

Parnassus Heights Medical Center

✚ MEDICAL AND OFFICE SUITES FOR LEASE



**MED
WEST**
REALTY

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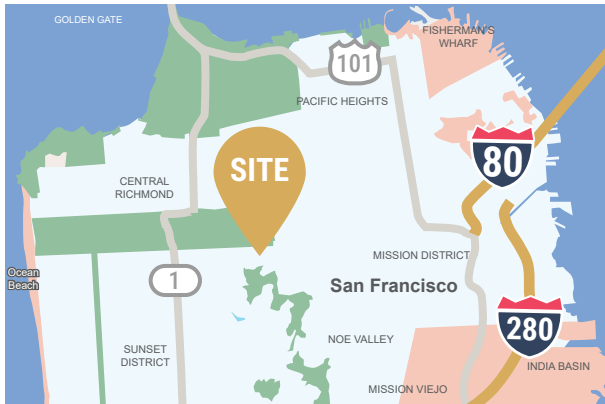
350 Parnassus Ave
San Francisco, CA



PARNASSUS HEIGHTS MEDICAL CENTER

350 Parnassus offers an exceptional location for medical practices in the heart of San Francisco's Parnassus Heights. With a ground-floor pharmacy and cafe, physicians and patients enjoy everyday convenience paired with an elevated professional environment. The building provides spectacular views of the Bay, city skyline, and both the Golden Gate and Bay Bridge, creating a modern and welcoming setting for providers and their patients.

Located adjacent to UC San Francisco's Parnassus Heights campus, 350 Parnassus sits at the center of one of the most dynamic healthcare and research hubs in the nation. This prime address provides physicians with proximity to state-of-the-art medical, academic, and research facilities, and positions them to benefit from UCSF's quality halo, rapid expansion, and growing patient base.



PROMINENT LOCATION & ACCESSIBILITY

- On campus and walking distance to the University of California San Francisco - Parnassus Campus



IDEAL MARKET & SITE LOCATION

- The proximity to major throughfares enables this location to conveniently serve:
 - 808,000 patients within a 15 minute drive time
 - 877,590 patients within a 5 mile radius
- Excellent access via public transit and major city thoroughfares with on-site patient parking



BUILDING HIGHLIGHTS

- **On-Site Amenities:** Ground-floor pharmacy and cafe
- **Breathtaking Views:** Bay, city, and both the Golden Gate and Bay Bridge from select suites



UCSF CAMPUS TIMELINE

- **The New Hospital at Parnassus Heights:** 15 stories; increasing UCSF bed count from 475 (2020) to 682 (2030). *Completion: 2030*
- **Parnassus Research and Academic Building:** State-of-the-art research center for cancer, microbiology, diabetes, immunology, and cell biology. *Completion: early 2028*

Estimate 15 Min Drive

POPULATION ESTIMATES

808,807

>17	54,535
18-44	187,499

AVERAGE HOUSEHOLD INCOME	45-64	109,568
	65+	64,680

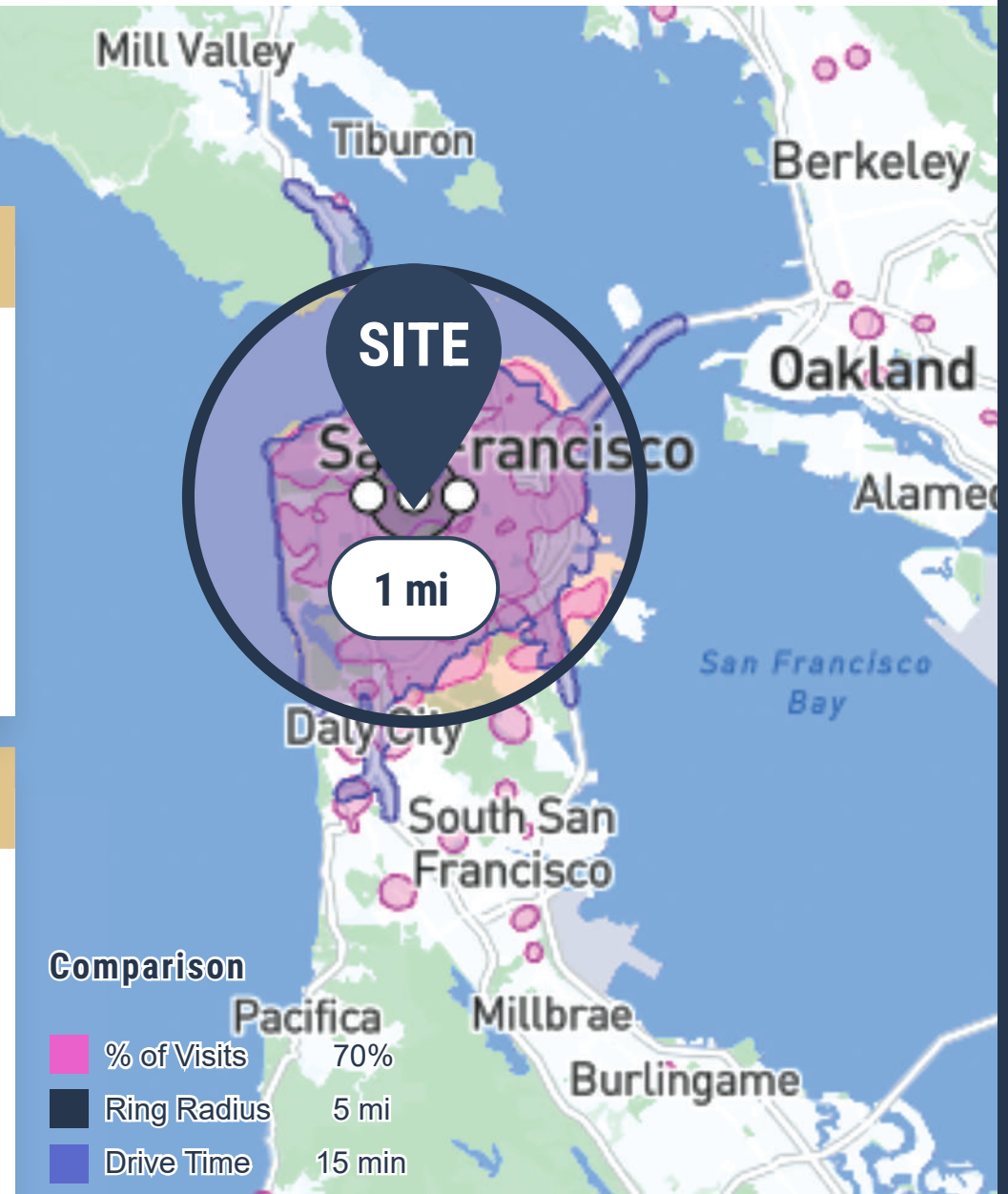
\$143,006.67

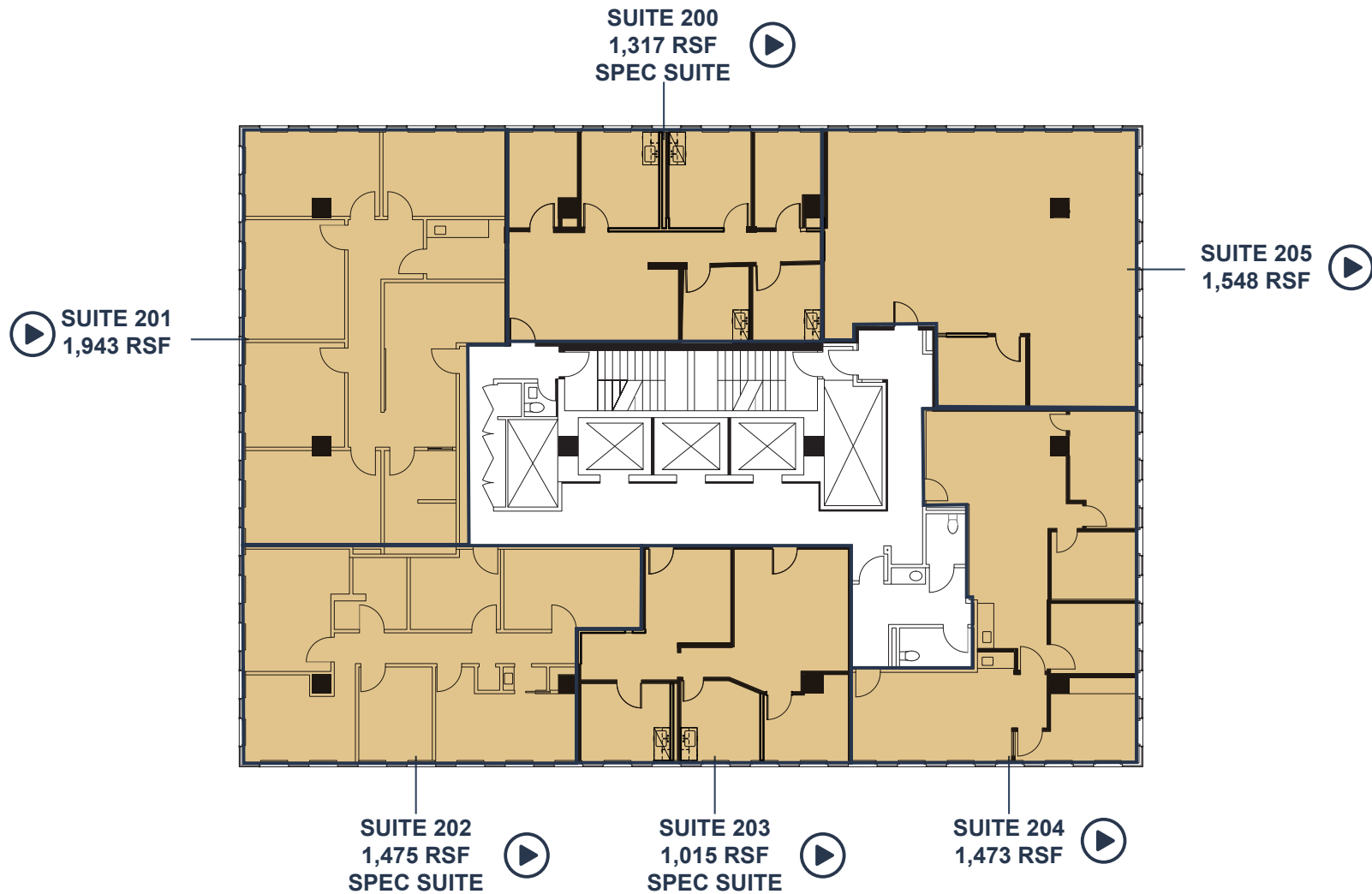
Data Source:  Placer.ai

PAYOR MIX Within 15 Min Drive

COMMERCIAL	9.7%
EMPLOYER BASED	62.4%
GOVERNMENT	19.4%
MULTIPLE	4.8%
SELF PAY	3.6%

Data Source:  Placer.ai





AVAILABLE SUITES

SUITE	RSF	SUITE	RSF
200 Spec Suite	1,317	203 Spec Suite	1,015
201	1,943	204	1,473
202 Spec Suite	1,475	205	1,548

Full Floor Opportunity - 8,771 rsf

Key:
 Click for Virtual Tour

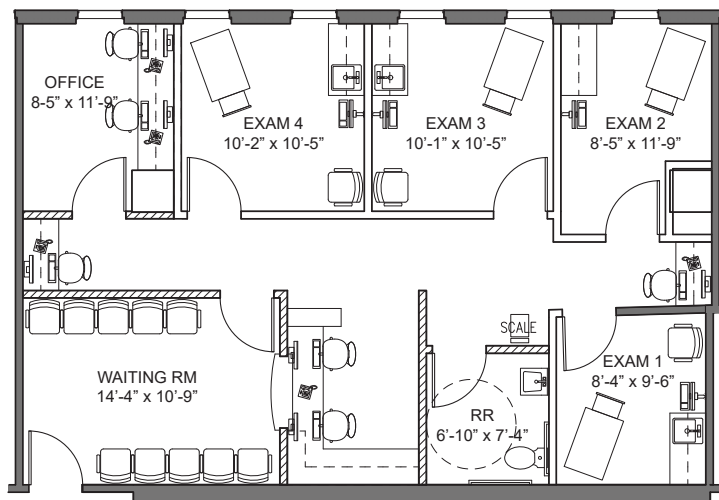
EASTERN VIEWS



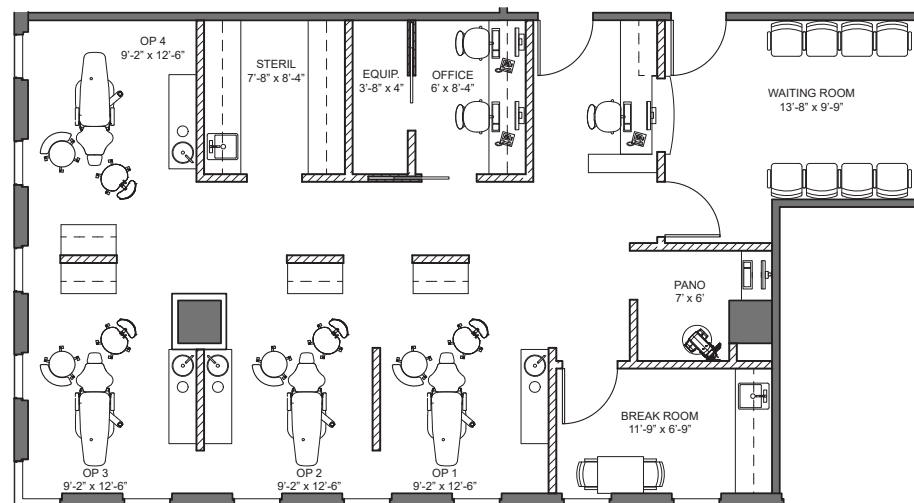
BUILDING VIEWS



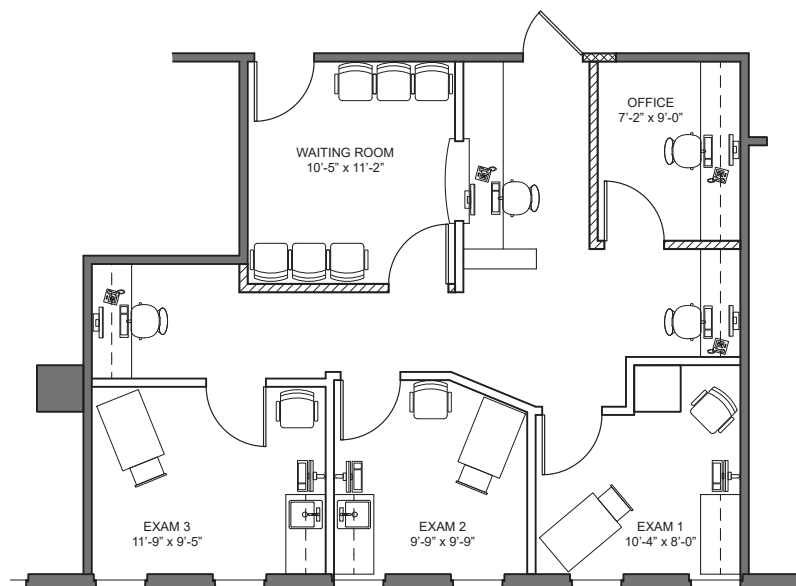
FLOOR PLAN - SECOND FLOOR CONCEPTUAL PLANS



SUITE 200 - CONCEPTUAL PLAN
1,317 RSF



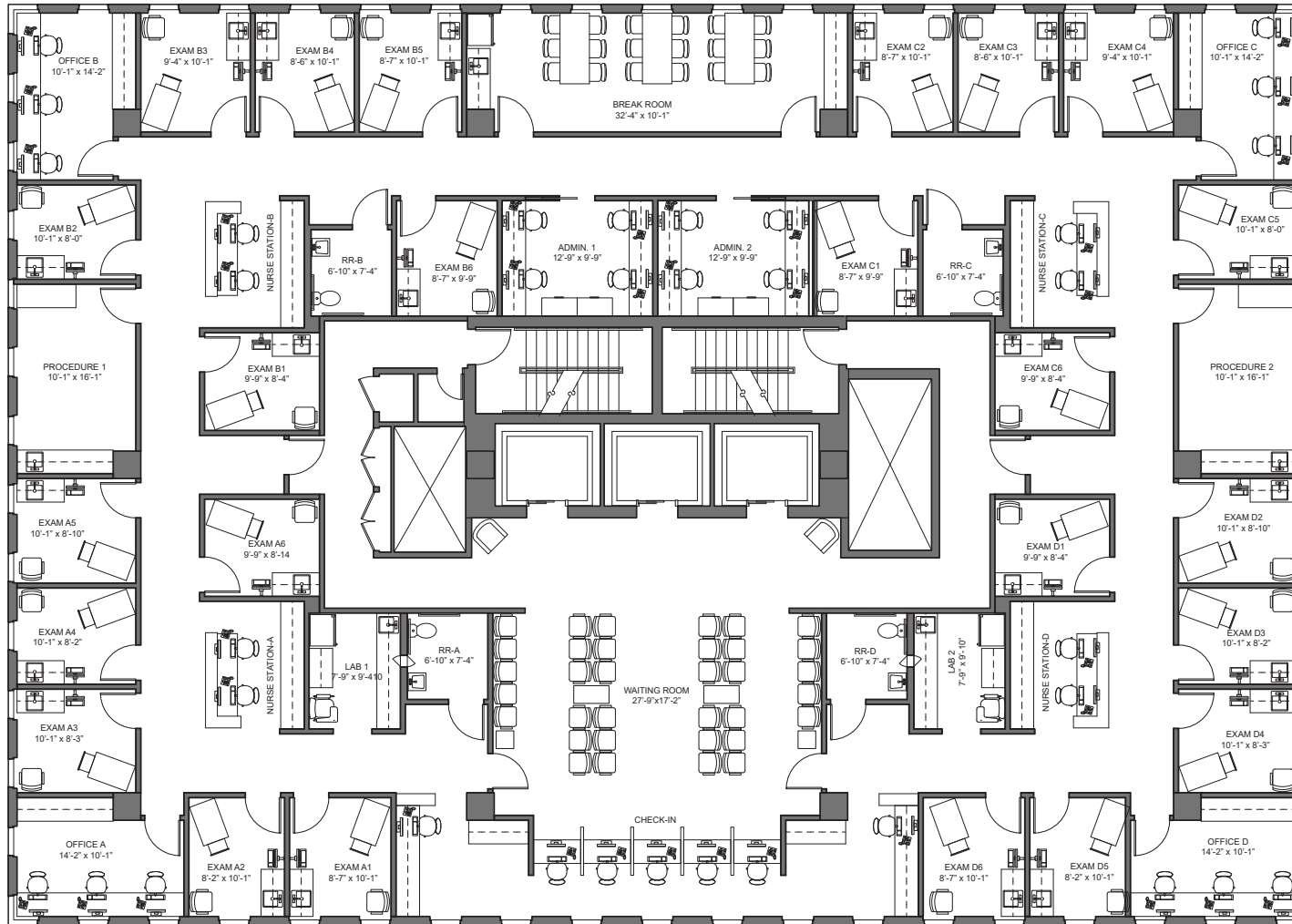
SUITE 202 - CONCEPTUAL PLAN
1,475 RSF



SUITE 203 - CONCEPTUAL PLAN
1,015 RSF

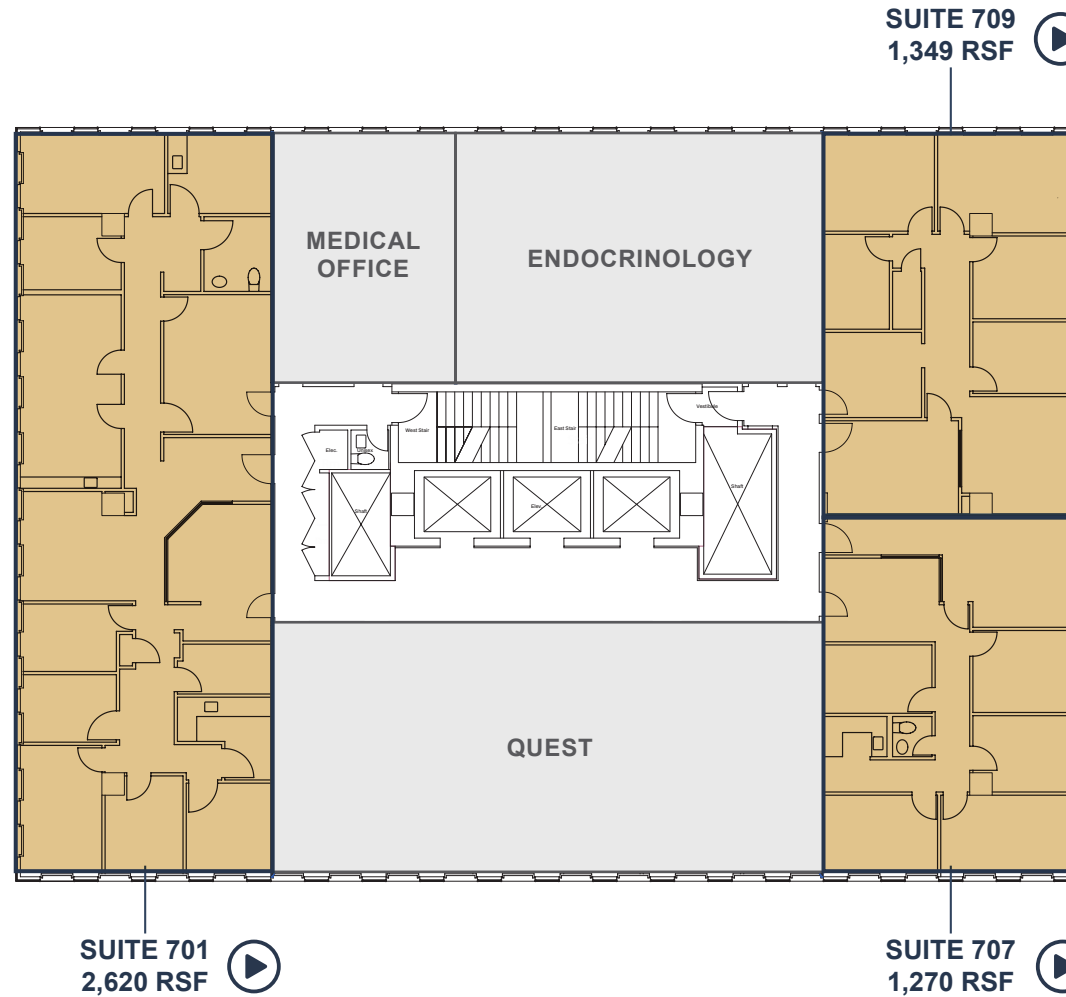
The following conceptual space plans illustrate potential layouts within the current vacancies. These plans are for visualization purposes only, and all suites can be modified and customized to meet a tenant's specific needs and requirements.

FULL FLOOR OPPORTUNITY



SUITE 600 - CONCEPTUAL PLAN
9,097 RSF

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EASTERN VIEWS




AVAILABLE SUITES

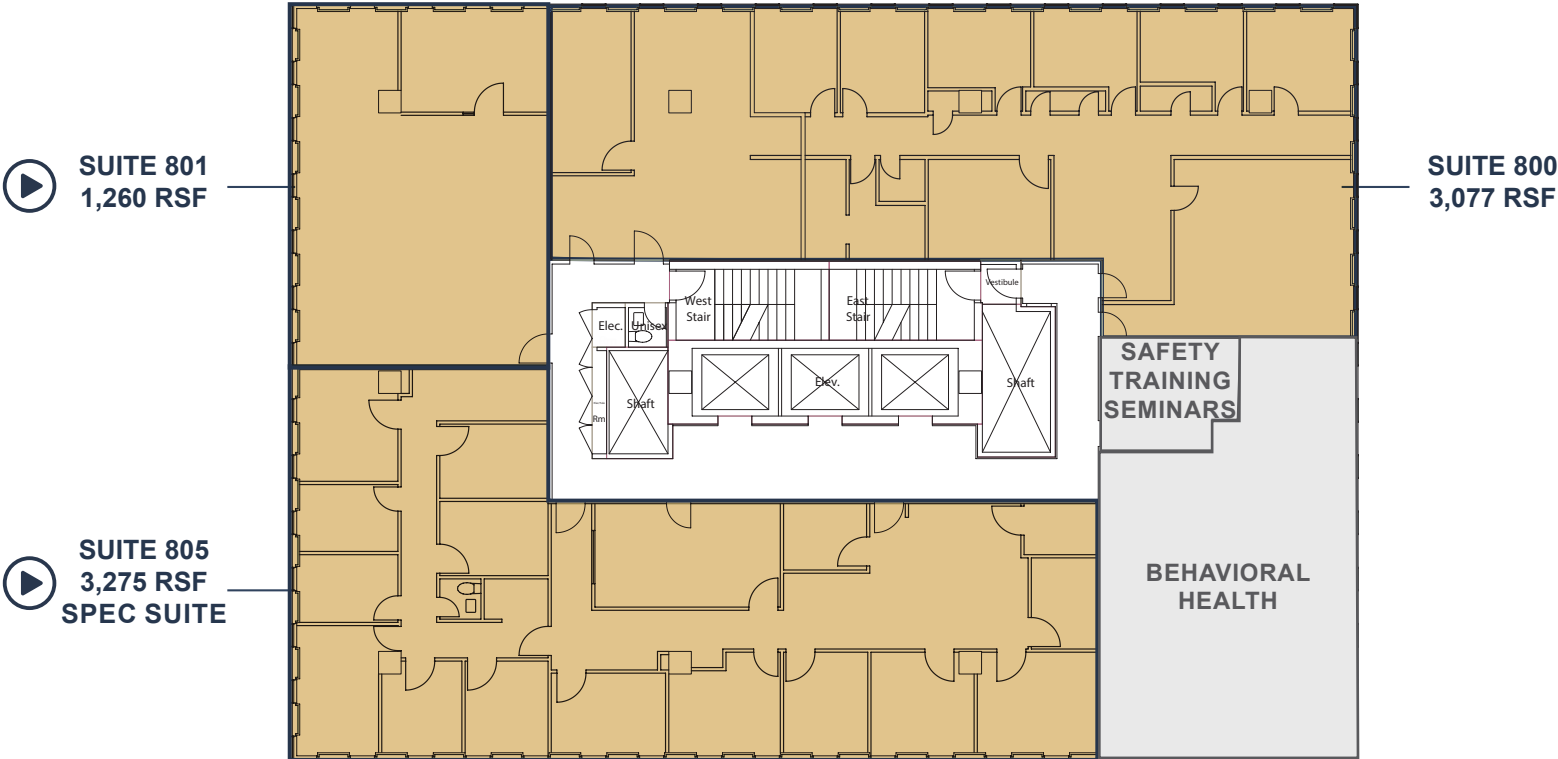
SUITE	RSF
701	2,620
707	1,270
709	1,349

*Contiguous up to 2,619 rsf

BUILDING VIEWS



Key:
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AVAILABLE SUITES

SUITE	RSF
800*	3,077
801*	1,260
805*	3,275
Spec Suite	

*Contiguous up to 7,612 rsf

EASTERN VIEWS



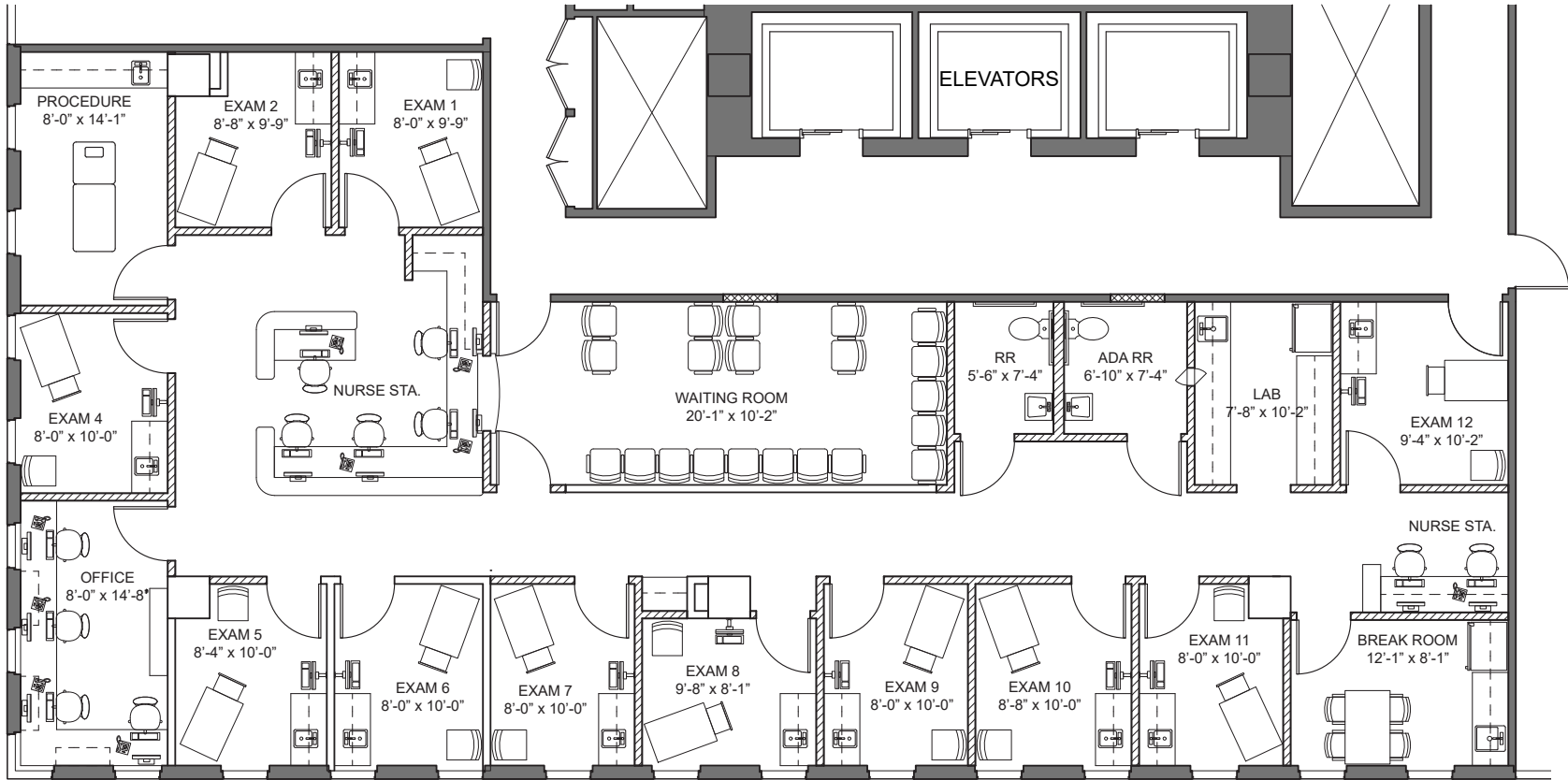
BUILDING VIEWS



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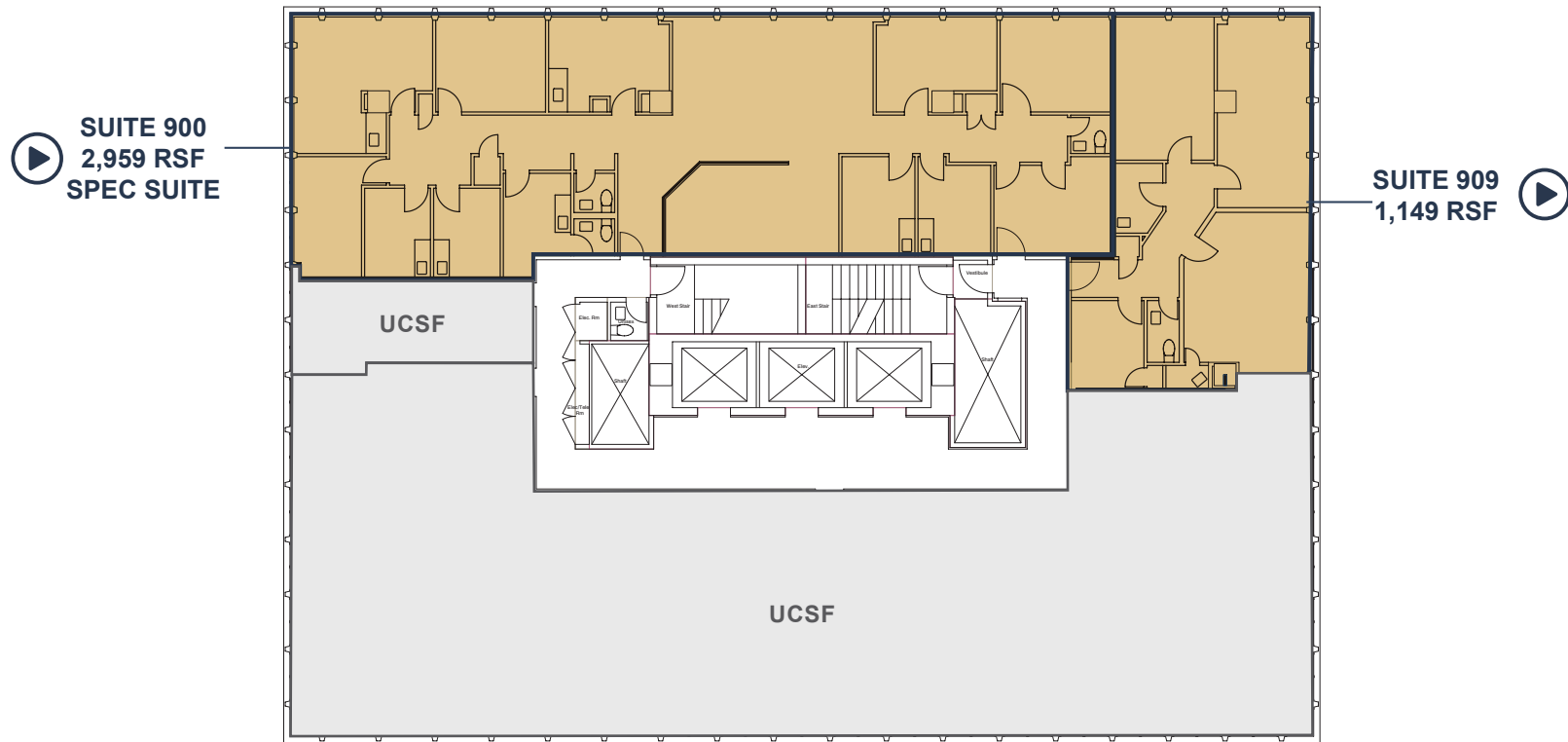
Click for Virtual Tour

FLOOR PLAN - EIGHTH FLOOR CONCEPTUAL PLAN



SUITE 805 - CONCEPTUAL PLAN
3,275 RSF

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EASTERN VIEWS




AVAILABLE SUITES

SUITE	RSF
900* Spec Suite	2,959
909*	1,149

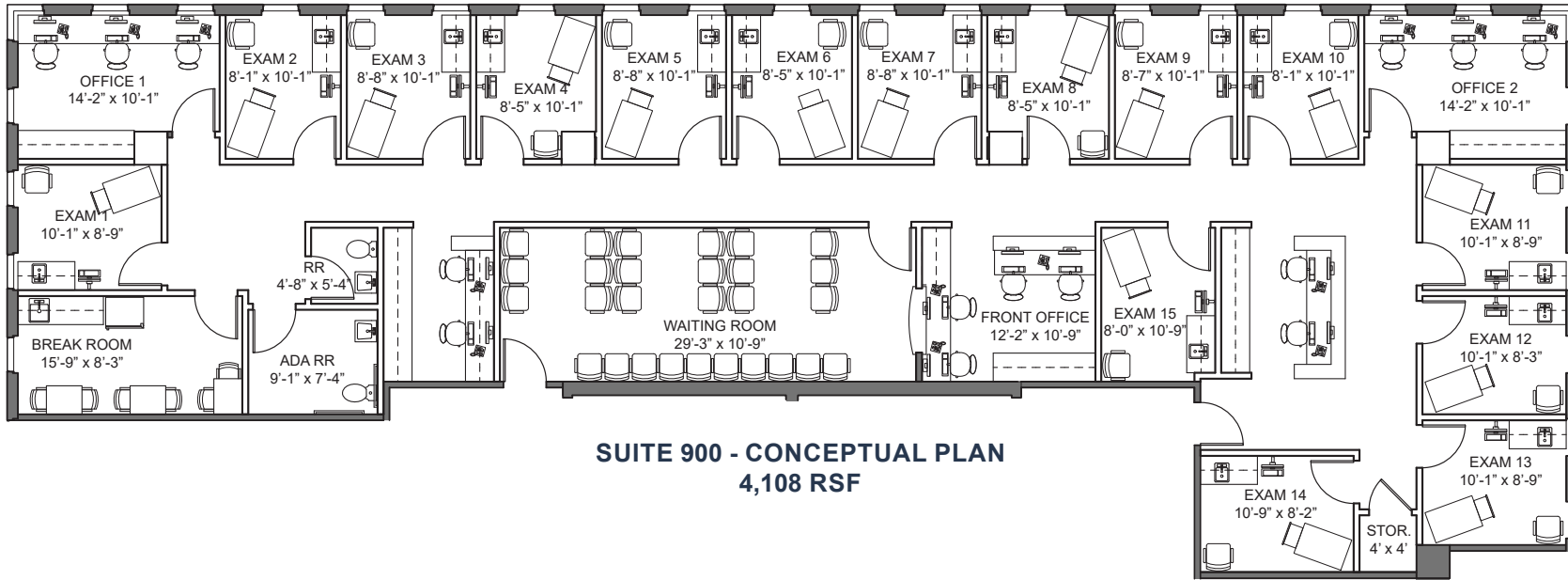
*Contiguous up to 4,108 rsf

BUILDING VIEWS



Key:
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FLOOR PLAN - NINTH FLOOR CONCEPTUAL PLAN



The following conceptual space plans illustrate potential layouts within the current vacancies. These plans are for visualization purposes only, and all suites can be modified and customized to meet a tenant's specific needs and requirements.



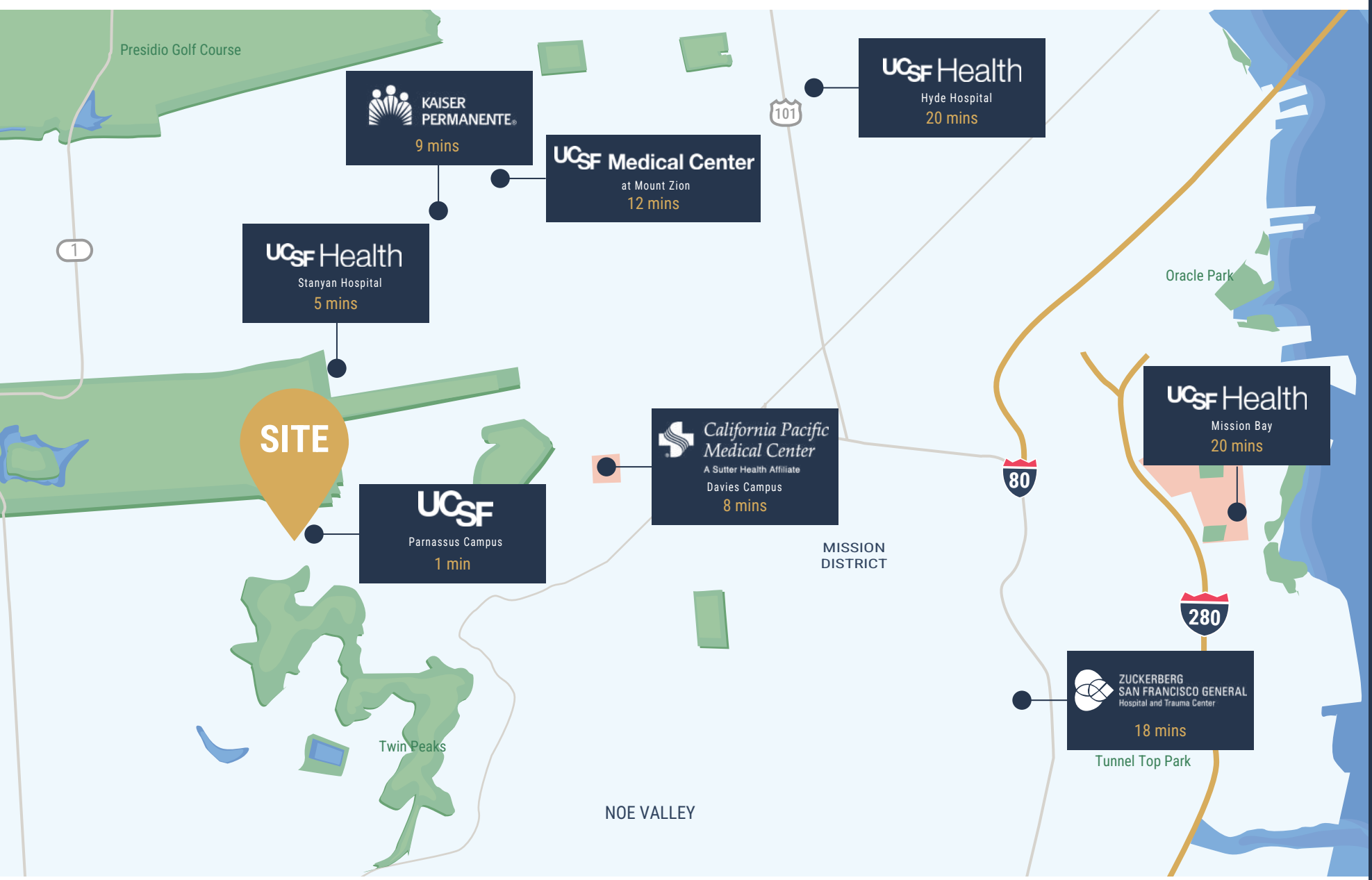
UCSF

Parnassus Campus

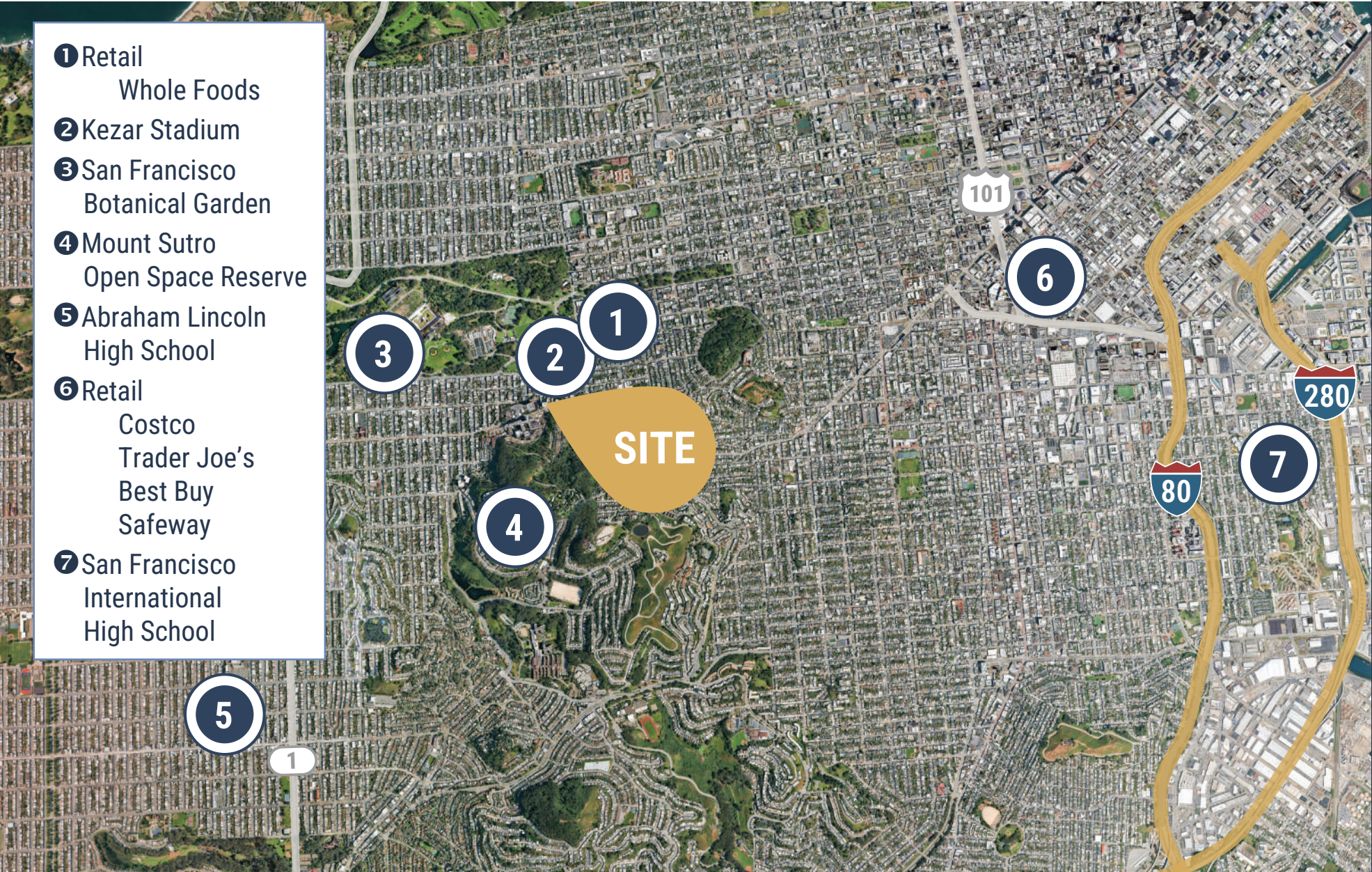
**NEW 682
BED TOWER
IN 2030**

SITE

LOCAL HOSPITAL DISTANCE MAP



- ① Retail
Whole Foods
- ② Kezar Stadium
- ③ San Francisco Botanical Garden
- ④ Mount Sutro Open Space Reserve
- ⑤ Abraham Lincoln High School
- ⑥ Retail
Costco
Trader Joe's
Best Buy
Safeway
- ⑦ San Francisco International High School





350parnassus.com

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