

4322 Geary Blvd

San Francisco CA 94118

TCN WORLDWIDE REAL ESTATE SERVICES

FOR LEASE

$8,000 /M+NNN

Medical Office

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BUILDING SUMMARY

Address:	4322 Geary Blvd
Square Footage:	±2,250 SF
Price:	$8,000 / mo + NNN
Space Type:	Medical Office
Listing Type:	Lease



Watch Video Tour

Turnkey Freestanding Building
Standalone commercial property

Medical Build-Out Ready
(6) Six exam rooms included

Private Office Included
Dedicated office space

In-Suite Kitchen
Kitchen on site

Geary Boulevard Frontage
High-traffic corridor exposure

Strong Branding Identity
Excellent visibility presence

Inner Richmond Location
Established neighborhood setting

Dense Residential Area
Surrounded by housing

Transit-Oriented Access
Multiple Muni lines

Supply-Constrained Submarket
Limited new development

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Floorplan

- Remodeled in 2011
- New Furnace, Electrical, Plumbing
- New Roof in 2012
- 2 Private Offices
- 3 Storage Rooms
- 6 Exam Rooms with Sinks
- 2 ADA Restrooms
- Staff Lounge with Sink
- Large Reception Area
- Small Backyard



Wired for Internet Access in All Rooms (Except for Storage Areas)



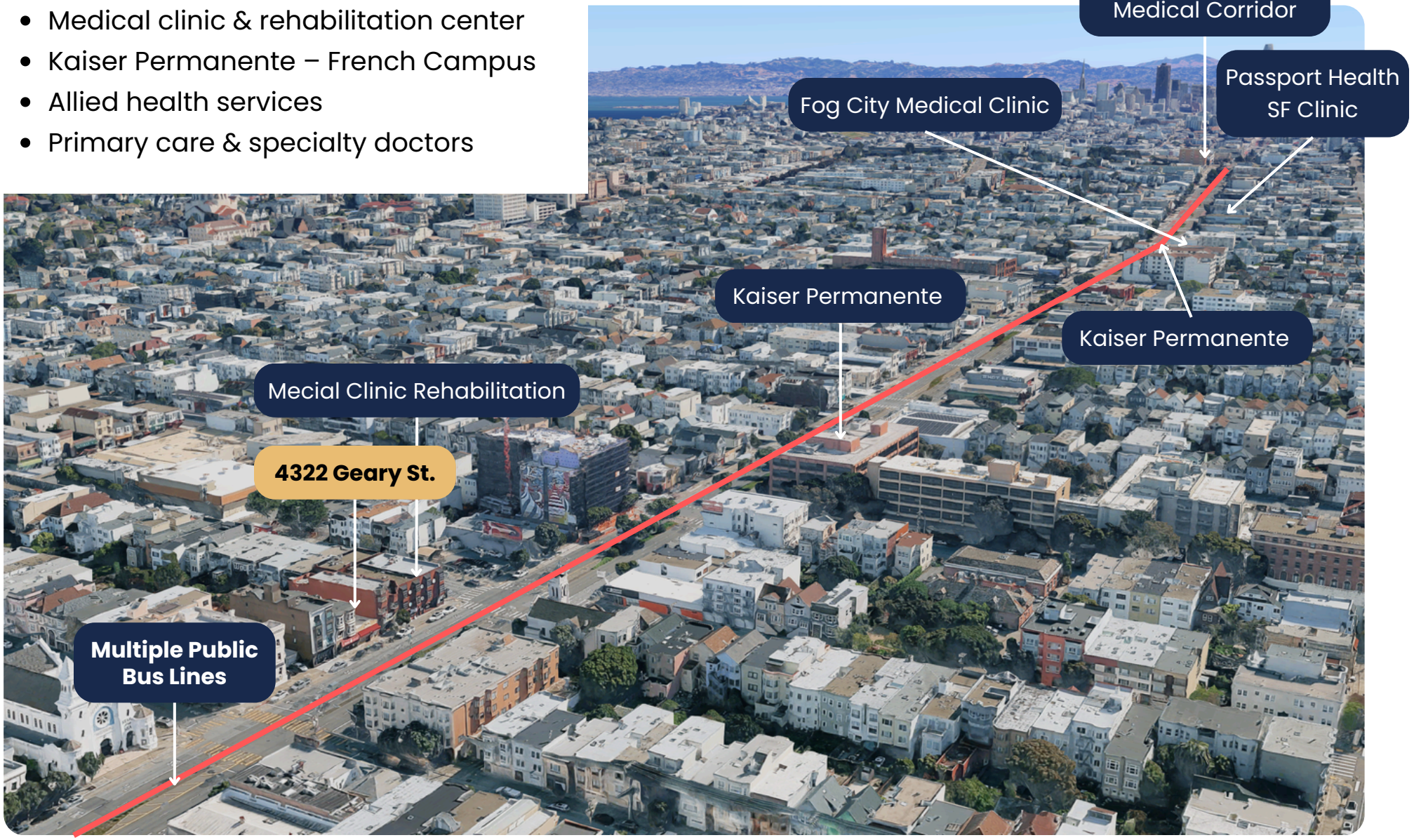




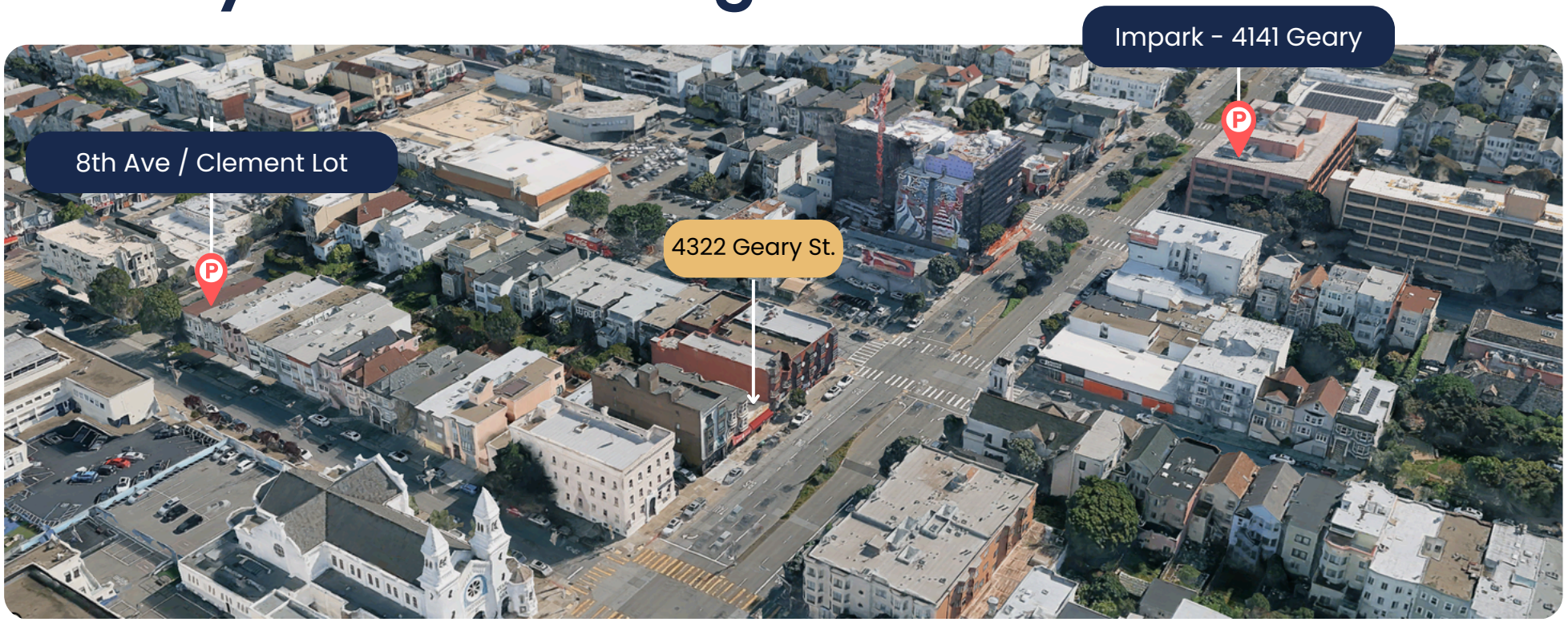


Nearby Medical Services

- Medical clinic & rehabilitation center
- Kaiser Permanente – French Campus
- Allied health services
- Primary care & specialty doctors



Nearby Public Parkings



- **4150 Geary Blvd Parking** — 0.02 mi · directly across the street
- **Impark – 4141 Geary (French Campus Lot 112)** — 0.02 mi · across the street
- **8th Ave / Clement Lot (324 8th Ave)** — 0.15 mi · ~3 min walk
- **9th Ave / Clement Lot (325 9th Ave)** — 0.21 mi · ~4 min walk
- **512 Arguello Blvd Parking** — 0.29 mi · ~6 min walk
- **Smart & Final Lot (350 7th Ave)** — ~0.3 mi · ~6 min walk · $20/day for 12-hour parking

Agents



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Unique Vision
We see what others miss

Local Market Leader
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Full-Service Firm
We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

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