

BAYSIDE REALTY PARTNERS PRESENTS

Napa Medical Center

1100 Trancas Street, Napa, California

Only On-Campus MOB in Napa



TRASK LEONARD
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Napa Medical Center

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OPPORTUNITY

- On the Queen of the Valley Medical Center campus:
 - A St. Joseph's Healthcare system hospital
 - The only Level III Trauma Center in Napa Valley
- Easy access to Highway 29 and Downtown Napa
- Abundant retail services and hotel accommodations nearby



BUILDING

- Medical suites: 150 SF to 6,200 SF
- Major building improvements recently completed
 - Major roof and HVAC system upgrades
 - New high efficiency energy management system
 - New carpet/paint and lighting in common areas
 - Landscaping
 - Signage and building identity
 - New security/card key access system
 - New lighting in garage area
 - Surface parking areas resealed and restriped
- Institutional ownership and management team in place:
 - Extensive medical office experience and portfolio
 - On-site building engineer

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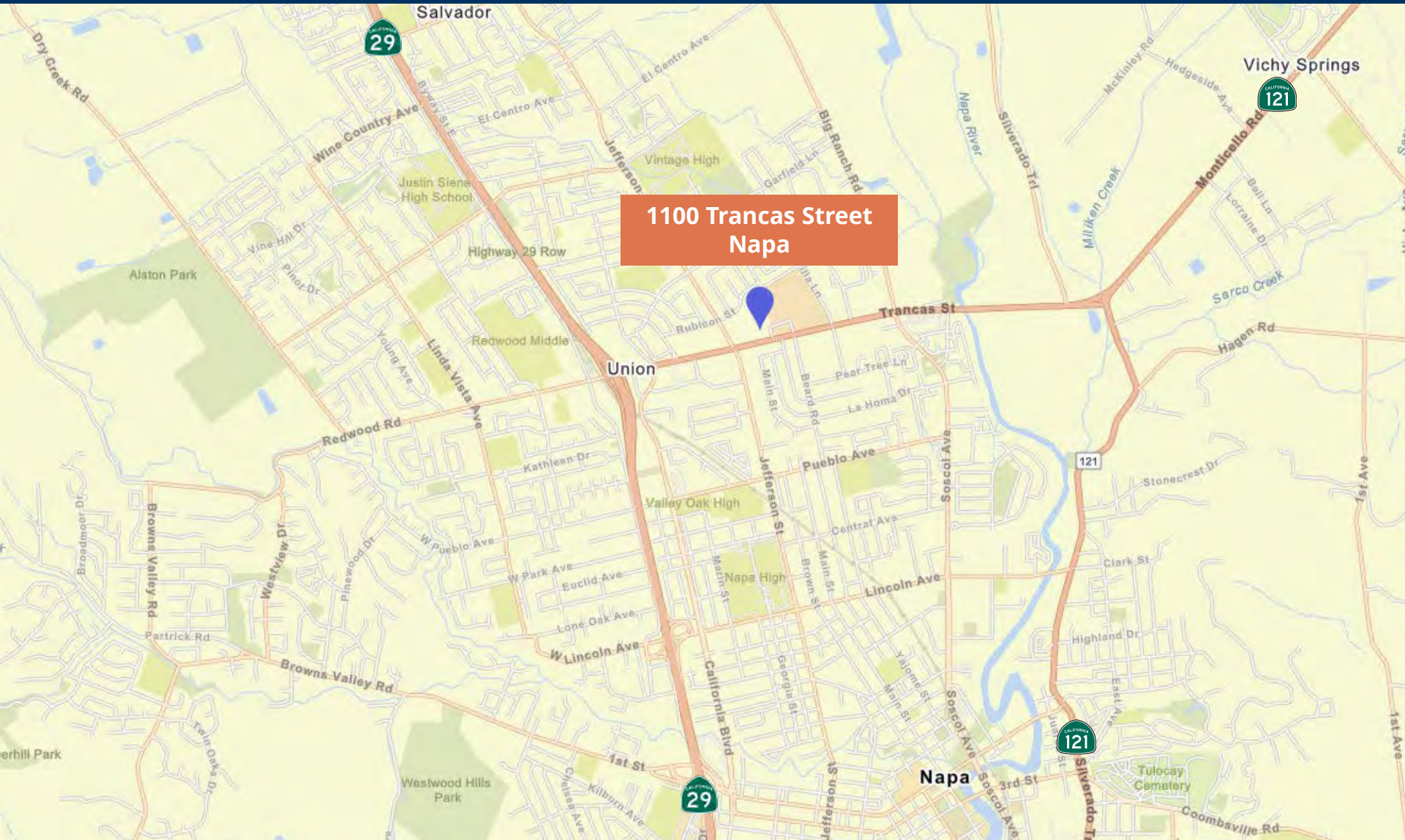
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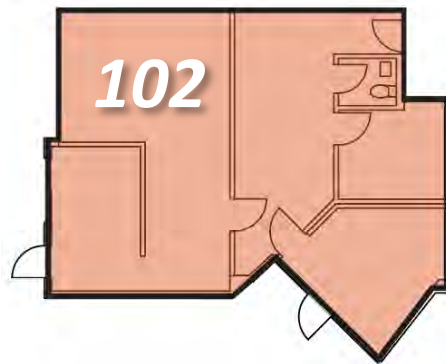
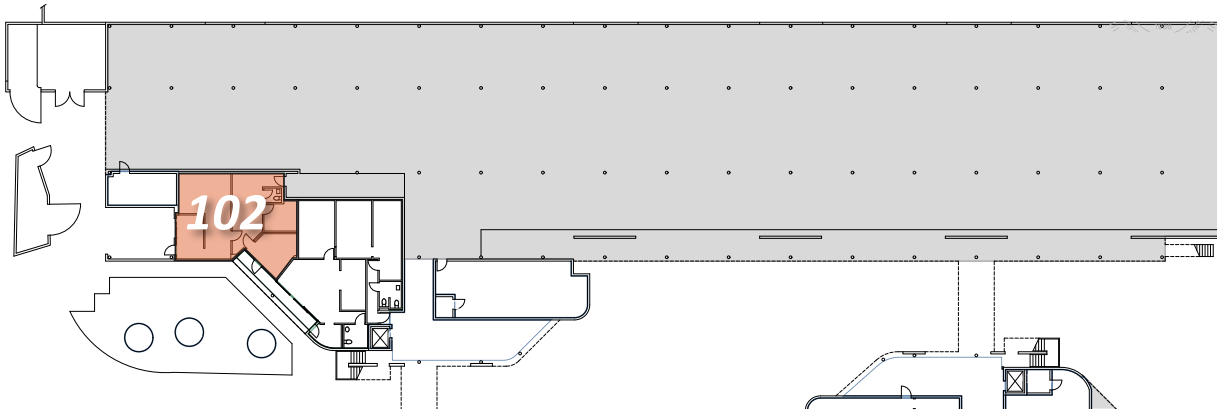
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NORTH BUILDING



FIRST FLOOR

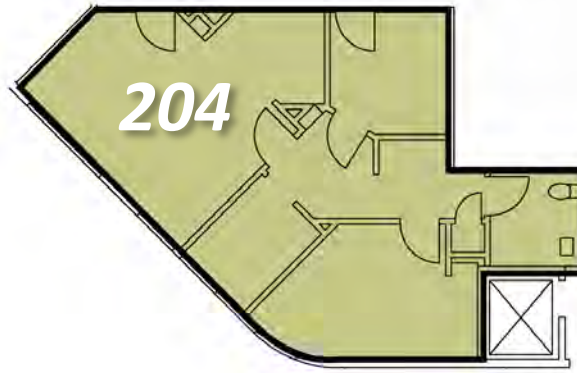
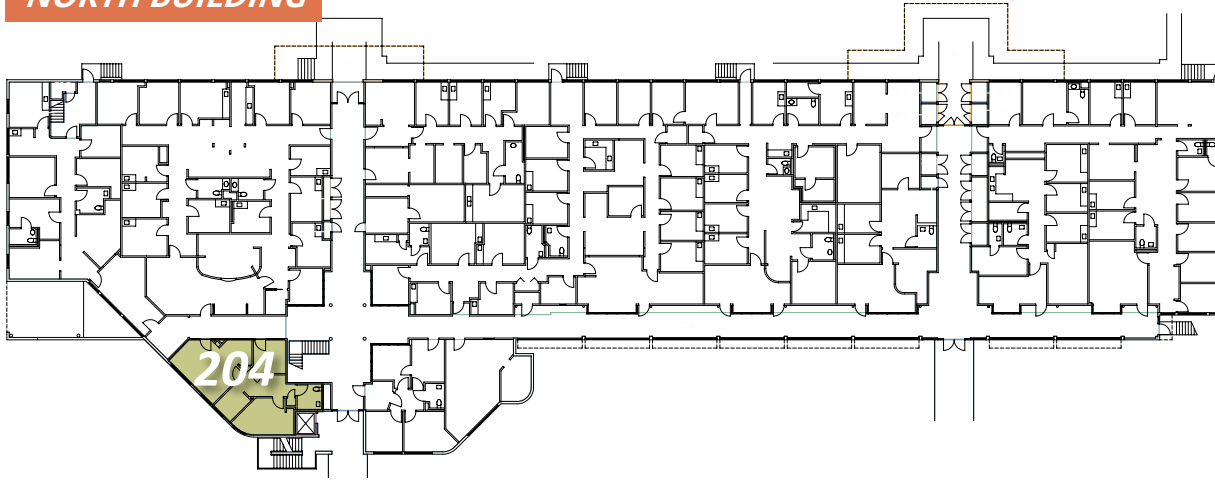
NORTH BUILDING

Suite 102 1,025 RSF
Small office space with direct exterior
access with four offices and a restroom

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NORTH BUILDING



SECOND FLOOR

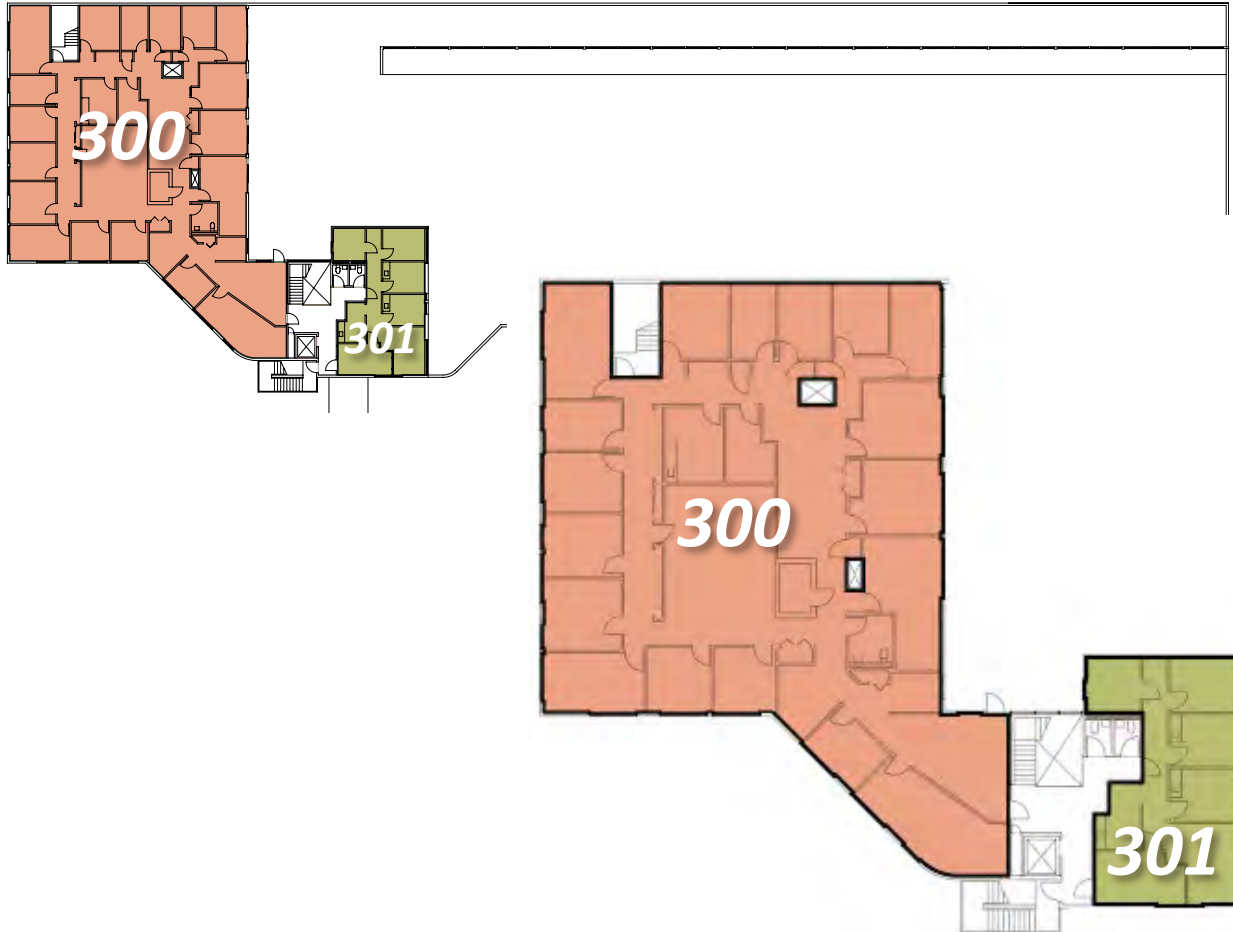
NORTH BUILDING

Suite 204 981 RSF
2 large offices/exam rooms, internal
restroom, excellent natural light, close
to elevator

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NORTH BUILDING



THIRD FLOOR

NORTH BUILDING

Suite 300 6,636 RSF

Perimeter offices/exam rooms, interior work/lab areas

Suite 301 1,073 RSF

4 exam rooms, excellent natural light, adjacent to elevator and common restrooms

Meet Your Expert Team



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BAYSIDE REALTY PARTNERS

The preeminent provider of management, leasing, construction management and accounting services for healthcare properties.



MARKET LEADER

- Leasing & Property Management
- Investment Sales
- 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

DOMINANT. EXPERT. INFLUENTIAL.