

BAYSIDE REALTY PARTNERS PRESENTS

Foster City Medical Pavilion

1241 E. Hillsdale Blvd., Foster City, California

Newly Remodeled Class A Medical/Dental Office Building



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LOCATION

- Opportunity to use Medicare-accredited surgery center in building
- Newly remodeled Class A Medical/Dental Office Building
- Suites from 928 RSF to 3,410 RSF that can be build to suit
- Attractive financing available to tenants for build-out, equipment and working capital through preferred lender
- Minutes to HWY 101/92 interchange, offering easy access to Peninsula and East Bay Markets
- Close proximity to SFO and OAK Airports
- Approximately 5 per 1,000 sf parking ratio



BUILDING

- Gorgeous new building facade and lobby structure
- New gurney-accessible elevator
- New roof, new HVAC, repaved parking lot and significant landscape renovations
- Institutional ownership. On-site management
- Home to Foster City Medical Center (primary care), Zouves Fertility Clinic
- Significant tenant improvement package

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SUITE 180 — 933 RSF



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SUITE 250 — 4,704 RSF

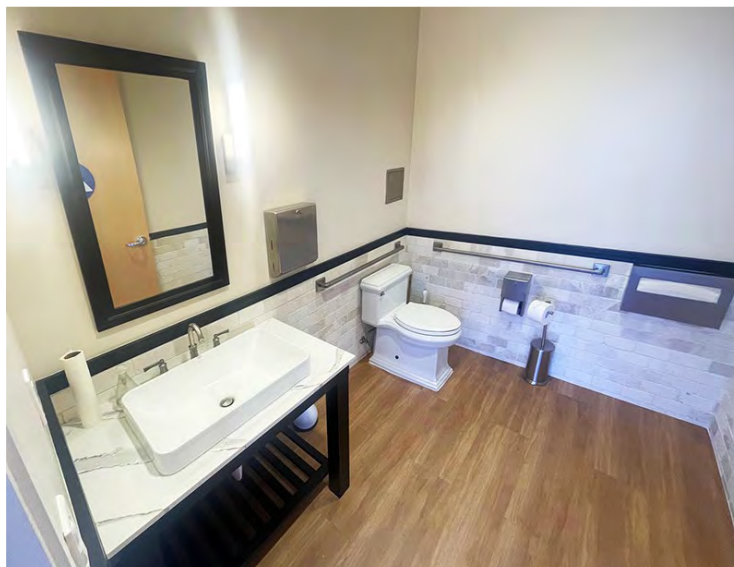


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SUITE 280 — 1,226 RSF



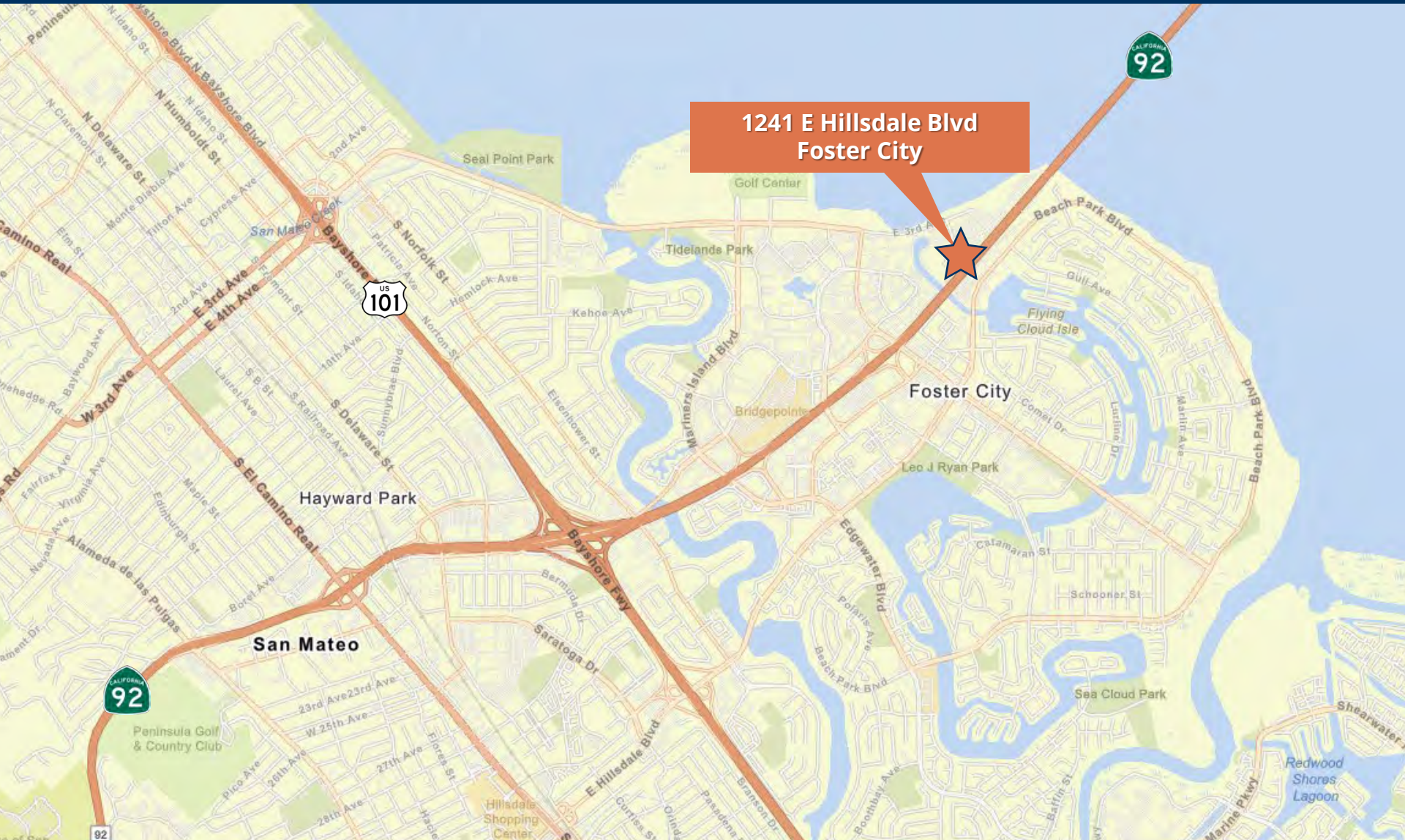
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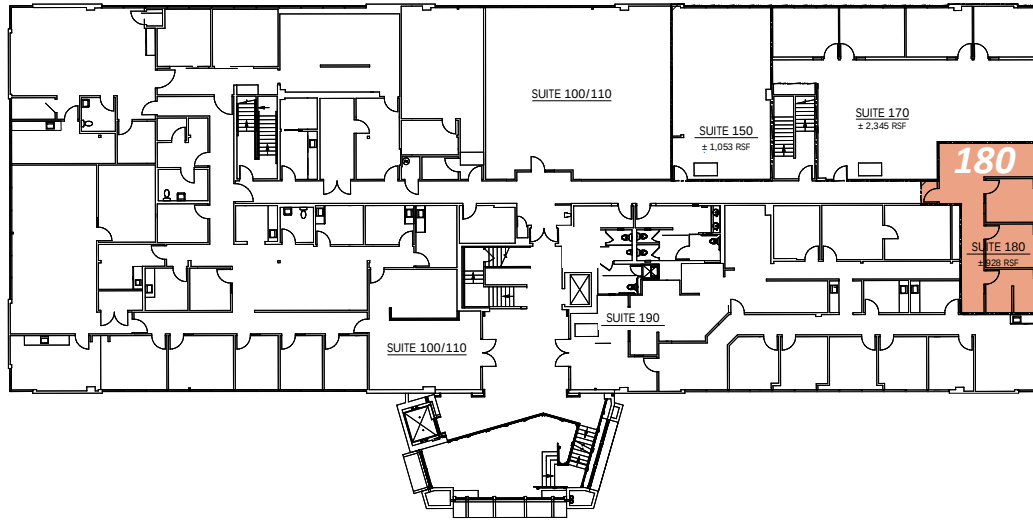
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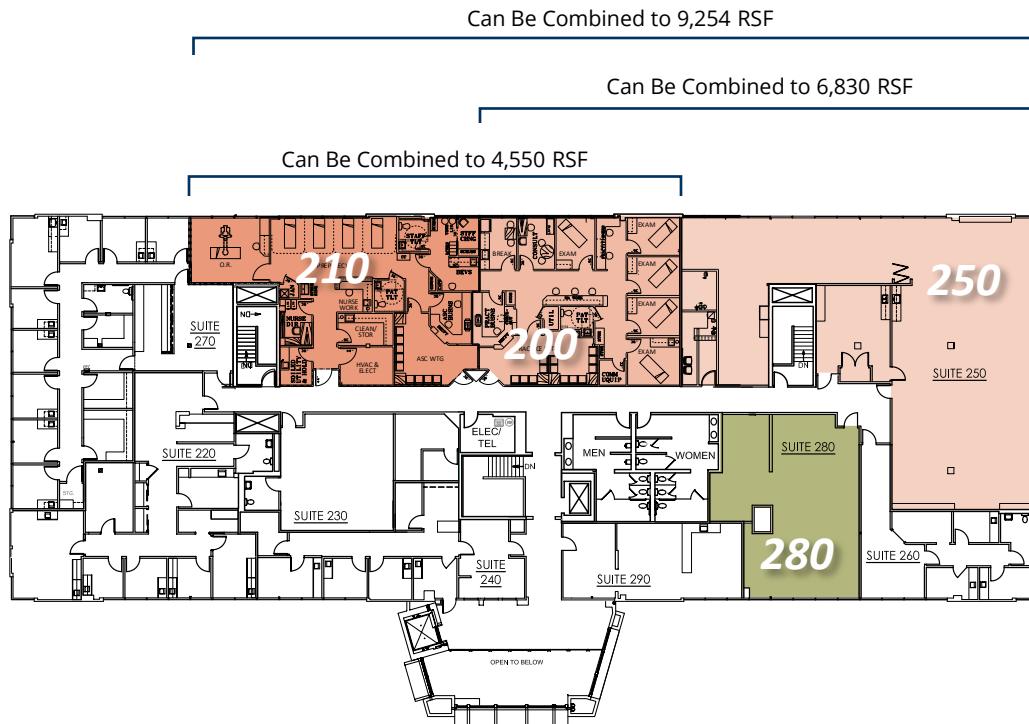
FIRST FLOOR

Suite 180 933 RSF

Recently remodeled suite with 3 offices/exam rooms. Excellent natural light

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SECOND FLOOR

Suite 200 2,126 RSF

Fully built out modern and high-end move-in-ready medical clinic with 5 exam rooms, break room, restroom and office. Direct access and visibility from second floor lobby

Suite 210 2,424 RSF

Move-in-ready ambulatory surgery center (ASC) with 1 OR, pre- and post-op area, 2 restrooms, 2 doors to corridor

Suite 250 4,704 RSF

Excellent natural light, 1 large procedure room, 1 office substantial storage. Divisible to ~2,000 sf

Suite 280 1,226 RSF

Two large rooms. Restroom. Large window overlooking E. Hillsdale Blvd.

Meet Your Expert Team



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BAYSIDE REALTY PARTNERS

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INFLUENTIAL NETWORK

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- 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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