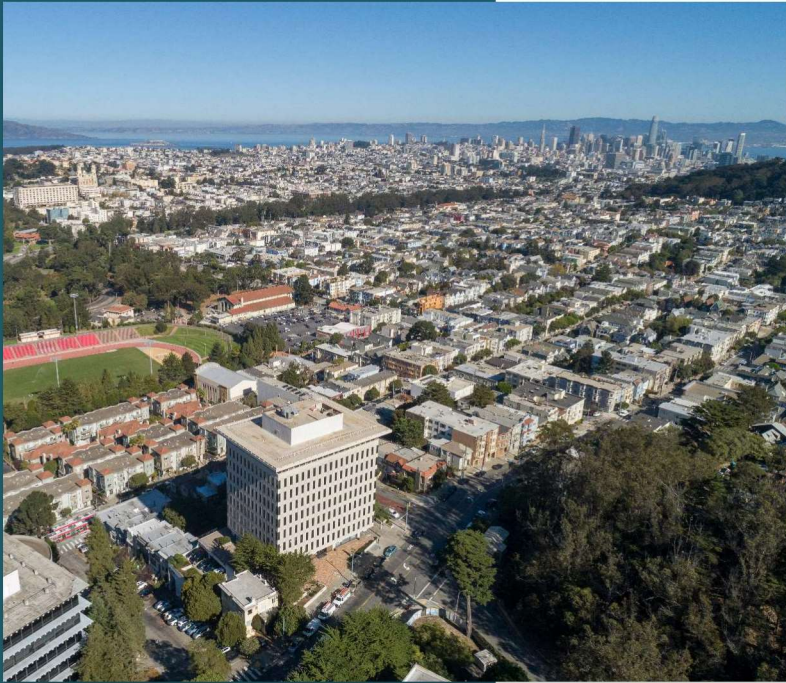


## Directly Adjacent to World-Class Medical & Research Campus

Approximately 1,000 Beds | Medical Center, Schools of Medicine, Dentistry & Pharmacy | Psychiatric Hospital, Diabetes Center & Neurological Surgery Center | Stem Cell Research Center, Institute of Human Genetics, Baker ImmonoX Initiative & UCSF CoLabs Initiative

*Plans for expansion from 3.9M SF to 5.1M SF*

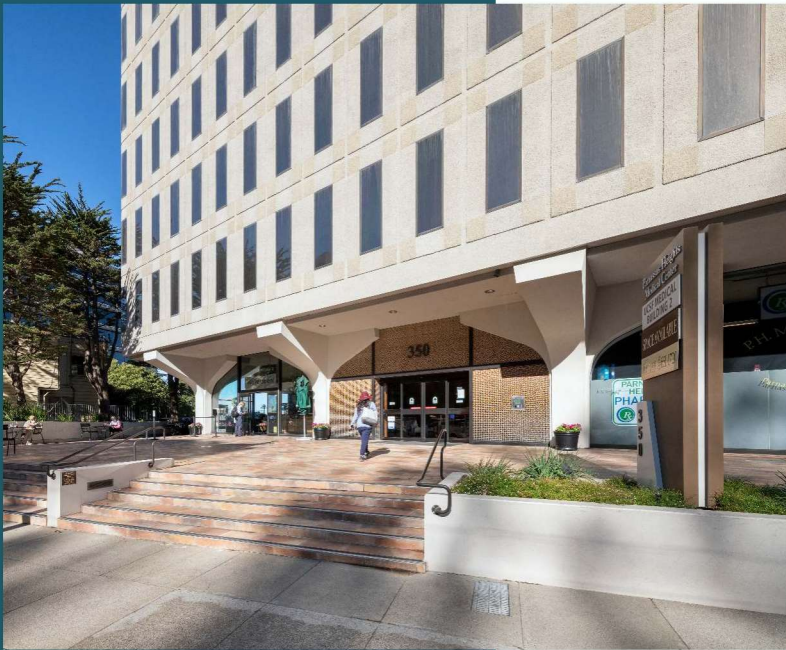




## Unrivaled Location

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- On 3.9 million SF UCSF Parnassus Heights Campus
- Heavily Insured & High-Income Population
- Immediate Access to MUNI
- Breathtaking Views
- Easily Accessible from Marin & Peninsula



## Premier Medical & Research Space

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- Full Building Opportunity - 9 Stories with +/- 9,000 SF Floors
- Largest Contiguous Medical Space in San Francisco
- Undergoing Major Upgrades
- Vibrant research and development community with 60+ active research programs
- Above Standard On-Site Parking

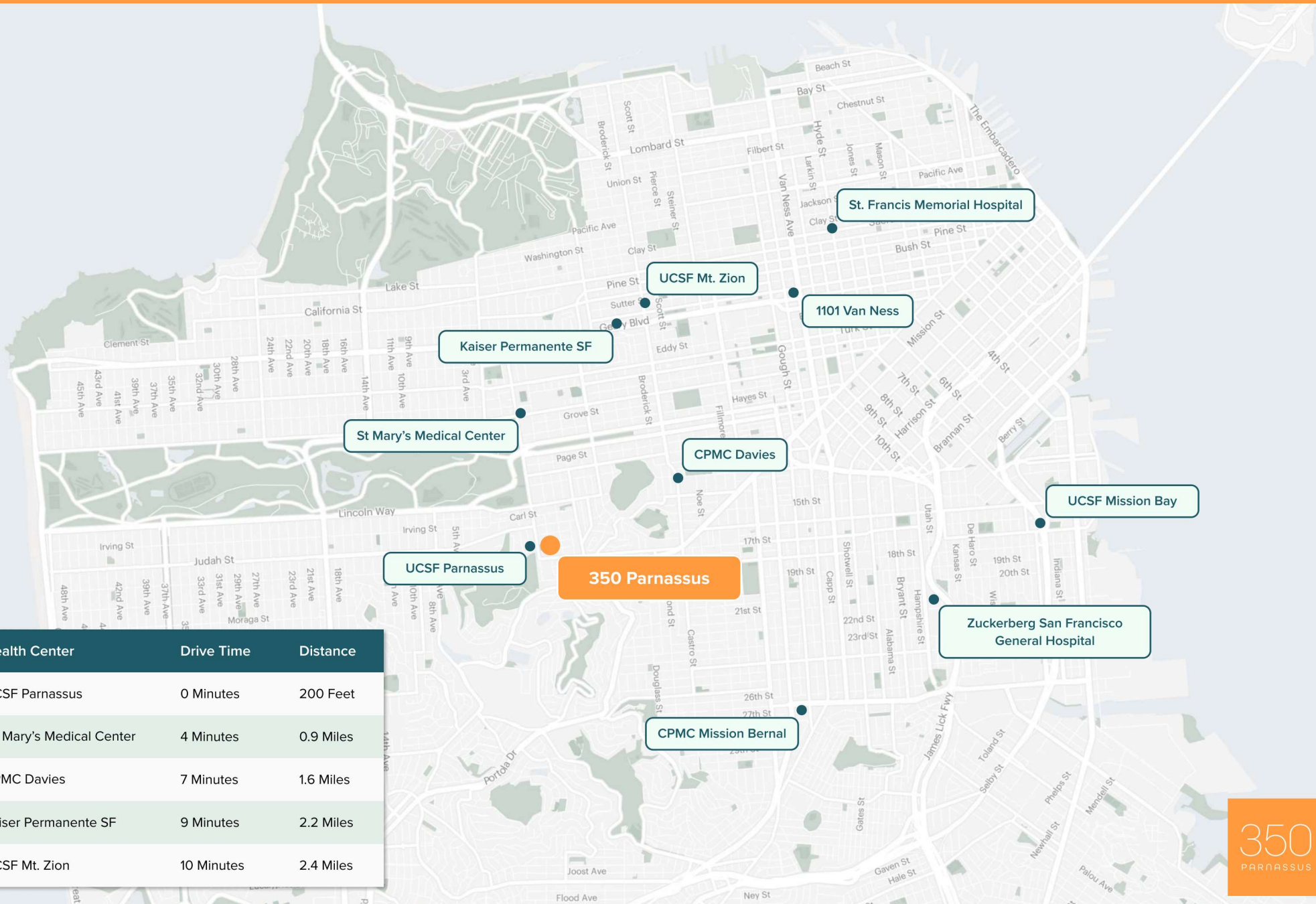


# Significant Upgrades Coming Soon





# In the Heart of SF's Medical Community

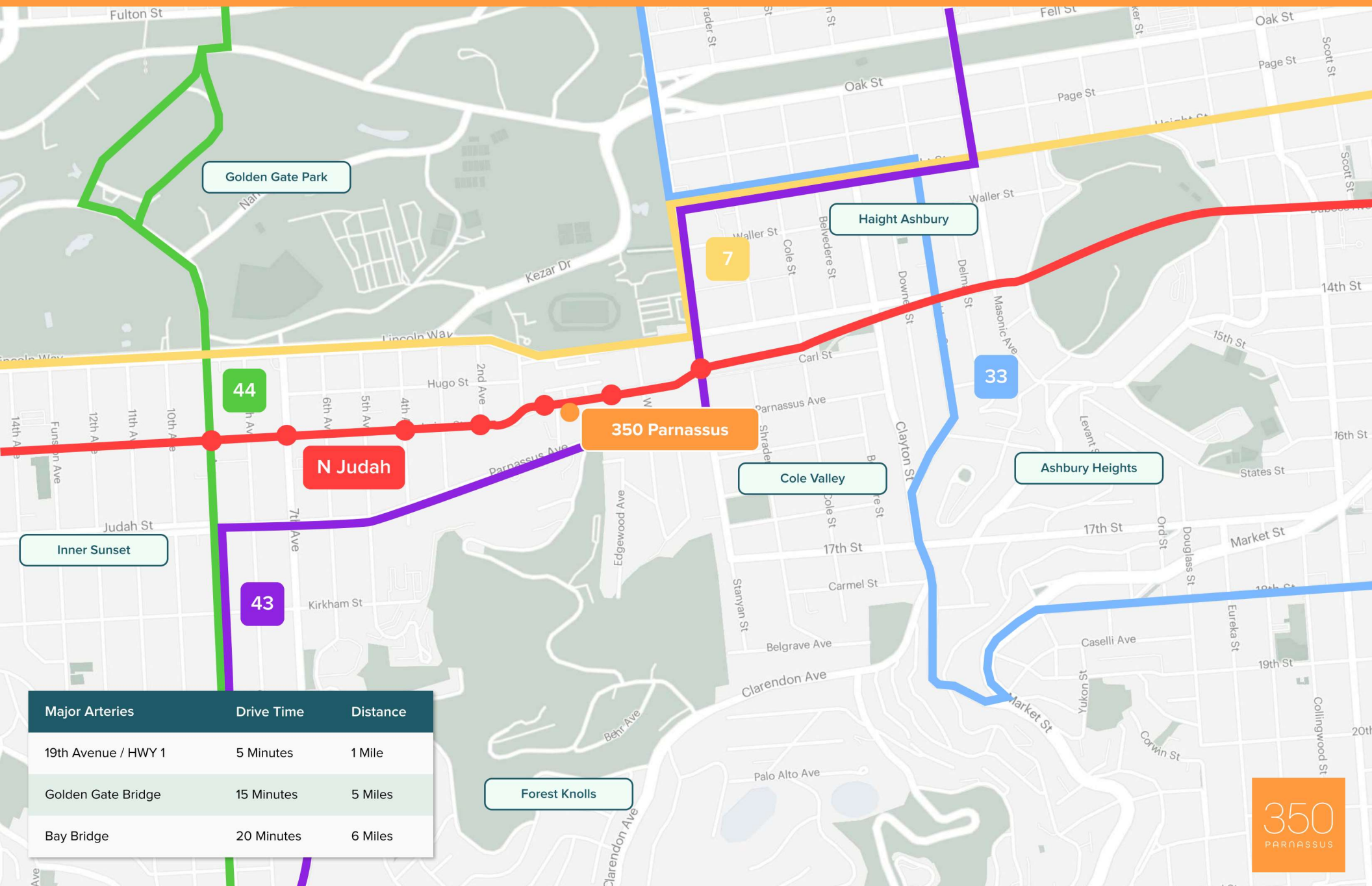


Health Center	Drive Time	Distance
UCSF Parnassus	0 Minutes	200 Feet
St. Mary's Medical Center	4 Minutes	0.9 Miles
CPMC Davies	7 Minutes	1.6 Miles
Kaiser Permanente SF	9 Minutes	2.2 Miles
UCSF Mt. Zion	10 Minutes	2.4 Miles





# Easy Access to Public Transit & Walking Distance to a Myriad of Shops & Restaurants



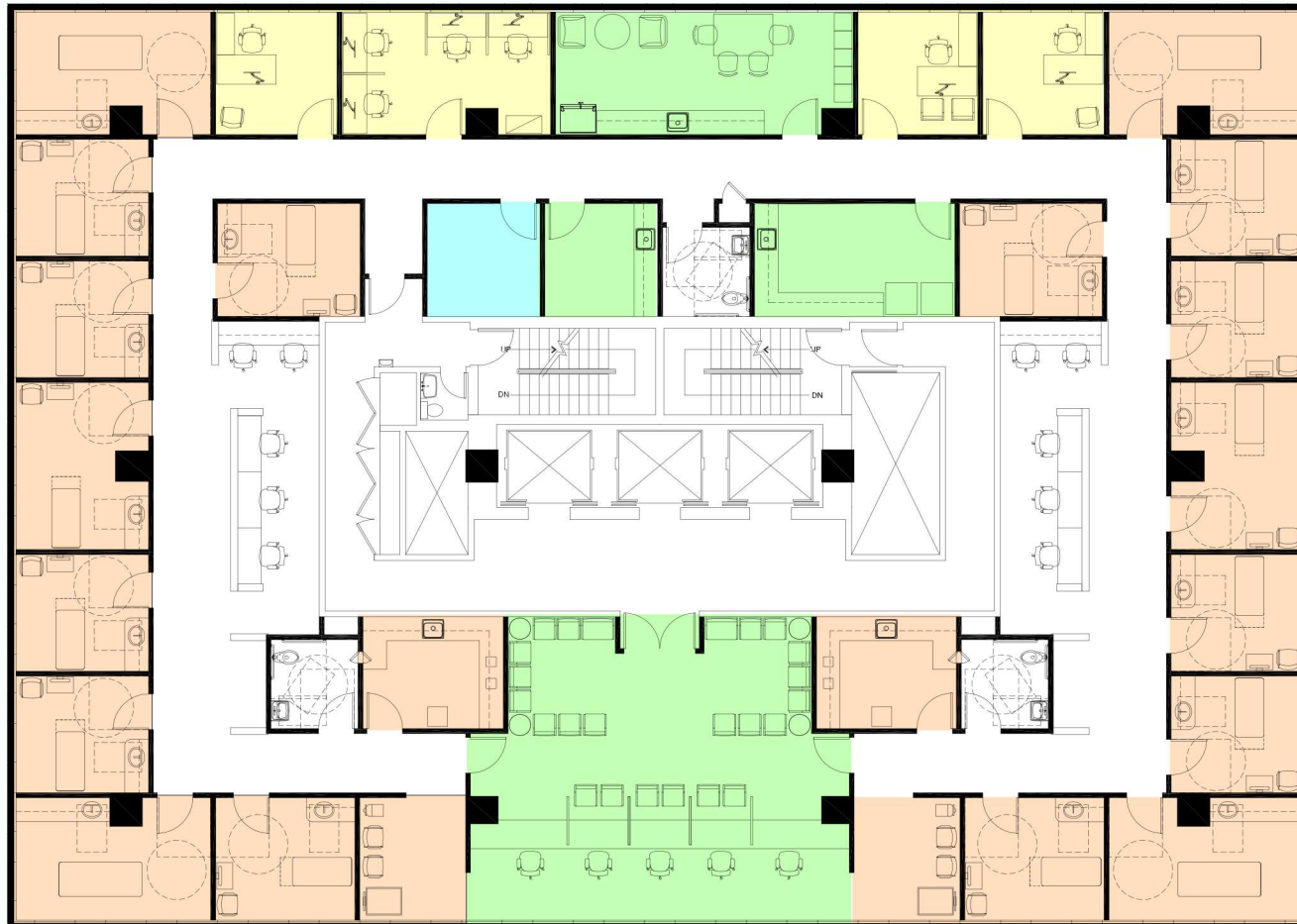
Major Arteries	Drive Time	Distance
19th Avenue / HWY 1	5 Minutes	1 Mile
Golden Gate Bridge	15 Minutes	5 Miles
Bay Bridge	20 Minutes	6 Miles









# Hypothetical Full Floor Medical Clinic

~9,073 SF

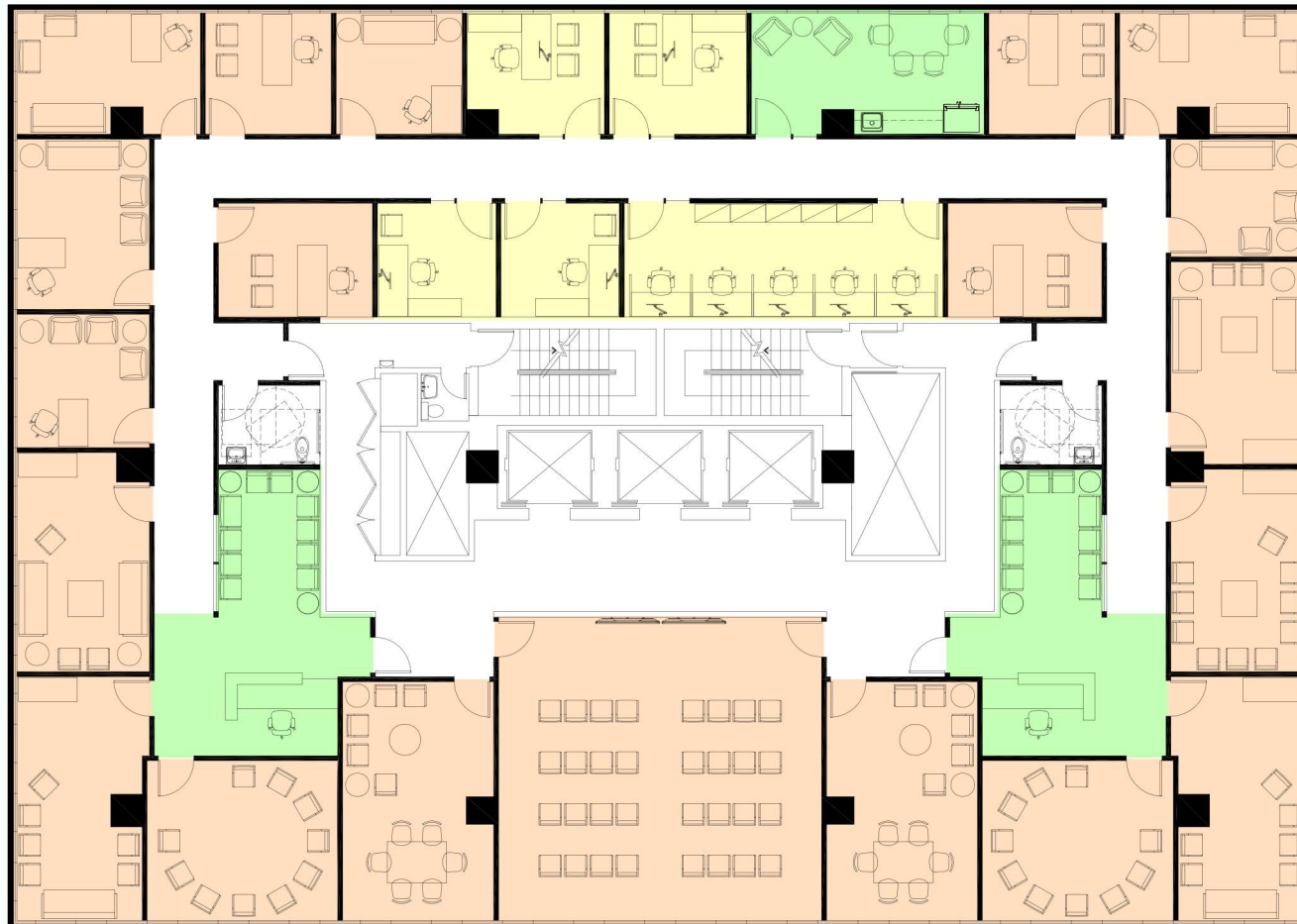





-  Clinical Space
-  Office Space
-  Common Area
-  Storage Space



# Hypothetical Full Floor Behavioral Health Clinic

~9,073 SF

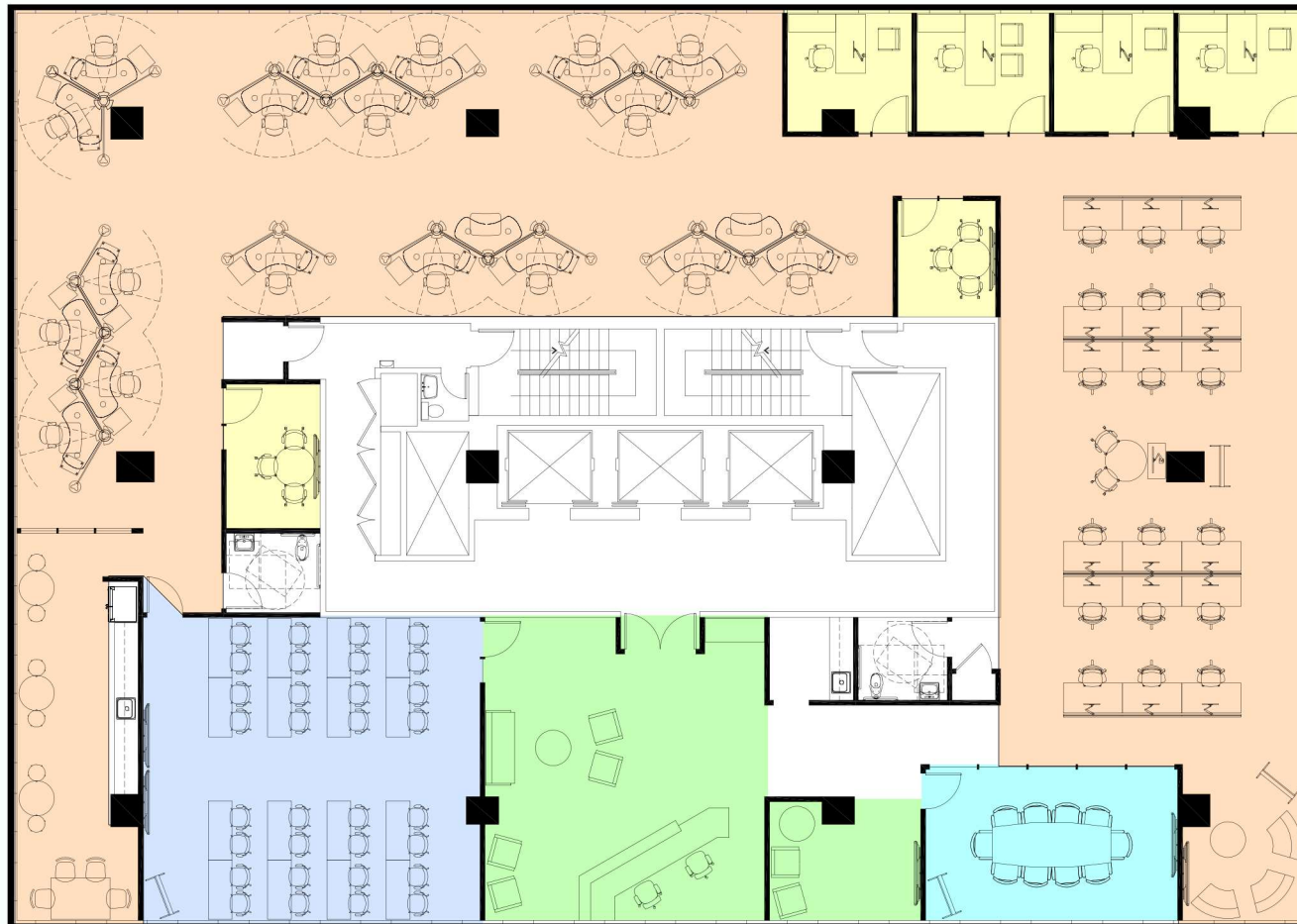


-  Clinical Space
-  Office Space
-  Common Area



# Hypothetical Full Floor Telehealth/Admin Use

~9,073 SF

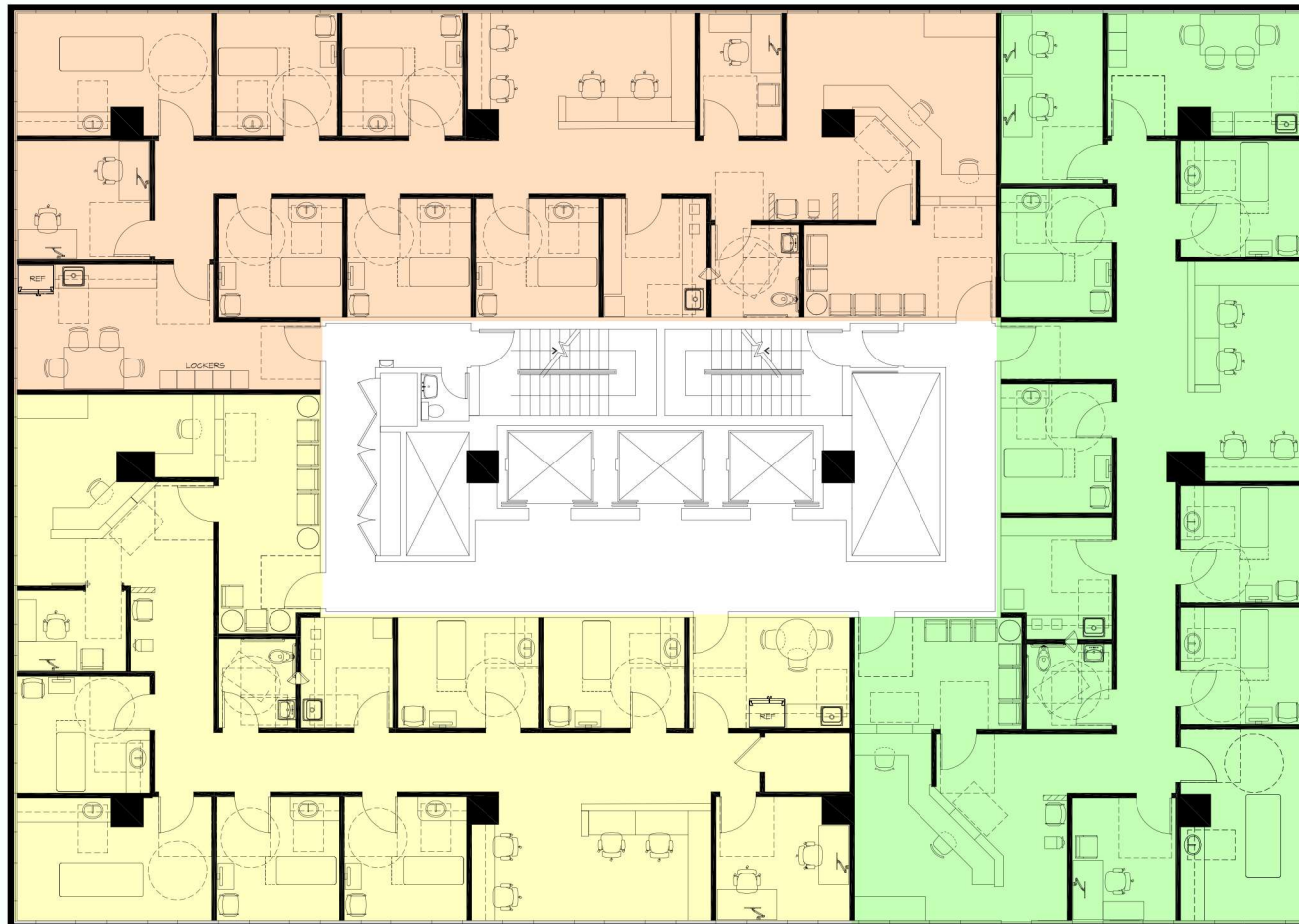


- Open Office Space
- Private Office Space
- Common Area
- Meeting Space
- Training Space



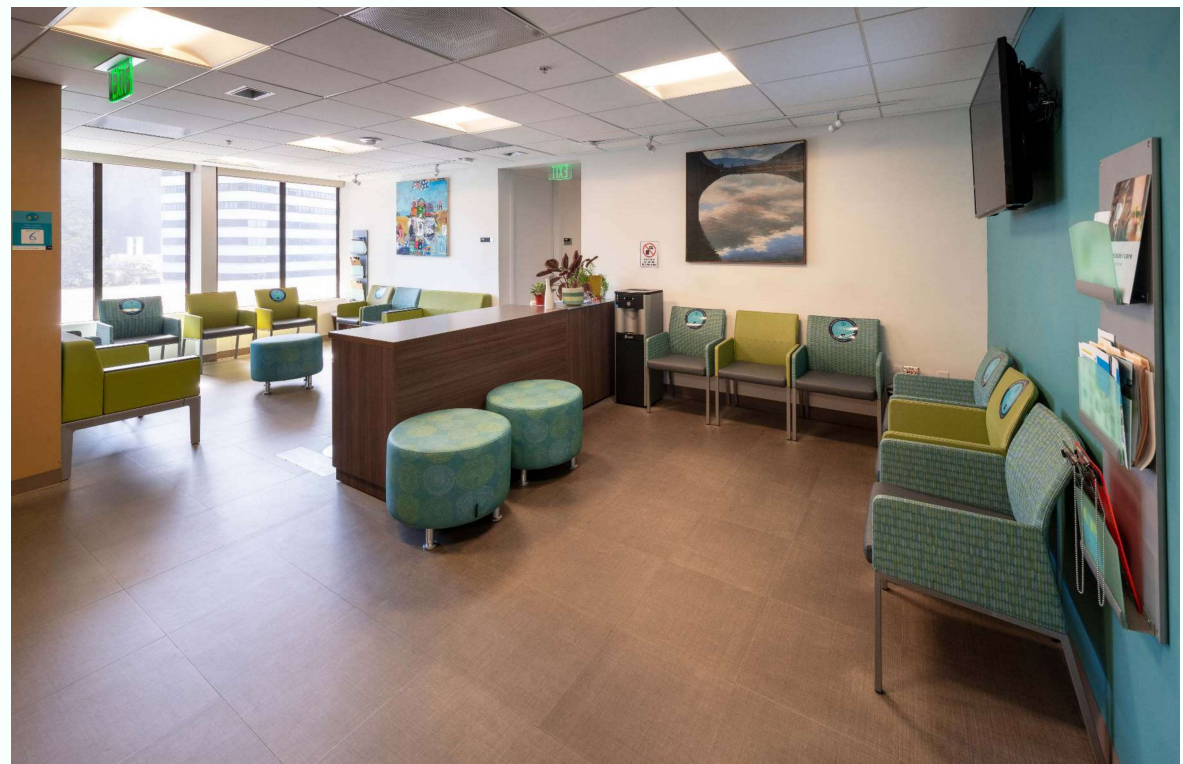
# Fourth Floor Multi-Tenant Clinic

~9,073 SF



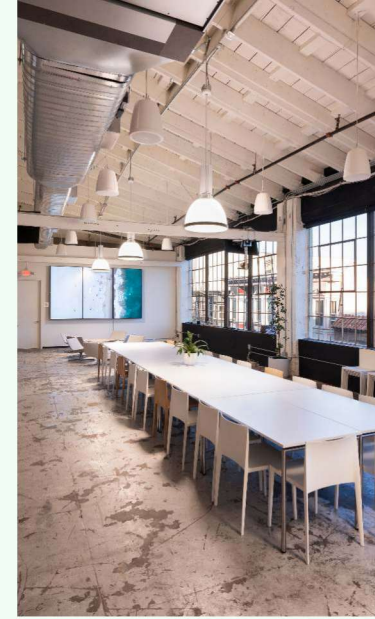
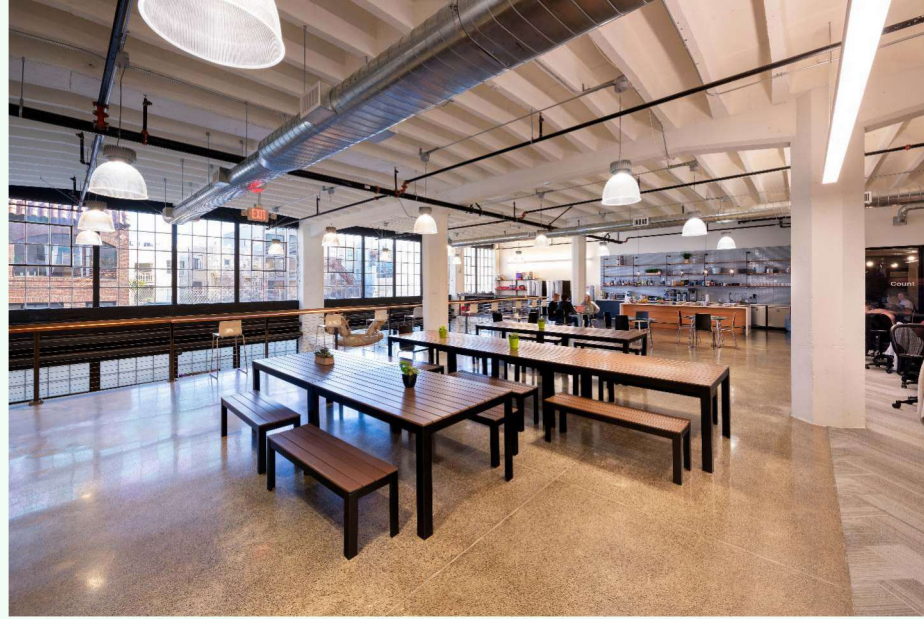
- Tenant A
- Tenant B
- Tenant C



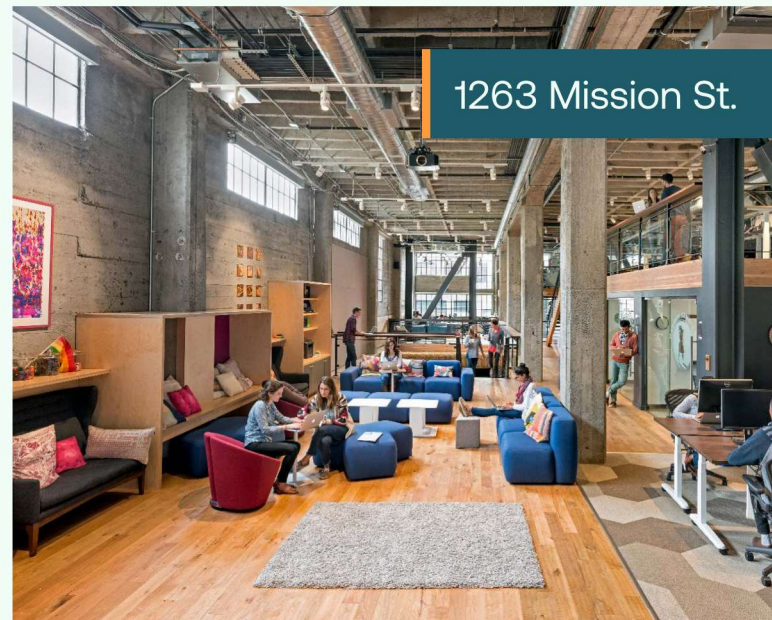
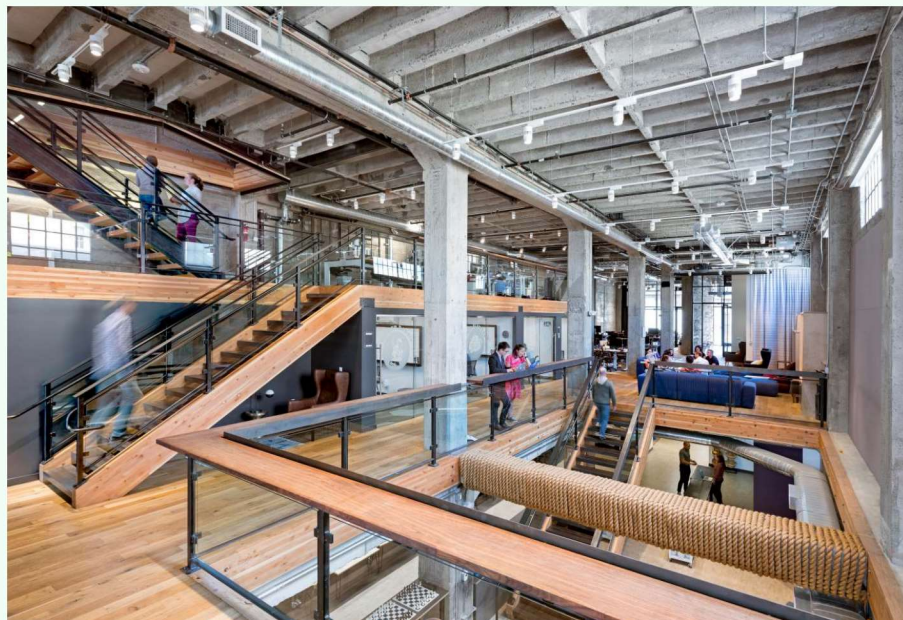




1125 Mission St.



## Experts in Relocation & Redevelopment of Major Commercial Projects



1263 Mission St.