



Foster City Medical Pavilion

1241 E. Hillsdale Boulevard, Foster City, CA

Property Type:	Medical Office
Location:	Near Foster City Blvd and E Hillsdale Blvd. Easy access to US-92 (providing access to East Bay patient base) and US-101 (providing access to Peninsula patient base).
Property Description:	2-story. Class A medical office building. Recently completed redevelopment includes dramatic new atrium lobby with gurney accessible elevator. Excellent parking

CURRENT SPACES AVAILABLE

Suite	Area (sf)	Asking Rent	Space Description	Available
180	933 sf	\$4.25 NNN	Recently remodeled suite with 3 offices/exam rooms. Excellent natural light. Monthly operating expenses approximately \$2.15 psf, per month excluding interior janitorial. Tenant improvement allowance up to \$100 psf	NOW
200	2126 sf	\$4.25 NNN	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. <i>Can be combined with Suite 250 for 6,830 rsf</i>	60 Days Notice
210	2,424 sf	\$4.25 NNN	Move-in-ready ambulatory surgery center (ASC) with 1 OR, pre- and post-op area, 2 restrooms, 2 doors to corridor. <i>Can be combined with Suite 200 for 4,550 rsf</i>	60 Days Notice
250	4,704 sf	\$4.25 NNN	Excellent natural light, 1 large procedure room, 1 office, storage. Divisible to roughly 2,000 sf. Monthly operating expenses approximately \$2.15 psf per month excluding interior janitorial. Tenant improvement allowance up to \$100 psf. <i>Can be combined with Suites 200 and 210 for total of 9,254 rsf</i>	NOW
280	1,226 sf	\$4.25 NNN	Two large rooms. Restroom. Monthly operating expenses approximately \$2.15 psf, per month excluding interior janitorial. Tenant improvement allowance up to \$100 psf	NOW



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