

325

POSADA LANE
TEMPLETON, CA

FOR LEASE



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325 POSADA LANE | FOR LEASE

PROPERTY OVERVIEW

We are excited to bring to market a prime, fully built-out medical office suite available for lease at 325 Posada Lane in Templeton, CA. With ample space, a turnkey setup, and close proximity to Twin Cities Hospital, this is the perfect location for healthcare professionals seeking a well-equipped and convenient space for their practice. Available Now - Move-in ready!

AVAILABLE SF

±1,877 sq. ft.

LEASE RATE

\$2.25/SF NNN

LEASE TERM

5 year minimum lease term

ZONING

OP - Office Professional

CONDITION

Fully built-out as health care space and in excellent condition, this suite is ready for immediate occupancy.

PROPERTY DETAILS:

- Property Type: Health Care
- Year Built: 1997
- Ample Shared Parking: Convenient parking for both patients and staff.

For more information or to schedule a tour, please contact us today!

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SPACE FEATURES

- Reception Area: Welcoming reception area that creates a seamless check-in experience for your patients.
- Waiting Room: A spacious and comfortable waiting area designed for a pleasant patient experience.
- Five Exam Rooms: Fully finished exam rooms, complete with ample space for medical equipment and patient care.
- Lab Area: Dedicated space for testing, diagnostics, and medical procedures.
- Private Offices: Two private offices, perfect for administrative staff or medical practitioners.
- Storage: Sufficient storage cabinets for medical supplies and equipment.
- Natural Light: An open-concept layout with an abundance of natural light, providing a bright and welcoming atmosphere for both patients and staff.

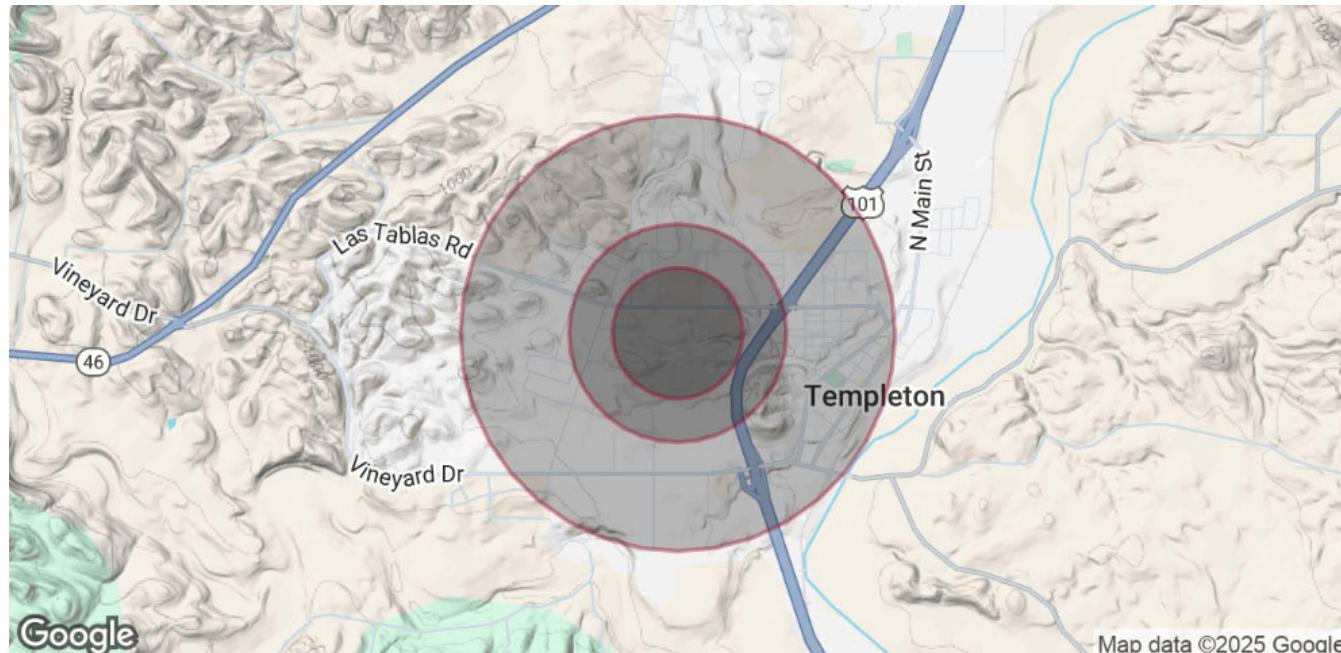
Located in a well-established medical hub, this property provides easy access to essential healthcare services and is right across Las Tablas from the Twin Cities Hospital. Whether you are expanding your practice or starting something new, this medical office condo offers an ideal environment to serve your patients and grow your business.

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DEMOGRAPHICS

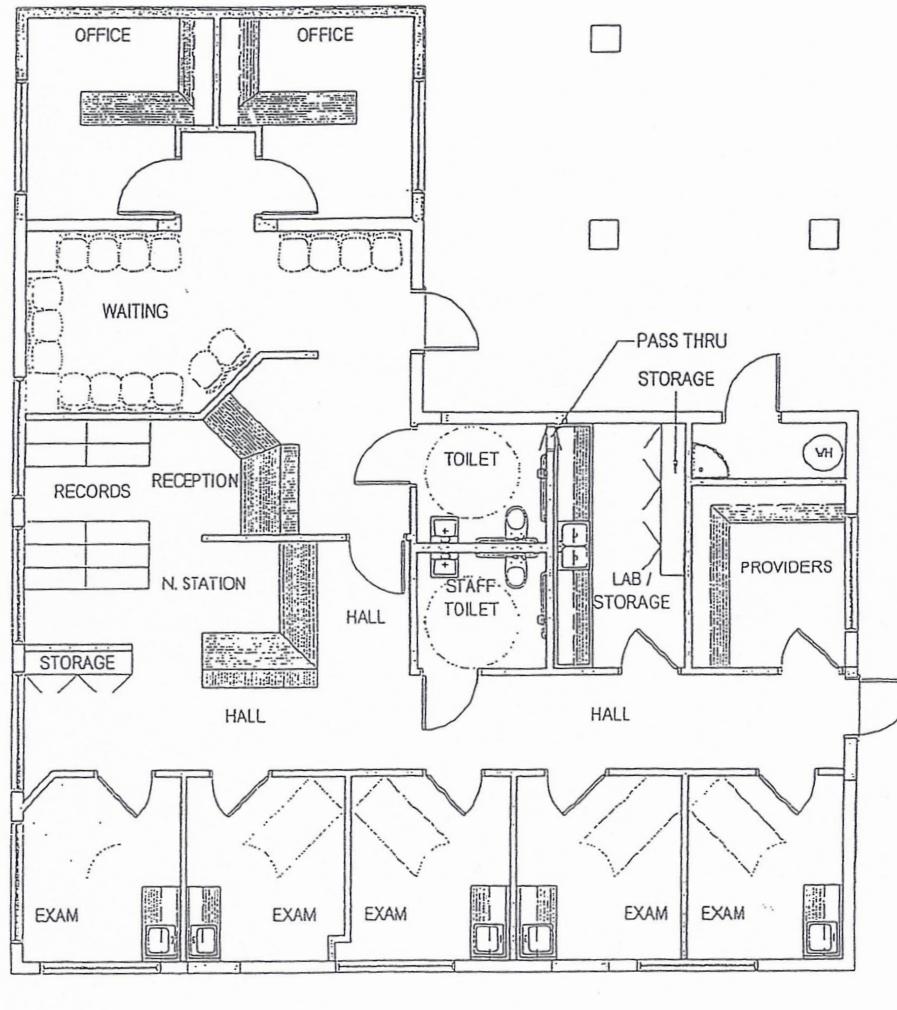
DEMOGRAPHICS	3 MILES	10 MILES	15 MILES
POPULATION			
Total Population	11,052	23,686	79,486
Average Age	44	44	42
Average Age (Male)	43	43	41
Average Age (Female)	45	45	44
HOUSEHOLDS & INCOME			
Total Households	4,159	9,084	30,153
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$138,922	\$135,911	\$123,384
Average House Value	\$898,513	\$853,030	\$788,978

RADIUS MAP



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FLOOR PLAN



OB/GYN SUITE

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AERIAL MAP



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COMMERCIAL REAL ESTATE SERVICES

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

Lee & Associates, the largest broker-owned firm in North America, has been providing seamless, consistent execution and value-driven market-to-market services for our clients since 1979.

Our real estate services are tailored to exceed the needs of our local, national, and international clients by combining the latest technology, resources, and market intelligence with over 40 years of expertise to optimize results.

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