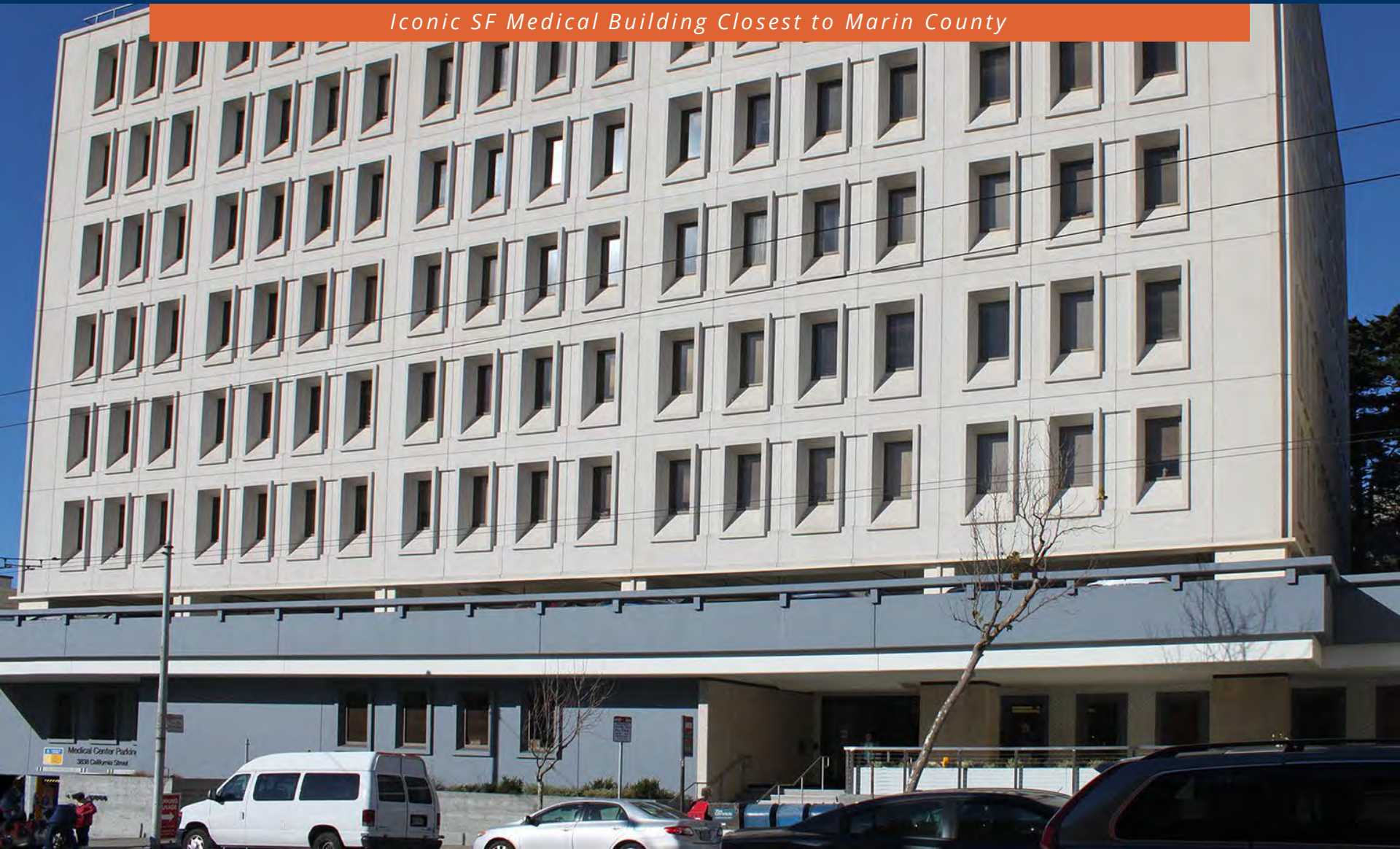


BAYSIDE REALTY PARTNERS PRESENTS

# 3838 California Street Medical Center

3838 California Street, San Francisco

*Iconic SF Medical Building Closest to Marin County*



# 3838 California Street Medical Center

3838 California Street, San Francisco

## OPPORTUNITY

- Medical suites from 603 to 5,000 sf+
- Major renovation and common area upgrades recently completed
- Numerous best-in-class specialist practices
- Excellent Laurel Heights location and demographics
- Most significant medical office building in northwest part of San Francisco
- Close to the Golden Gate Bridge



## BUILDING

- 8 story 100% medical building
- Easy access to west San Francisco and Marin patient bases
- Pharmacy opportunity on-site
- On-site imaging and lab
- Excellent on-site parking garage with one of the highest parking ratios in the market

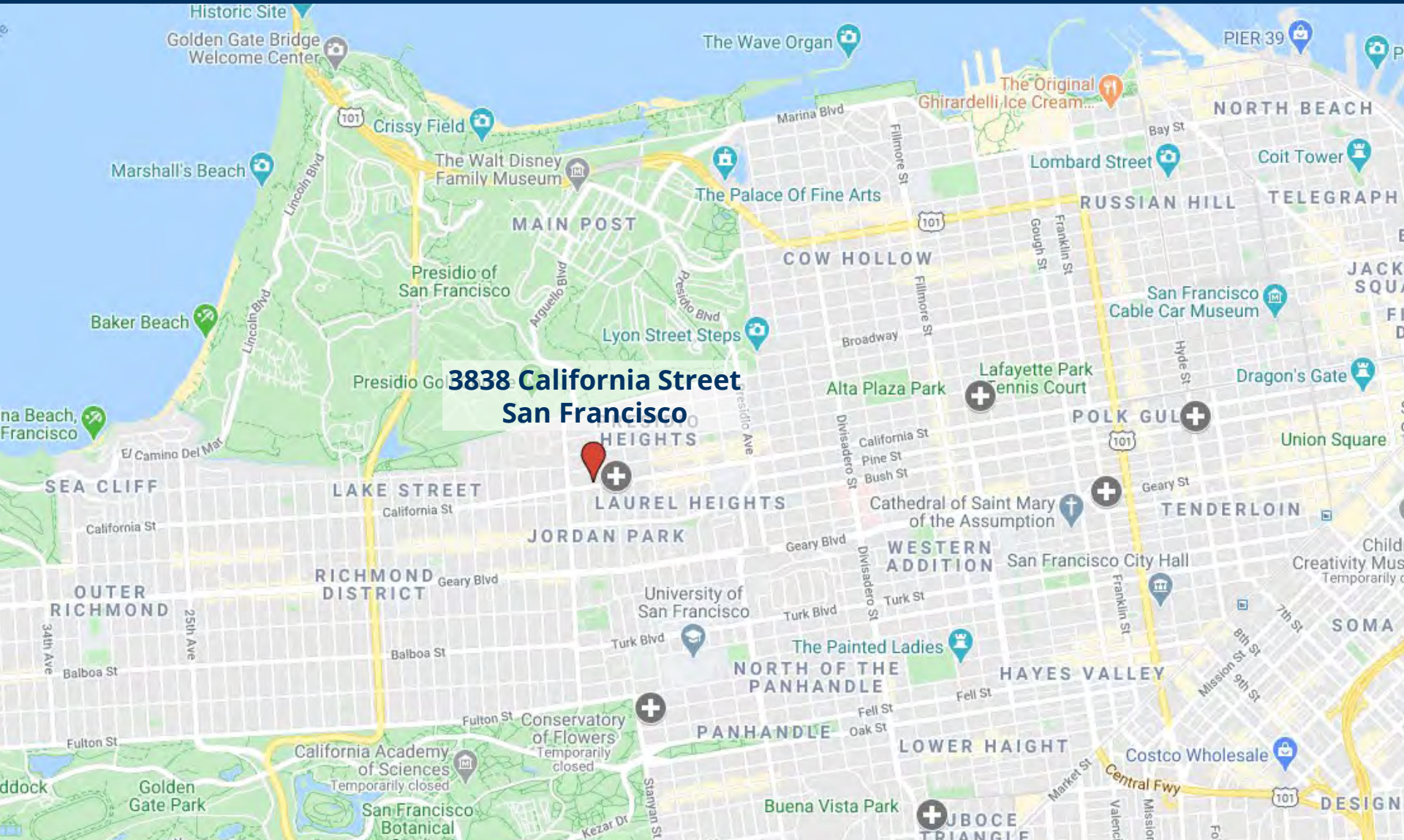






# 3838 California Street Medical Center

3838 California Street, San Francisco



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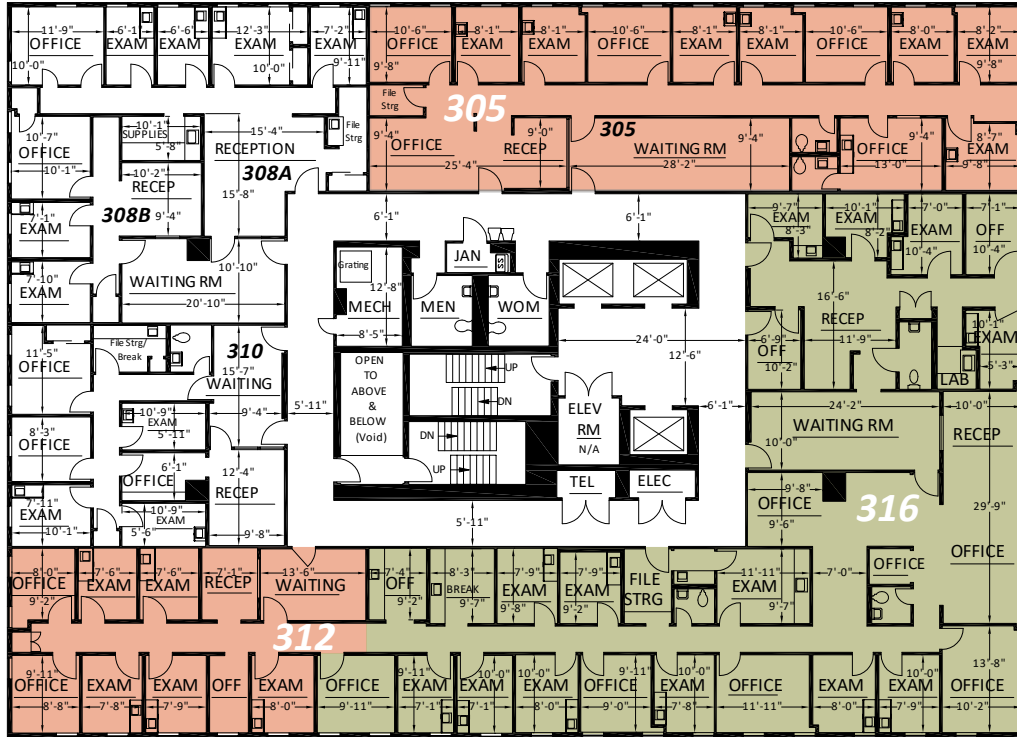
## FIRST FLOOR

**Suite 100** 1,698-2,671 RSF  
 Lobby / First floor suite with street frontage. Former Pharmacy. Open retail area with supplies/storage area

**Suite 114** 1,521 RSF  
 Lobby / First floor suite with excellent lobby frontage/visibility. 7 office/exam rooms, break room, internal restroom and ample reception/waiting

# 3838 California Street Medical Center

## 3838 California Street, San Francisco



### THIRD FLOOR

**Suite 305**      2,359 RSF  
 Reception area with large waiting room, 7 exam rooms, 5 private offices, 2 restrooms

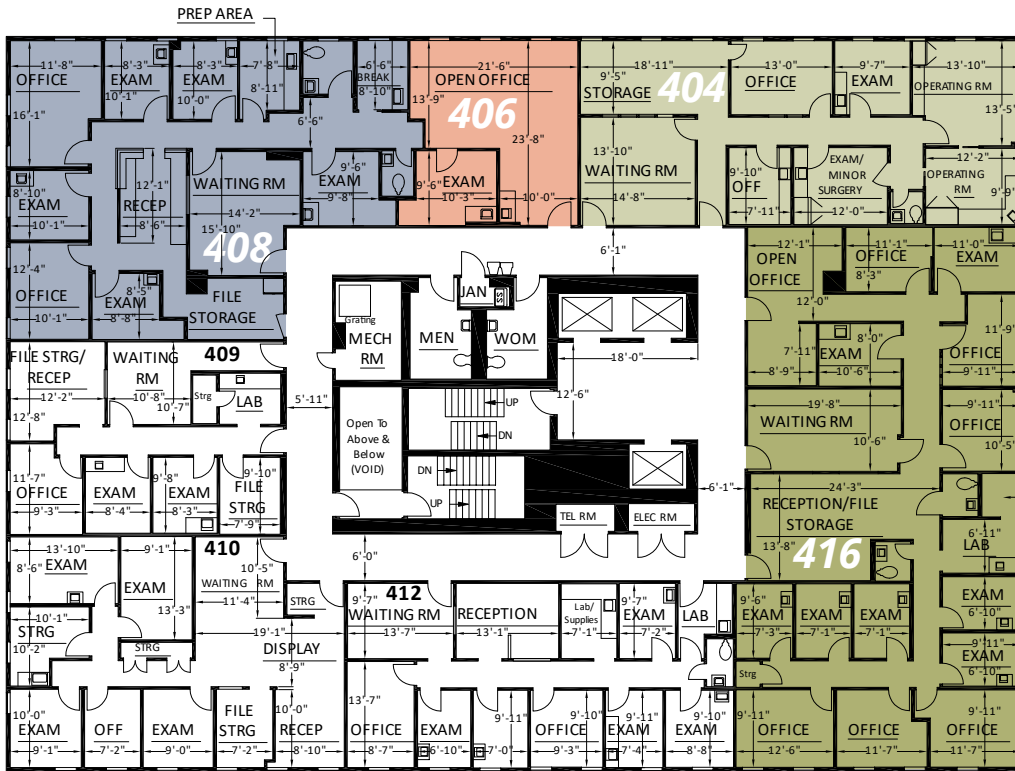
**Suite 312**      1,207 RSF  
 2 corner offices with excellent natural light. 5 exam rooms, break room, waiting room

**Suite 316**      4,326 RSF  
 Medical clinic space immediately off elevator lobby with 13 exam rooms, 7 offices, break room, 3 restrooms, and a lab



# 3838 California Street Medical Center

3838 California Street, San Francisco



## FOURTH FLOOR

**Suite 404** 1,593 RSF

4 exam rooms, waiting/reception, private office, internal restroom

**Suite 406** 603 RSF

Current medical office administrative use with open area and one exam room. Prior layout, two exam rooms and one office and one storage room

**Suite 408** 2,057 RSF

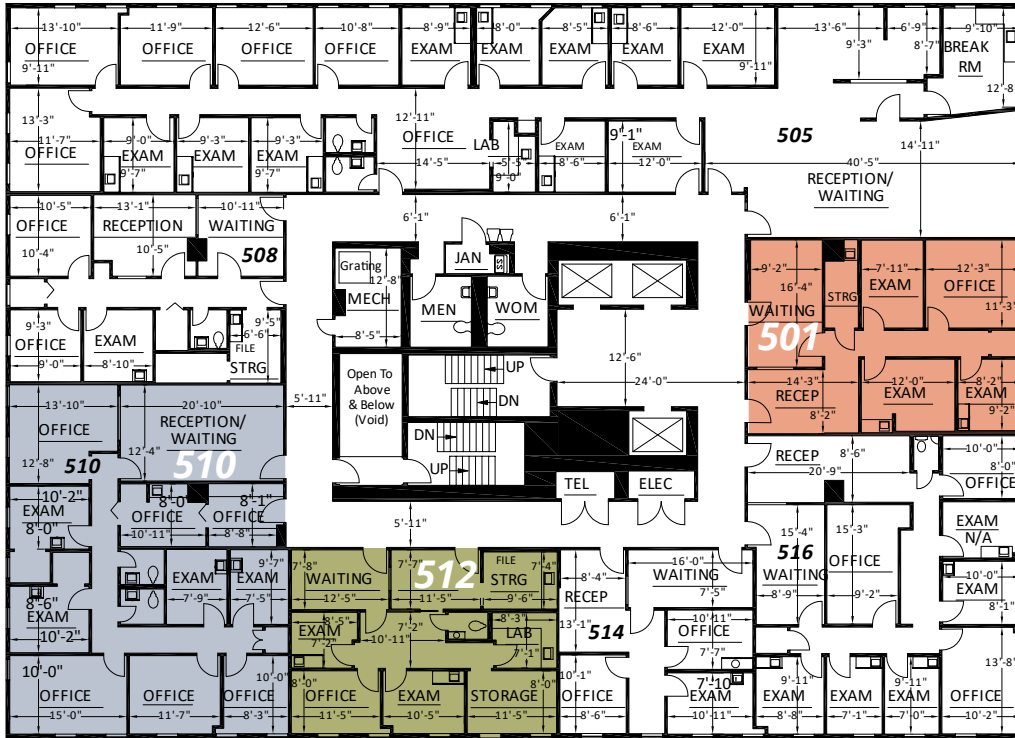
Waiting room/reception area. 5 exam rooms, 2 office, in-suite bathroom and file storage room

**Suite 416** 2,919 RSF

7 exam rooms, 7 offices, 1 lab area, waiting room, restrooms and large reception/storage area. Corner location

# 3838 California Street Medical Center

## 3838 California Street, San Francisco



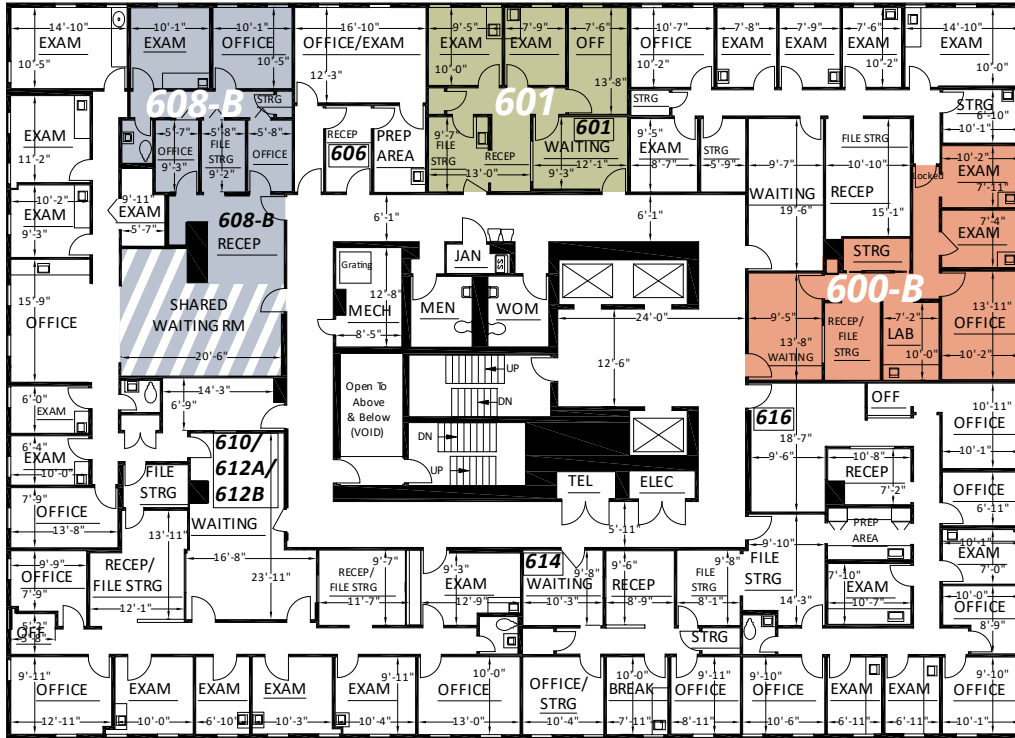
### FIFTH FLOOR

- Suite 501** 1,038 RSF  
Waiting room/reception area. 3 exam rooms, 1 office, storage
- Suite 510** 1,892 RSF  
Large waiting/reception area, 4 exam rooms, 4 private offices. 2 restrooms
- Suite 512** 961 RSF  
Waiting room/reception. 2 exam rooms, 1 office, restroom, lab and storage area



# 3838 California Street Medical Center

## 3838 California Street, San Francisco



### SIXTH FLOOR

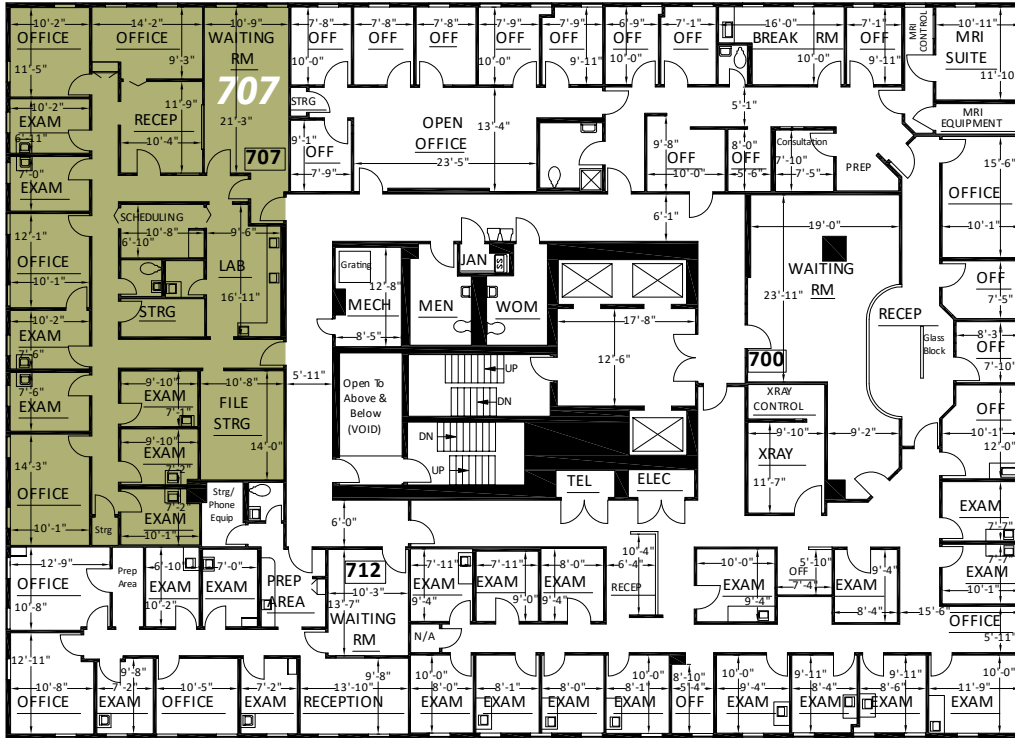
**Suite 600-B**      896 RSF  
 Reception area, 2 exam rooms, 1 office, 1 lab, storage

**Suite 601**      725 RSF  
 Reception area, 2 exam rooms, 1 office, breakroom

**Suite 608-B**      958 RSF  
 Reception area, 1 exam room, 3 offices, restroom, storage, shared waiting room

# 3838 California Street Medical Center

## 3838 California Street, San Francisco



### SEVENTH FLOOR

Suite 707 2,786 RSF

Excellent views, corner office. Large waiting room, reception room, 7 exam rooms, 5 offices, 1 lab, 1 restroom, storage