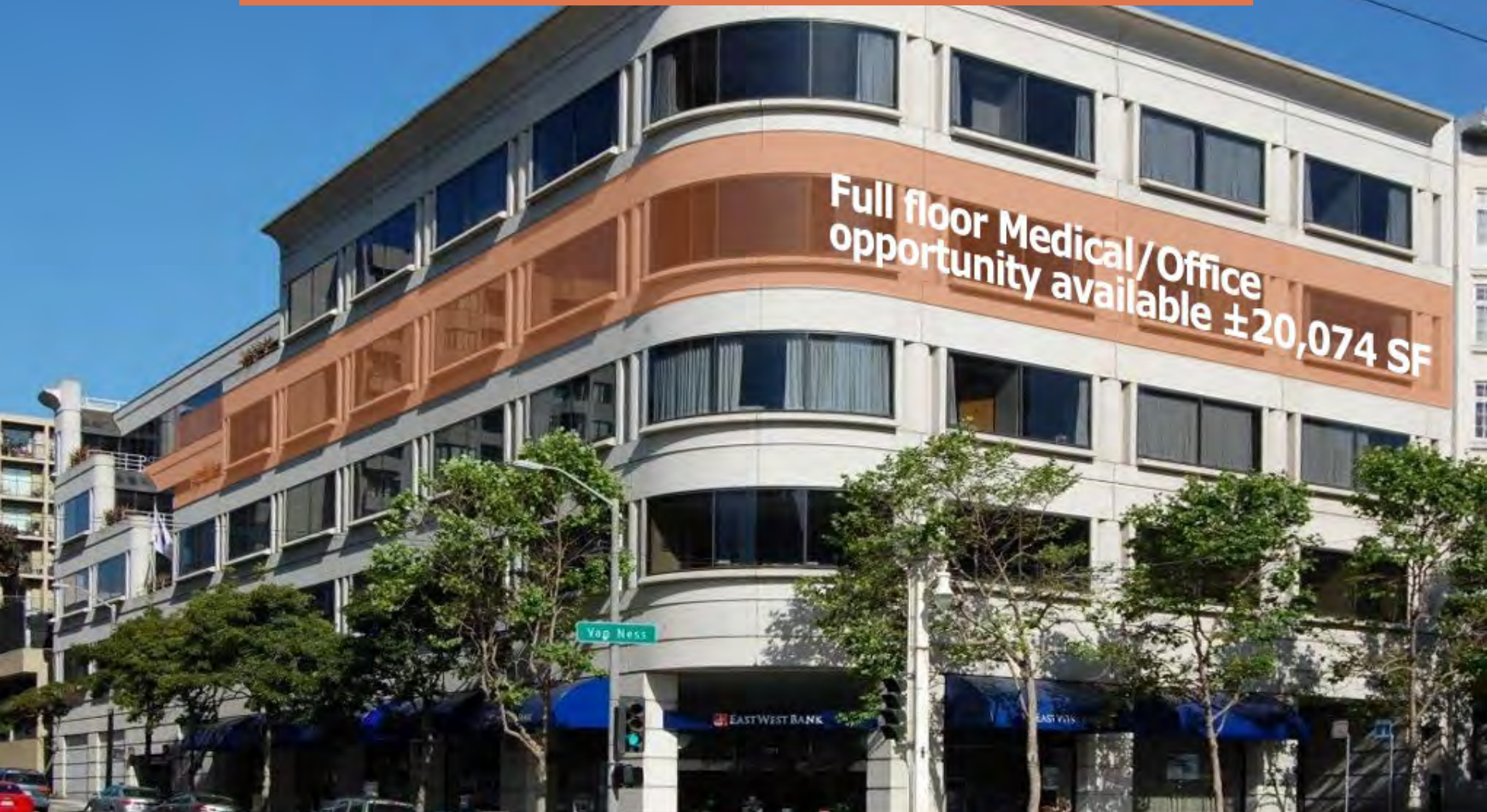


BAYSIDE REALTY PARTNERS PRESENTS

The Pacific Vision Foundation Building

711 Van Ness Avenue, San Francisco

Leading Medical and Professional Office Building on Van Ness Corridor



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The Pacific Vision Foundation Building

711 Van Ness Avenue, San Francisco

OPPORTUNITY

- Redevelopment by The Pacific Vision Foundation
- Extensive ophthalmology diagnostic services with full range of specialties
- On-site surgery center— Accreditation Association for Ambulatory Health Care (AAAHC) accredited 2-OR Surgery Center
- Substantial common area and infrastructure upgrades
- On-site educational and conference facilities

LOCATION

- Central San Francisco location
- 2 blocks to San Francisco City Hall and Civic Center
- 5 blocks to Sutter Health's new state-of-the-art 274 bed CPMC Van Ness Campus
- Walking distance to extensive public transit network (including BART, Golden Gate Transit, MUNI)
- On-site secured parking

BUILDING

- 5-story office building totaling ±85,000 sf
- Full Floor available totaling 20,000 sf and small to mid-size suites available
- Broad mix of tenants
- On-site ownership. On-site security
- Landscaped patios/terraces



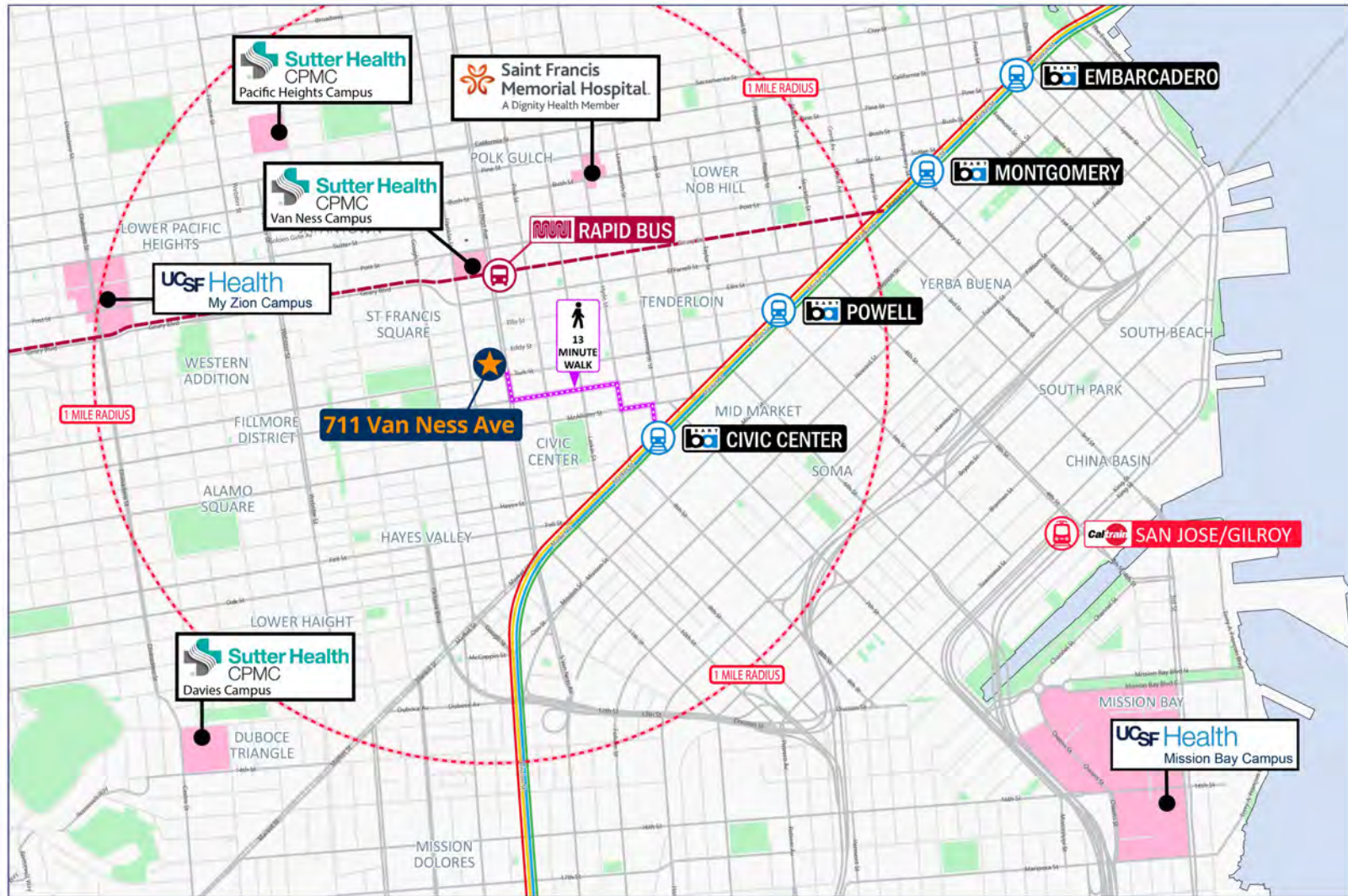
The Pacific Vision Foundation Building

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3,135 RSF

7 private offices along window line. 2 large open spaces. Lots of natural light



1,600–3,268 RSF

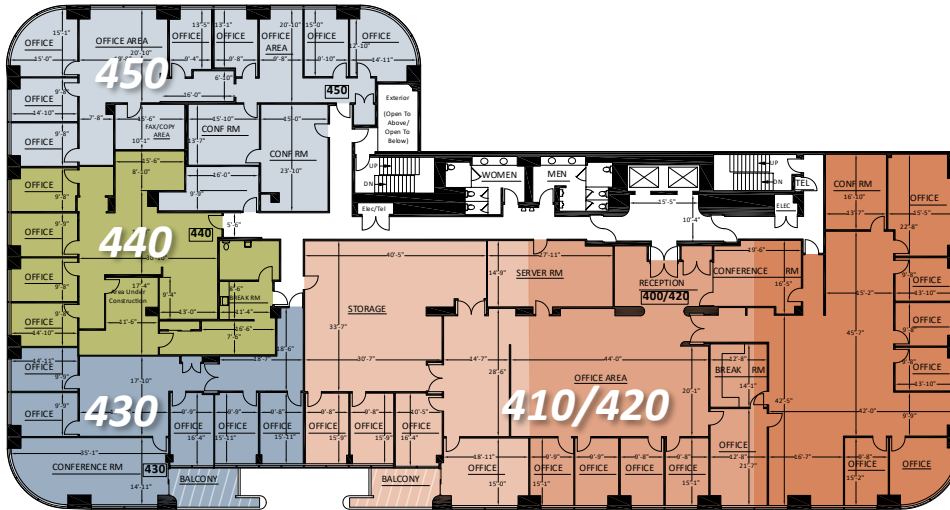
Modern and fully built out medical clinic space with waiting/reception area, 9 exam rooms, 2 offices, breakroom, 3 storage/file rooms, restroom

2,764 RSF

Shell space

The Pacific Vision Foundation Building

711 Van Ness Avenue, San Francisco



FOURTH FLOOR

Full-floor user opportunity—up to ±20,073 SF available

Suite 410/420 3,112 – 10,939 RSF
Professional Office layout. 8-10 window line offices, open layout for office intensive with conference rooms and storage, private outdoor balcony

Suite 430 2,606 RSF
Professional Office layout. 5 private offices, open area for workstations, large conference room, private outdoor balcony

Suite 440 2,705 RSF
Professional Office layout. 4 private offices, open space, breakroom, restroom

Suite 450 3,823 RSF
Professional Office layout. Multiple offices along window line, two large interior conference rooms. Lots of natural light

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FIFTH FLOOR

Full-floor user opportunity—up to +19,605 SF available

Suite 500 6,908 RSF

Reception area, 10 offices, 2 conference rooms, open workspace, break room, storage, access to rooftop, private outdoor balcony. *Can be combined with Suite 550 for total of 18,542_SF.*

Full-floor opportunity

Suite 550 11,634 RSF

Professional Office layout. 18 offices, open office space, 2 conference rooms, breakroom, storage, private outdoor balcony. *Can be combined with Suite 500 for total of 18,542 SF*

Full-floor opportunity

Suite 570 1,063 RSF

4 offices, open office space

Meet Your Expert Team



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BAYSIDE REALTY PARTNERS

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- 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.