



Parnassus Heights Medical Building

350 Parnassus Avenue, San Francisco

Property Type:	Medical and Dental Office
Building Size:	Total of approximately 77,091 sf. 9 story
Location:	Located adjacent to UCSF Parnassus campus two blocks west of Stanyan Street near Golden Gate Park and St. Mary's Medical Center. Spectacular views of the bay, city and bridges
Property Description:	Beautiful recently completed modern Class A medical office suites from 1,015 RSF to 9,073 RSF immediately available.

CURRENT SPACES AVAILABLE

Suite	Area (sf)	Asking Rent	Space Description	Available
150	2,898	Negotiable	8 offices, restroom, reception, open space.	NOW
200	1,317	Negotiable	Newly constructed, very high-end spec suite available for immediate occupancy. 4 exam rooms, 2 offices, waiting room.	NOW
202	1,475	Negotiable	6 offices, open space/reception area.	NOW
203	1,015	Negotiable	Newly constructed, very high-end spec suite available for immediate occupancy. 2 exam rooms, 1 office, waiting room, reception.	NOW
204	1,473	Negotiable	Move-in ready.	NOW
205	1,548	Negotiable	Newly constructed and upgraded open office space.	NOW
4 th Floor	4,500	Negotiable	Move-in ready. Half-floor opportunity.	NOW
5 th -8 th Floor	9,073	Negotiable	Move-in ready. Full-floor opportunity.	NOW



1761 Laurel Street
San Carlos, CA 94070

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DRE# 01152101
650.949.0700
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Suite	Area (sf)	Asking Rent	Space Description	Available
707	1,128	Negotiable	Unique opportunity to occupy move-in-ready medical clinic space for 1 or 2 providers. 3 exam rooms, 2 large offices, spacious waiting room, two doors to corridor, restroom and lab/break area. Spectacular views of several neighborhoods and downtown.	NOW
800	3,077	Negotiable	Excellent views. 9 offices/exam rooms.	NOW
801	1,260	Negotiable	Excellent views. Mostly open space with one large office.	NOW
805	3,275	Negotiable	17 offices and 1 restroom.	NOW
808	1,458	Negotiable	Fully updated suite with 6 exam rooms, waiting room, private office with exit door, kitchenette, in suite bathroom	NOW
900	1,000-2,959	Negotiable	Fully built-out suite in northwest corner with full-floor windows and unparalleled views of San Francisco, Golden Gate Bridge, Bay Bridge. Ocean and Bay views. Suite has 7 exam rooms, 4 offices and 3 restrooms.	NOW



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Suite	Area (sf)	Asking Rent	Space Description	Available
909	1,149	Negotiable	Unique move-in-ready therapist space with 3 large individual offices with good sound mitigation. Incredible views from all three offices of the Bay, GG Bridge, downtown, GG Park and many neighborhoods. Individual offices available on a short-term basis. Suite has shared waiting room, restroom, kitchen and private exit. Individual offices can be leased separately.	NOW
909 Office 1	326	\$9.10 psf FS	Suite has shared waiting room, restroom, kitchen and private exit. Individual offices available for a short-term lease	NOW
909 Office 2	395	\$9.10 psf FS	Suite has shared waiting room, restroom, kitchen and private exit. Individual offices available for a short-term lease	NOW
909 Office 3	425	\$9.10 psf FS	Suite has shared waiting room, restroom, kitchen and private exit. Individual offices available for a short-term lease	NOW



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