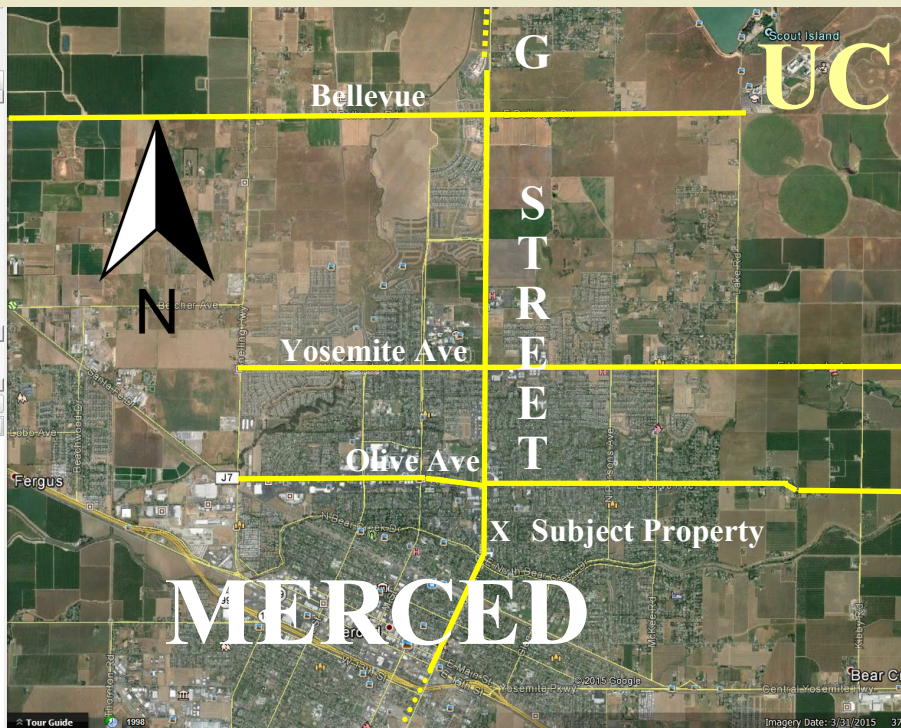


SIERRA POINT PROFESSIONAL CENTRE

2926 G STREET, MERCED



Also have a fully developed lot can Build To Suit a stand alone 8,000+ SF Office



Second Floor

Accessible via 2 Stairwells & Elevator

Suite 200 1,263 SF \$ 1.95 / SF (5-1-25+)

Suite 201 2,180 SF \$ 1.85 / SF (5-1-25+)

Suite 204 2,013 SF \$ 1.85 / SF (Vacant)

Suite 205 2,884 SF \$ 1.85 / SF (Vacant)

201 & 205 Combined 5,064 SF \$1.75

Features:

- Professional Office/Medical Space
- Excellent Location
- Ample Parking (143 Spaces)
- 4.9 / 1,000 SF Parking Ratio
- Not in the Flood Plain
- New Floor Coverings in common area
- Fresh paint in common area
- Dual Paned & Tinted Windows
- Beautifully Landscaped

NO CAMS!

www.MercedRealEstate.com

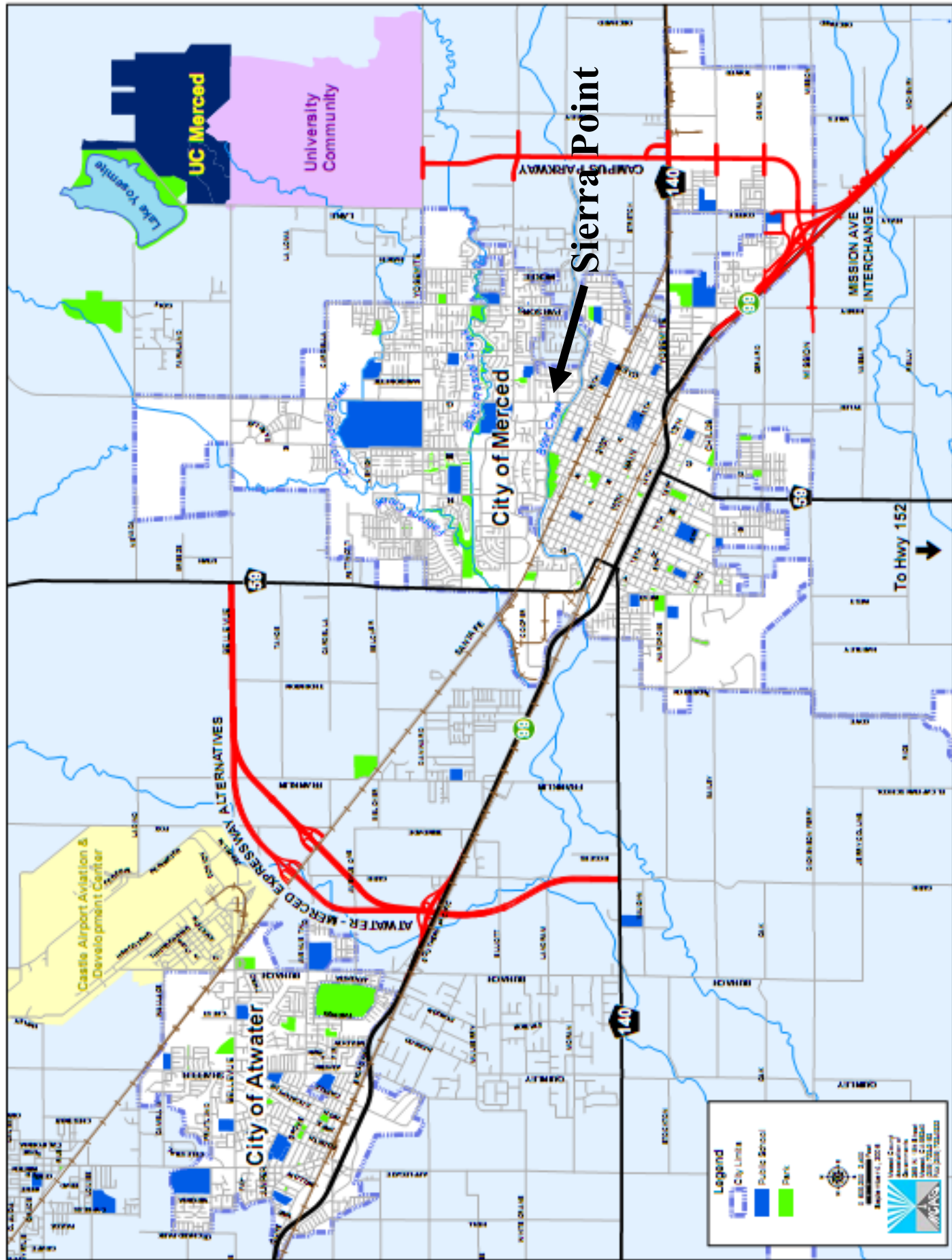
For More Information Contact:

Steve Tinetti or Jacob Morgner

(209) 354-3838 / (209) 354-3830

STinetti@MercedRealEstate.com / Jacob@MercedRealEstate.com

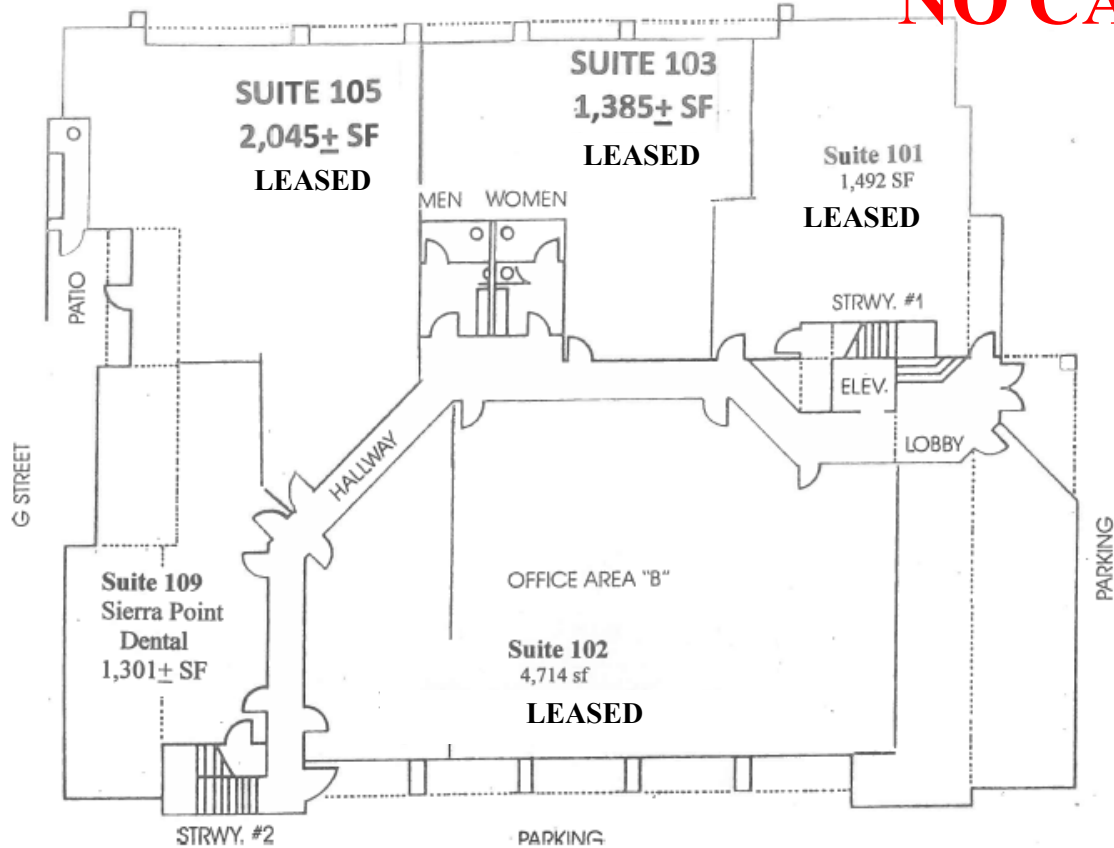




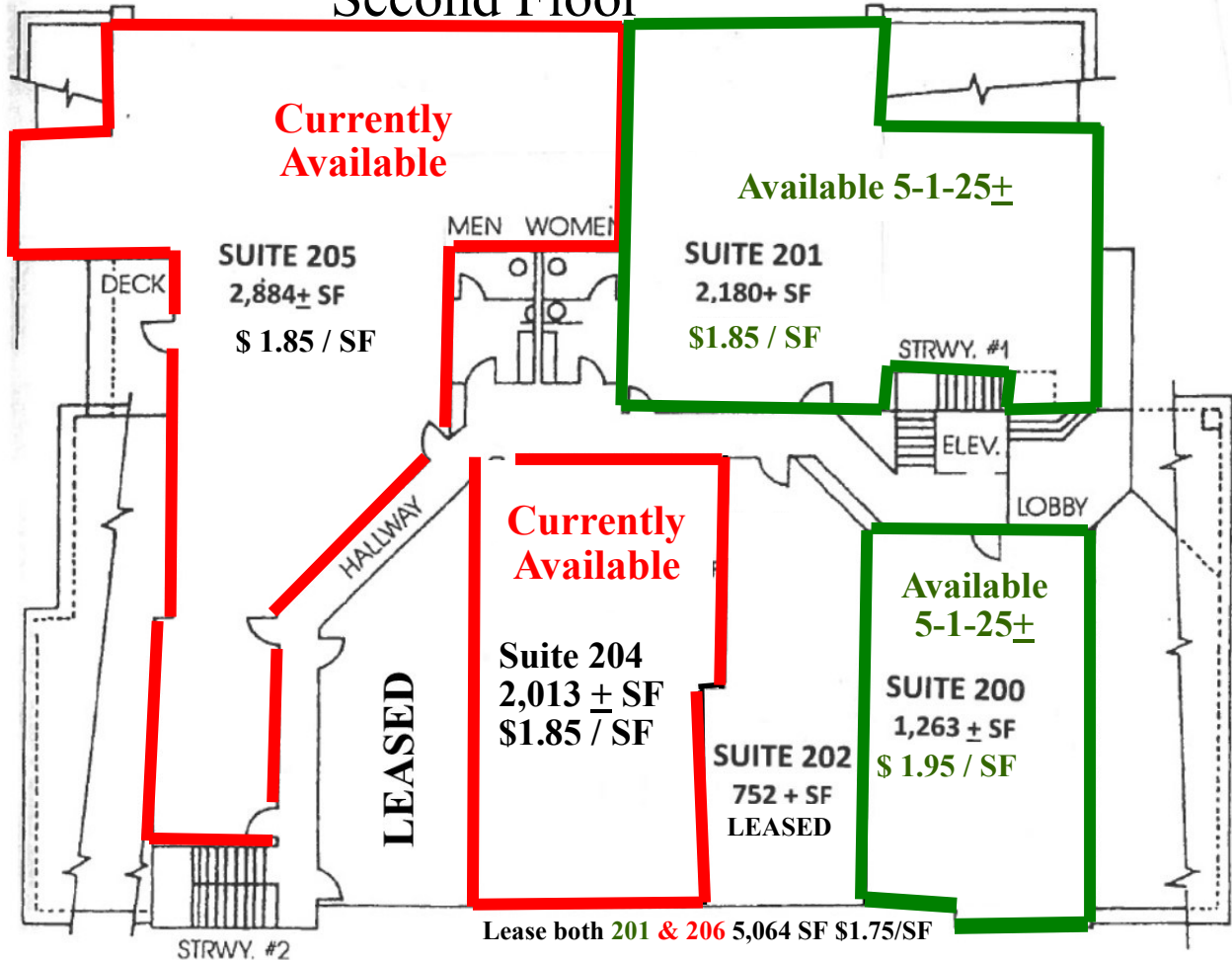


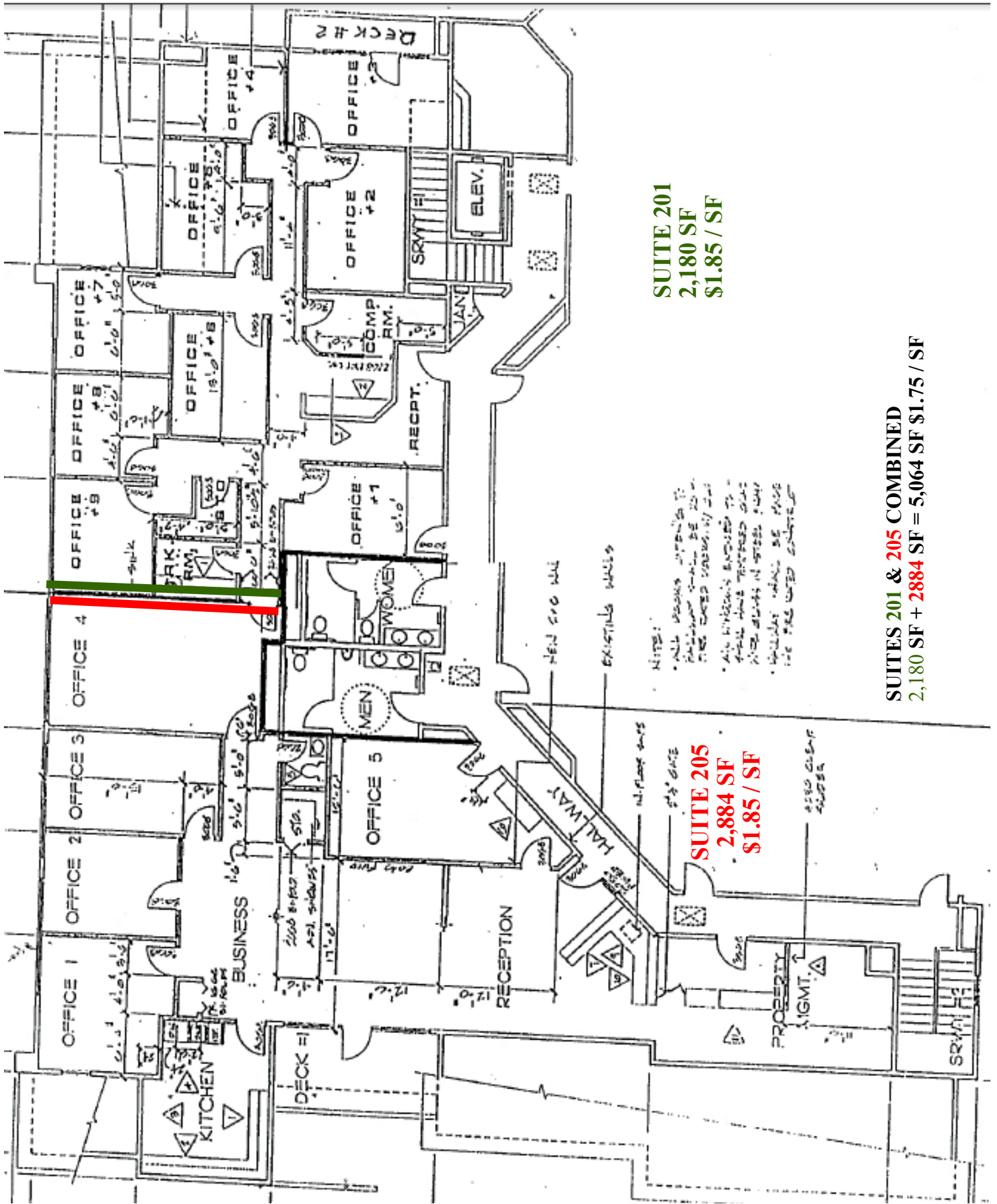
Ground Floor

NO CAMS!



Second Floor



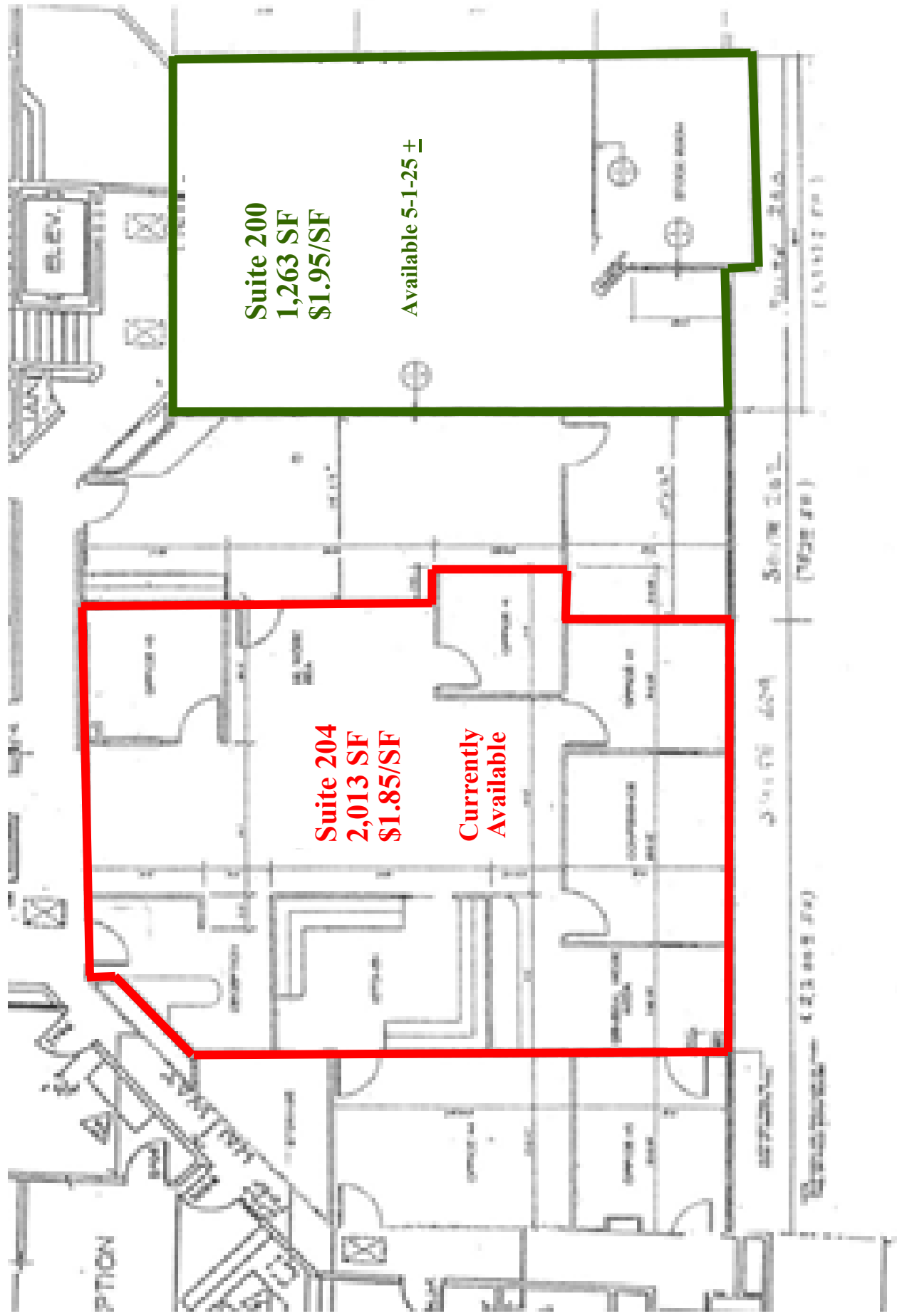


SUITE 201
2,180 SF
\$1.85 / SF

NOTES:
 • ALL ROOMS ARE TO BE REMOVED AND REBUILT TO MEET THE REQUIREMENTS OF THE CITY OF LOS ANGELES.
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 • ALL ROOMS ARE TO BE REMOVED AND REBUILT TO MEET THE REQUIREMENTS OF THE CITY OF LOS ANGELES.

SUITE 205
2,884 SF
\$1.85 / SF

SUITES 201 & 205 COMBINED
2,180 SF + 2,884 SF = 5,064 SF \$1.75 / SF



Suite 200
1,263 SF
\$1.95/SF

Available 5-1-25 ±

Suite 204
2,013 SF
\$1.85/SF

Currently Available

3,000 sq. ft.
(1,500 sq. ft.)

3,000 sq. ft.
(1,500 sq. ft.)

3,000 sq. ft.
(1,500 sq. ft.)

3,000 sq. ft.
(1,500 sq. ft.)

Sierra Point Professional Centre

Parking Lot Sierra Point - Merced



	2926 G Street (Sierra Point)	2930 G Street (TRG)	Buildable Lot	Parking Lot
Parcels	035 — 19,618.20 SF Pkg. Lot allocation 33,190.92 SF	037—9,120 SF Pkg. Lot allocation 8,021.91 SF	038 —14,257.08 SF Pkg. Lot allocation 13,157.89 SF	036-54,348.97 SF
Gross SF	20,216 (61.07) 87.34 spaces	4,886 (14.76%) 21.10 spaces	8,000 (24.21%) 34.56 spaces	
Common Area SF	2,426	488	800 Est.	
Net SF	17,790	4,398	7,200	29,390 SF/143 4.9 Spaces Per 1,000 SF usable space