

BAYSIDE REALTY PARTNERS PRESENTS

Pleasant Hill Medical Plaza

400 Taylor Boulevard — Pleasant Hill, California 94523

East Bay's Premiere Medical Office Building in Pleasant Hill



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LOCATION

- **Strategic location** for convenient access to Pleasant Hill, Walnut Creek, Concord and Clayton population
- **Easy freeway access** to I-680/780 and SR 242/4
- 3 story medical office building **favorable to practitioners**, multi-location practices and independent physicians
- **Proximity to two major hospital** campuses — John Muir Walnut Creek and Concord campuses



BUILDING

- **Highest quality** and dominant medical office building in Pleasant Hill
- Surface parking with **free parking** offering direct access to front/rear building entrances
- **245 parking spaces** (4+ / 1,000 SF) parking ratio
- **New Ownership: Lincoln Property Company**, an experienced medical office owner and operator



TENANCY

- **Health system tenants:**
 - John Muir Health
 - Packard Children's Health Alliance
- **Competitive** tenant improvement allowance
- **Existing uses include** ENT, GI, Dermatology, Oncology & Hematology, Pediatric Neurology



SPACES

- **Largest available ground floor** (7–10K SF) medical space in Pleasant Hill and Walnut Creek
- **Opportunity** for Urgent Care Surgery Center, ASC
- +/- 20 K SF of **medical clinic/office** available with suites ranging from 950 SF to 13,500 SF

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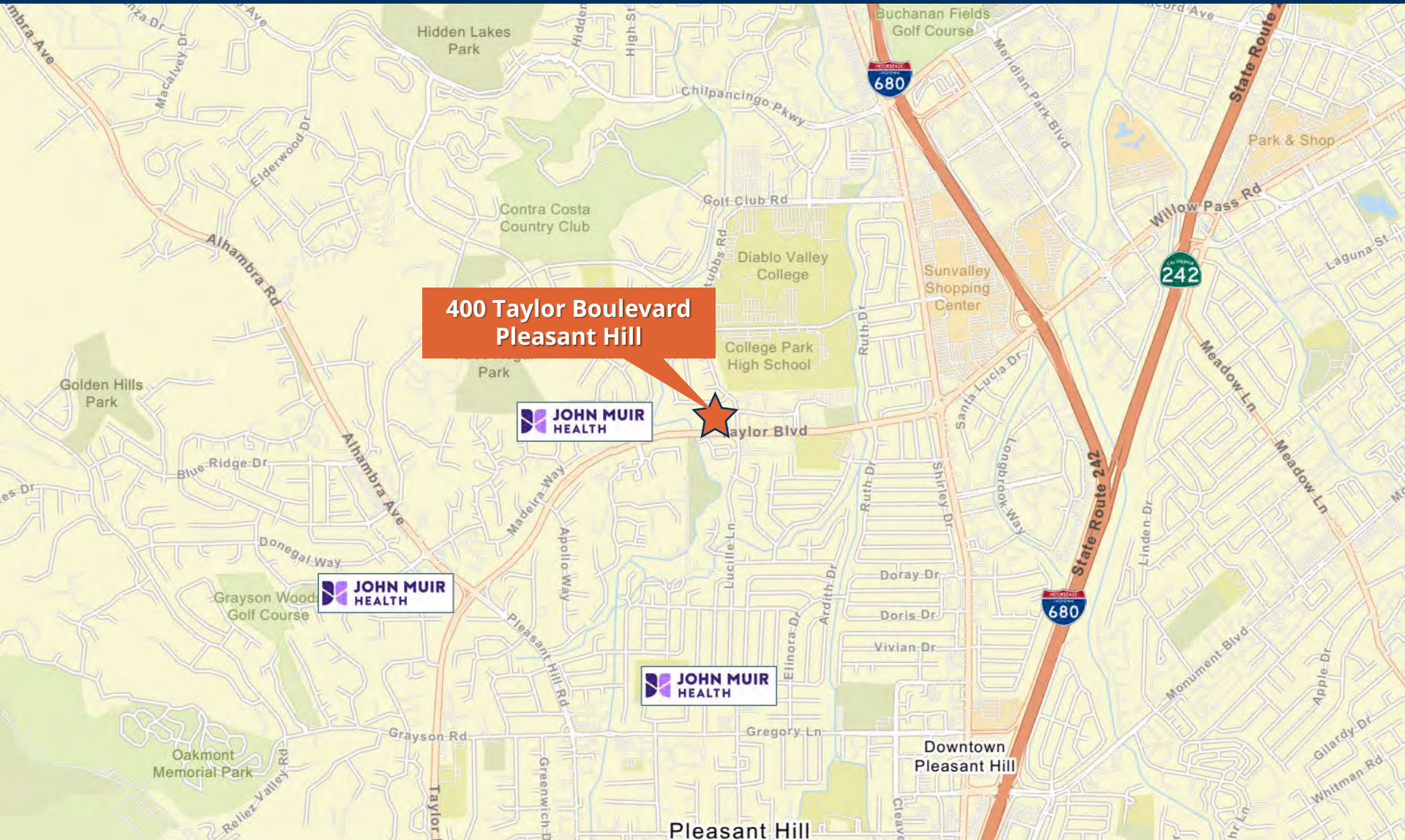
Pleasant Hill Medical Plaza

Pleasant Hill, California 94523



Pleasant Hill Medical Plaza

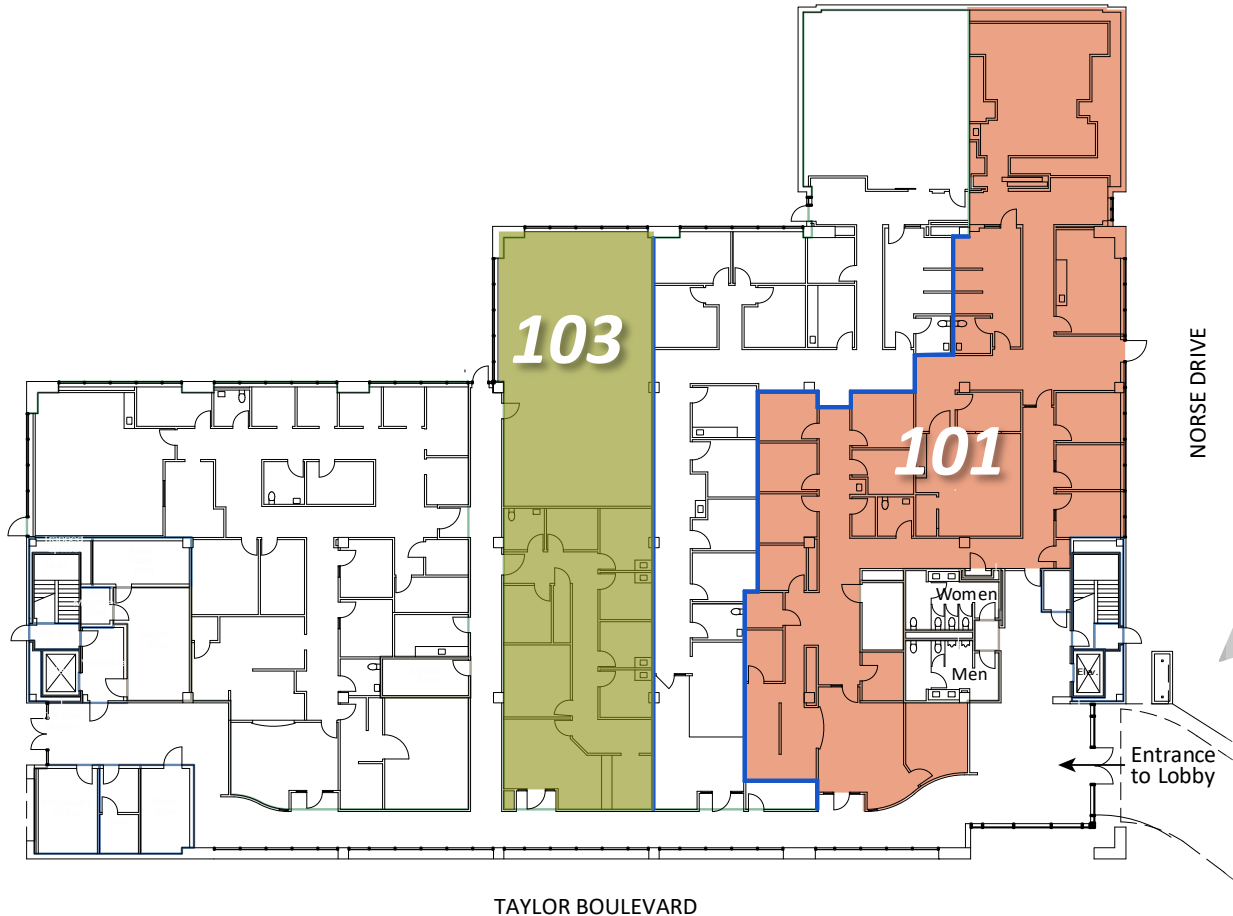
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Suite 101 7,576 RSF

Waiting room/reception, 10-12 exam rooms/offices, procedure rooms and imaging room/vault

Suite 103 2,225-4,344 RSF

Waiting room/reception, 4 exam rooms, 1 office and 1 conference/consult room. Approx. 2,225 SF of clinic space with approx. 2,219 SF of cold shell space to make for a contiguous 4,344 SF.

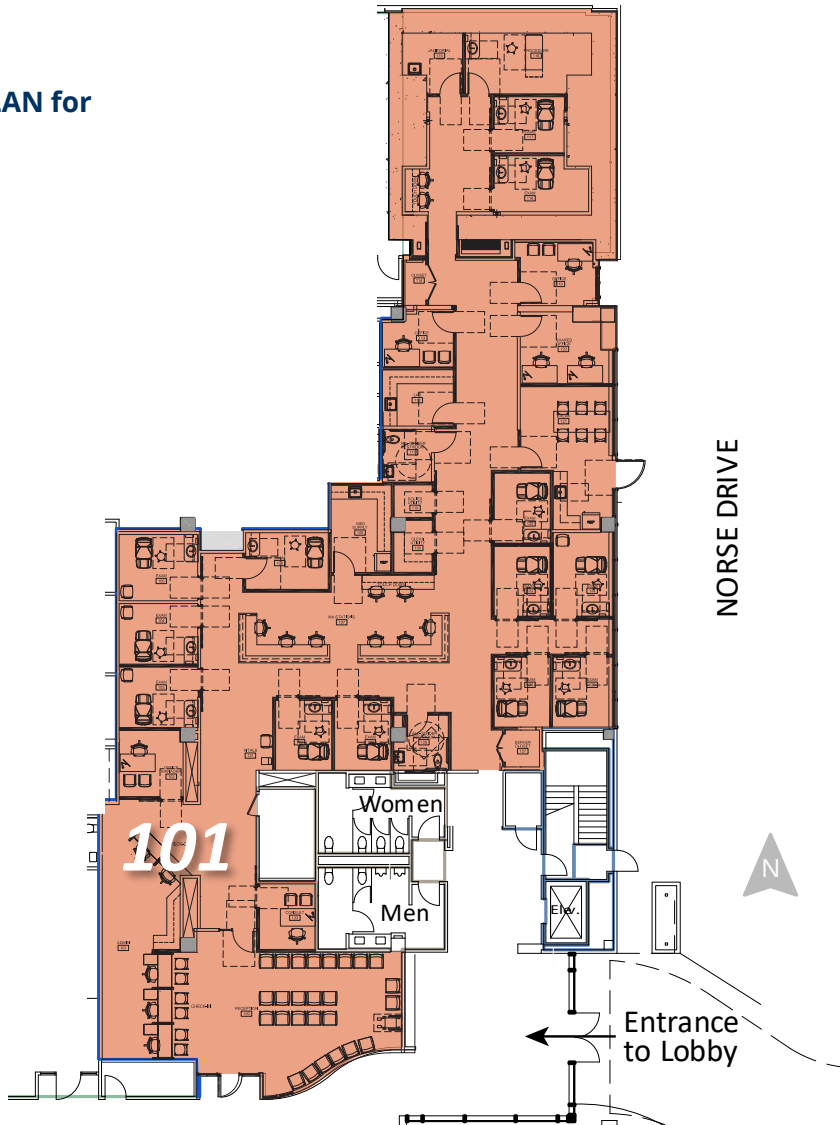
(Direct lease opportunity available, subject to termination of existing lease with LED Sep 2027)

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**FIRST FLOOR—
CONCEPTUAL PLAN for
SUITE 101**



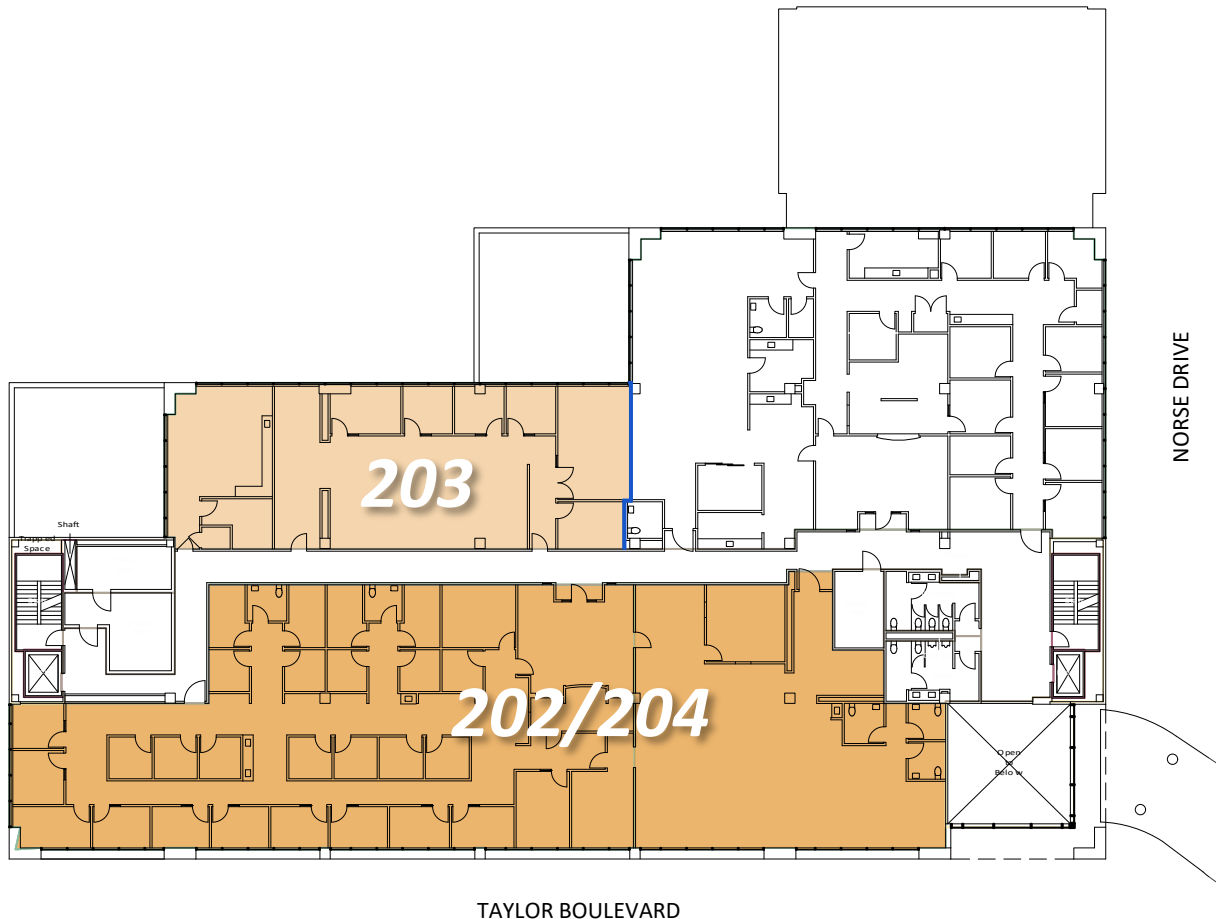
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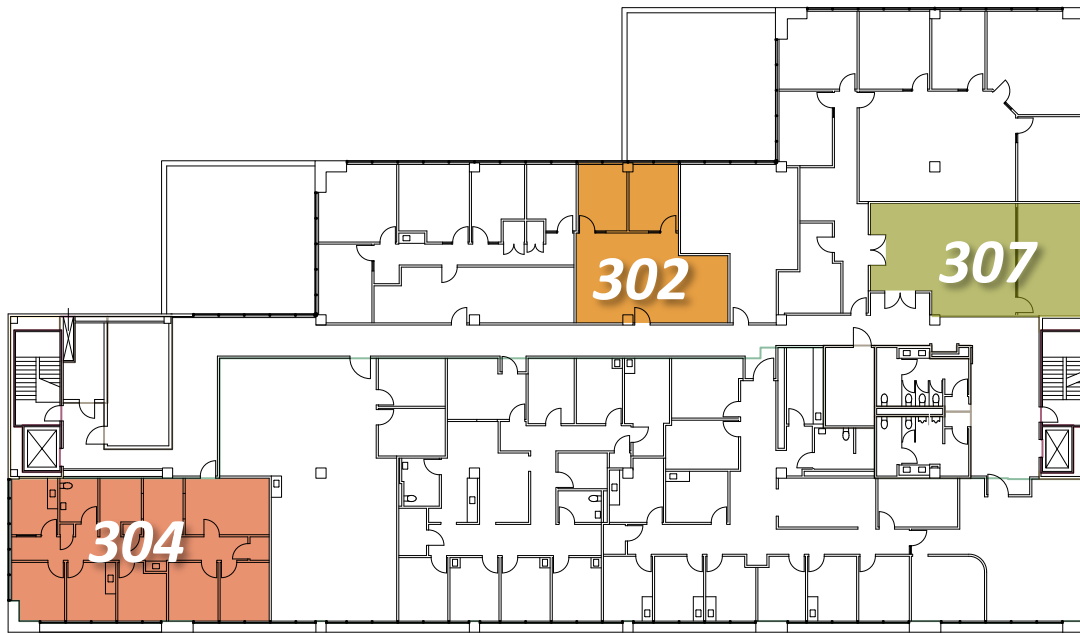
Suite 202/204 2,709–9,907 RSF
Waiting room/reception; 26–30 treatment rooms, 16 offices, 1 break room, 1 conference room, open layout treatment area with central admin/monitoring station, 5 restrooms.
(Direct lease opportunity available, subject to termination of existing lease with LED Jan 1, 2028)

Suite 203 3,545 RSF
6 offices, one conference room, one large staff/break area.
(Direct lease opportunity available, subject to termination of existing lease with LED Dec 2027)

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TAYLOR BOULEVARD

NORSE DRIVE

Suite 302 952 RSF
Waiting room/reception open area
with 2 exam rooms/offices

Suite 304 1,777 RSF
Waiting room/reception, 3 exam
rooms, 3 offices, restroom, storage

Suite 307 1,188 RSF
Existing conference room layout can
convert to waiting room/reception
and 2-3 exam rooms

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**THIRD FLOOR—
CONCEPTUAL PLAN for
SUITE 307**



Suite 307 1,188 RSF
Waiting room/reception and 2-3
exam rooms, office, break room

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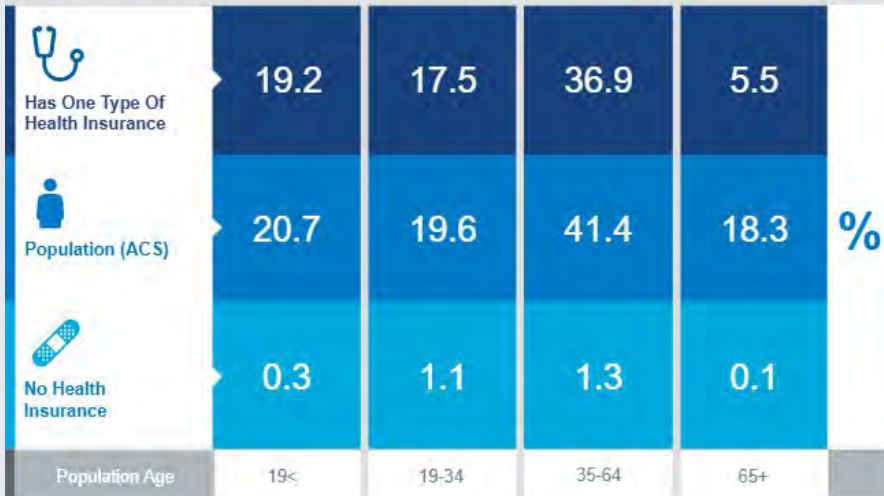
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Health Care & Insurance

400 Taylor Blvd, Pleasant Hill, California, 94523
Ring band of 3 - 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



122,172
Civilian Noninstitutionalized
Population (ACS)



SOURCE: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

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Exercise (Percent of Adults)



50.8%
Exercise at home 2+
times per week



17.1%
Exercise at club 2+ times
per week

Health Care Expenditure



\$6,915
Annual Health Insurance
Expenditures



\$3,830
Medical Care



Medicare:
Population 65+

5,801
Medicare Only

4,221
Direct-Purch & Medicare

5,870
Employer & Medicare

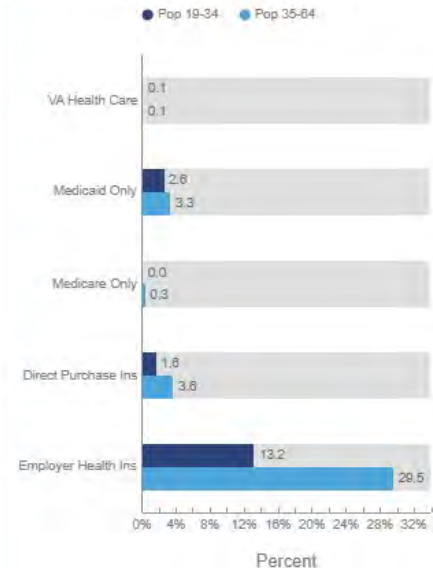
1,583
Medicare & Medicaid

Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$1,790.7
Medicare Payments	\$1,463.0
Physician Services	\$397.8
Dental Services	\$900.1
Eyecare Services	\$136.2
Lab Tests/X-rays	\$119.7
Hospital Room & Hospital Service	\$353.9
Convalescent/Nursing Home Care	\$71.2

Health Insurance Coverage (ACS)



Meet Your Expert Team



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- Tenant Representation
- Construction Management
- Property Repositioning



INFLUENTIAL NETWORK

- Institutional Investors
- Healthcare Systems and Healthcare Districts
- Physicians & Districts
- Private Investors



DOMINANT FOOTPRINT

- 2 million SF leased & managed
 - 50+ MOB portfolio
 - 10,000-240,000 SF
 - 500,000 SF portfolio
- San Francisco's largest MOBs
- 950+ leases executed
- 500+ medical and dental tenants

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