10 LEASED SITES
10.1 SPACE LEASED BY UCSF

UCSF leases space for various reasons: 1) to provide services to specific locations and populations to meet community clinical needs; 2) to provide space for temporary uses; 3) to provide space in a cost-effective manner, when leasing is a more feasible option than constructing new space; and 4) to meet other unforeseen needs. As shown in Appendix A, UCSF leased approximately 1.05 million gsf in the city in 2014, including space at San Francisco General Hospital and Trauma Center (SFGH), addressed in Chapter 7. UCSF is actively engaged in an effort to reduce the number of leased locations by consolidating leases into fewer locations and relocating uses into UCSF-owned space when leases expire, to improve operational efficiencies and achieve programmatic adjacencies.

As part of the lease consolidation strategy, UCSF projects a potential reduction in San Francisco leases to about 550,000 gsf over the next five years. Approximately 350,000 gsf of the existing lease portfolio represents community-based leased facilities where programs must remain at their locations to provide neighborhood-focused clinical services or community-based research that serves local populations. However, over the LRDP horizon, a reduction in leased space is projected, from roughly 1 million gsf in 2014 to about 750,000 gsf by 2035. This projection is not intended to represent the maximum amount of leased square footage at any particular point in time within the LRDP horizon, since UCSF’s leased space inventory is expected to fluctuate above and below this amount at various points in time as determined by its programmatic needs. UCSF leases facilities to accommodate fluctuations in space requirements associated with short-term changes in community clinical service needs, growth in community-based clinical and research programs, and other unforeseen needs, which could include new affiliations with other health care providers.

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1 For the sake of simplicity, the LRDP refers to all space, owned and leased, in terms of gsf, even though leased space is sometimes measured in sf rather than gsf, depending on type of space and/or lease.
10.2 LEASES WITHIN 1/4 MILE OF A MAIN CAMPUS SITE

As of July 2014, UCSF occupies a number of leases that are larger than 10,000 gsf and situated within a quarter-mile of a main campus site. These leases are discussed below, and locations are shown in Figure 1. (Leases that are smaller than 10,000 gsf are not addressed individually in the LRDP.)

10.2.1 PARNASSUS HEIGHTS

350 PARNASSUS AVENUE
UCSF leases approximately 56,000 gsf at 350 Parnassus Avenue (Medical Building 2). 350 Parnassus Avenue is immediately adjacent to the Parnassus Heights campus site. Programs include a variety of Medical Center uses such as hepatology, obstetrics and gynecology services, radiology, pediatric neurology, organ transplant, and various outpatient clinics. UCSF intends to remain at 350 Parnassus Avenue.

2233 POST STREET
UCSF leases approximately 12,000 gsf at 2233 Post Street, located adjacent to and south of the Mount Zion campus site. Programs include otolaryngology and occupational health, and the nursing continuing education offices. UCSF plans to remain at 2233 Post Street.

10.2.2 MISSION BAY

499 ILLINOIS STREET
UCSF leases approximately 36,000 gsf at 499 Illinois Street, adjacent to the Mission Bay East Campus, for programs in reproductive endocrinology and infertility. UCSF intends to remain at 499 Illinois Street.

2380 SUTTER STREET
UCSF leases approximately 10,300 gsf at 2380 Sutter Street, adjacent to the Mount Zion campus site at the northeast corner of Sutter and Divisadero streets. Programs include otolaryngology, cancer surgery clinics, and other outpatient clinics and services. UCSF plans to remain at 2380 Sutter Street.

1500 OWENS STREET
UCSF leases approximately 99,100 gsf at 1500 Owens Street, situated adjacent to and to the west of the Mission Bay campus site. Programs include the Orthopaedic Institute, Sports Medicine Clinic, obstetrics and gynecology services, an automated pharmacy, Executive Health, the Madison Clinic for Pediatric Diabetes, and neurology. UCSF intends to remain at 1500 Owens Street.

10.2.3 MOUNT ZION

1635 DIVISADERO STREET
UCSF leases approximately 14,000 gsf at 1635 Divisadero Street, located adjacent to and west of the Mount Zion campus site. Programs include obstetrics and gynecology services, the Surgical Movement Disorders Center, and other outpatient clinics. UCSF plans to remain at 1635 Divisadero Street.
10.3 LEASES FARTHER THAN 1/4 MILE FROM A MAIN CAMPUS SITE

The following is a summary of UCSF’s leases that are greater than 10,000 gsf and that lie beyond a quarter of a mile from the three main campus sites (locations shown in Figure 1). (Leases that are smaller than 10,000 gsf are not addressed individually in the LRDP.)

10.3.1 SAN FRANCISCO

50 BEALE STREET
UCSF leases approximately 57,400 gsf at 50 Beale Street, in downtown San Francisco, for Global Health Sciences and the Center for AIDS Prevention Study. UCSF plans to continue to lease space at this location until most, if not all, of the occupants have been relocated to Mission Hall on the Mission Bay campus site after the building opens in 2014.

220 MONTGOMERY STREET
UCSF leases approximately 38,300 gsf at 220 Montgomery Street, in downtown San Francisco, for use by University Development and Alumni Relations. UCSF expects to continue to occupy this location until 2017, and then to determine if the lease should be renewed or if occupants should be consolidated into owned space at Mission Bay as part of UCSF’s lease consolidation strategy.

250 EXECUTIVE PARK BOULEVARD
UCSF leases approximately 42,400 gsf at 250 Executive Park Boulevard in the Bayview / Candlestick Park area, located off U.S. Highway 101 near the San Francisco County line. Executive Park is part of a privately owned, mixed-use development. The space leased by UCSF is used by the Medical Center’s Information Technology Center. UCSF plans to remain at 250 Executive Park through the end of the term of its lease, after which the University anticipates vacating the building due to its seismic condition.

982 MISSION STREET
UCSF leases approximately 24,800 gsf at 982 Mission Street, in the South of Market district, for the Citywide Case Management and Community Focus Center, which is affiliated with UCSF and SFGH Department of Psychiatry programs. The center provides outpatient psychiatric care, crisis intervention, therapy, and clinical case management services. No changes are planned at this location.

1930 MARKET STREET
The UCSF Alliance Health Project Center is located in the Upper Market neighborhood at 1930 Market Street, on the north side of the street, between Guerrero Street and Duboce Avenue. UCSF leases approximately 14,800 gsf in this two-story building. It is a community-based clinic and counseling center (also known as the AIDS Health Center) affiliated with the Department of Psychiatry at UCSF, San Francisco General Hospital, and the UCSF AIDS Research Institute. UCSF plans to remain at this location.

2727 MARIPOSA STREET
The UCSF Trauma Recovery and Treatment Center, affiliated with SFGH, is located at 2727 Mariposa Street in the Mission District. UCSF currently leases approximately 12,000 gsf in this mixed-use building, and has no plans to relocate.

3360 GEARY BOULEVARD
UCSF leases approximately 19,300 gsf at 3360 Geary Boulevard, between Parker and Commonwealth streets. UCSF Medical Center administrative support units occupy the building space. For the present, UCSF intends to remain at this location, although the University may consider moving the occupants into owned space as part of UCSF’s lease-consolidation strategy.

CHINA BASIN BUILDING (185 BERRY STREET)
UCSF leases approximately 187,000 gsf at 185 Berry Street in the China Basin Building, situated between Third and Fourth streets, next to AT&T Park and one block from the Caltrain station. The UCSF Imaging Center, Department of Epidemiology and Biostatistics, and several other research, academic, and campus administration units are located in this building. Some of UCSF's units at China Basin will be moving into owned space or other leased space. Other programs will likely remain at China Basin in the near-term, but may eventually move into owned space at Mission Bay or into other leased space as part of UCSF’s lease-consolidation strategy.
10.3.2 EMERYVILLE

2000 POWELL STREET
The UCSF Medical Center’s Medical Group Business Services (MGBS) department is located at 2000 Powell Street in Emeryville. UCSF currently leases approximately 15,600 gsf in this mixed-use building, and has no plans to relocate.

6425 CHRISTIE STREET
UCSF Medical Center accounting is located at 6425 Christie Street in Emeryville. UCSF currently leases approximately 27,900 gsf in this mixed-use building, and has no plans to relocate.