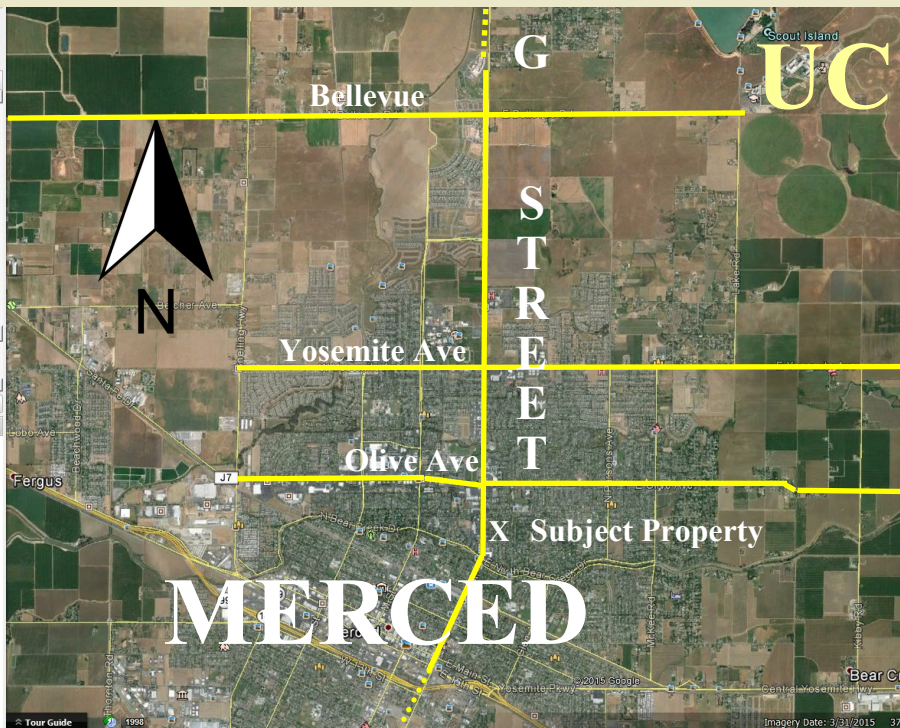


# SIERRA POINT PROFESSIONAL CENTRE 2926 G STREET, MERCED



**Also have a fully developed lot can BTS 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 \$1.75**

## Features:

- Professional Office/Medical Space
- Excellent Location
- Ample Parking (143 Spaces)
- 4.9 / 1 parking ratio
- Not in the Flood Plain
- New Floor Coverings in common area
- Fresh paint in common area
- Dual pane / openable windows
- Beautifully Landscaped

# NO CAMS!

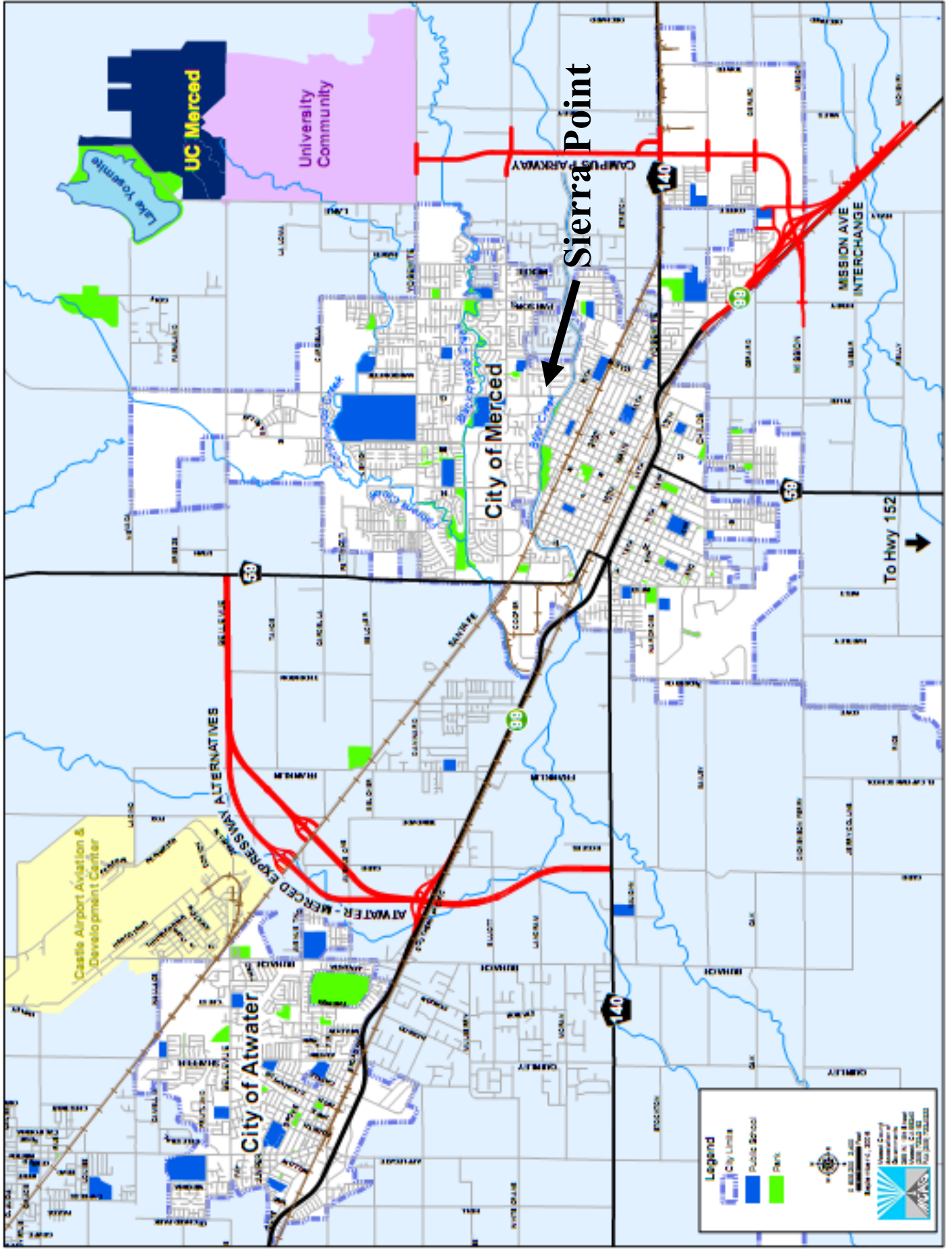
[www.MercedRealEstate.com](http://www.MercedRealEstate.com)

*For More Information Contact:*

**Steve Tinetti or Jacob Morgner**  
**(209) 354-3838 / (209) 354-3830**

[STinetti@MercedRealEstate.com](mailto:STinetti@MercedRealEstate.com) / [Jacob@MercedRealEstate.com](mailto:Jacob@MercedRealEstate.com)

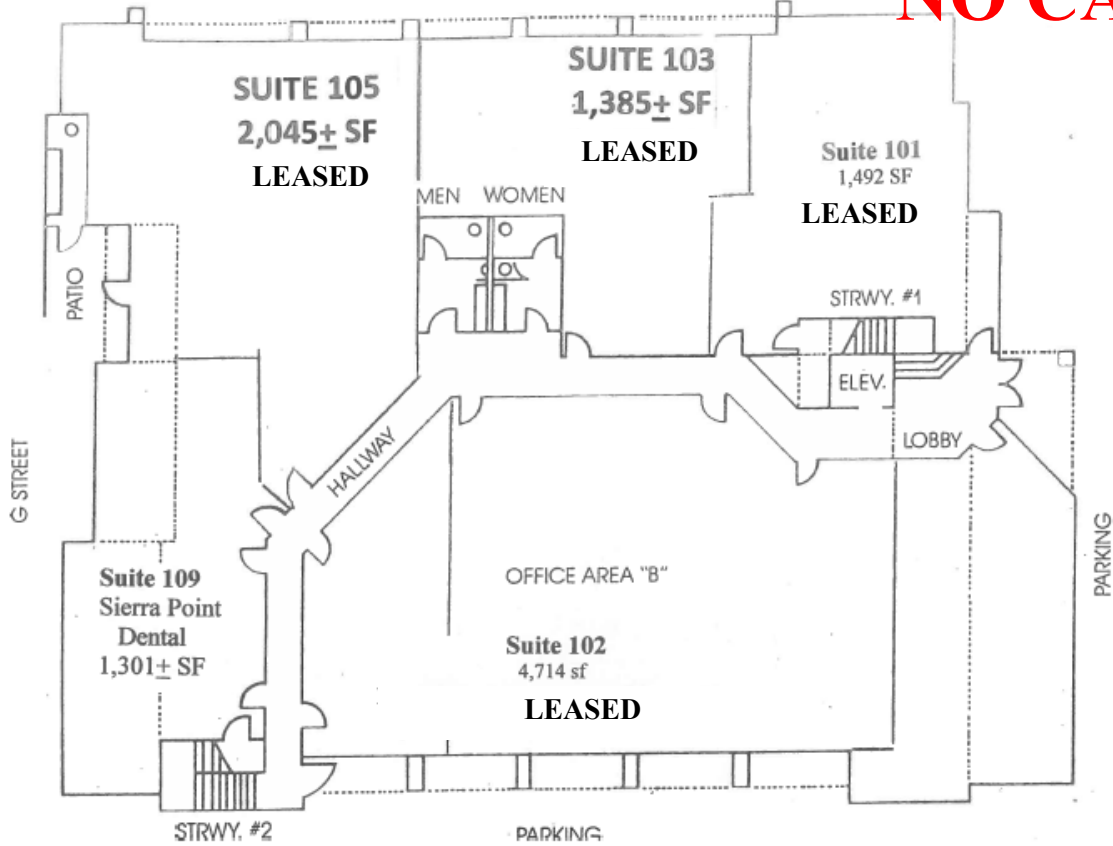




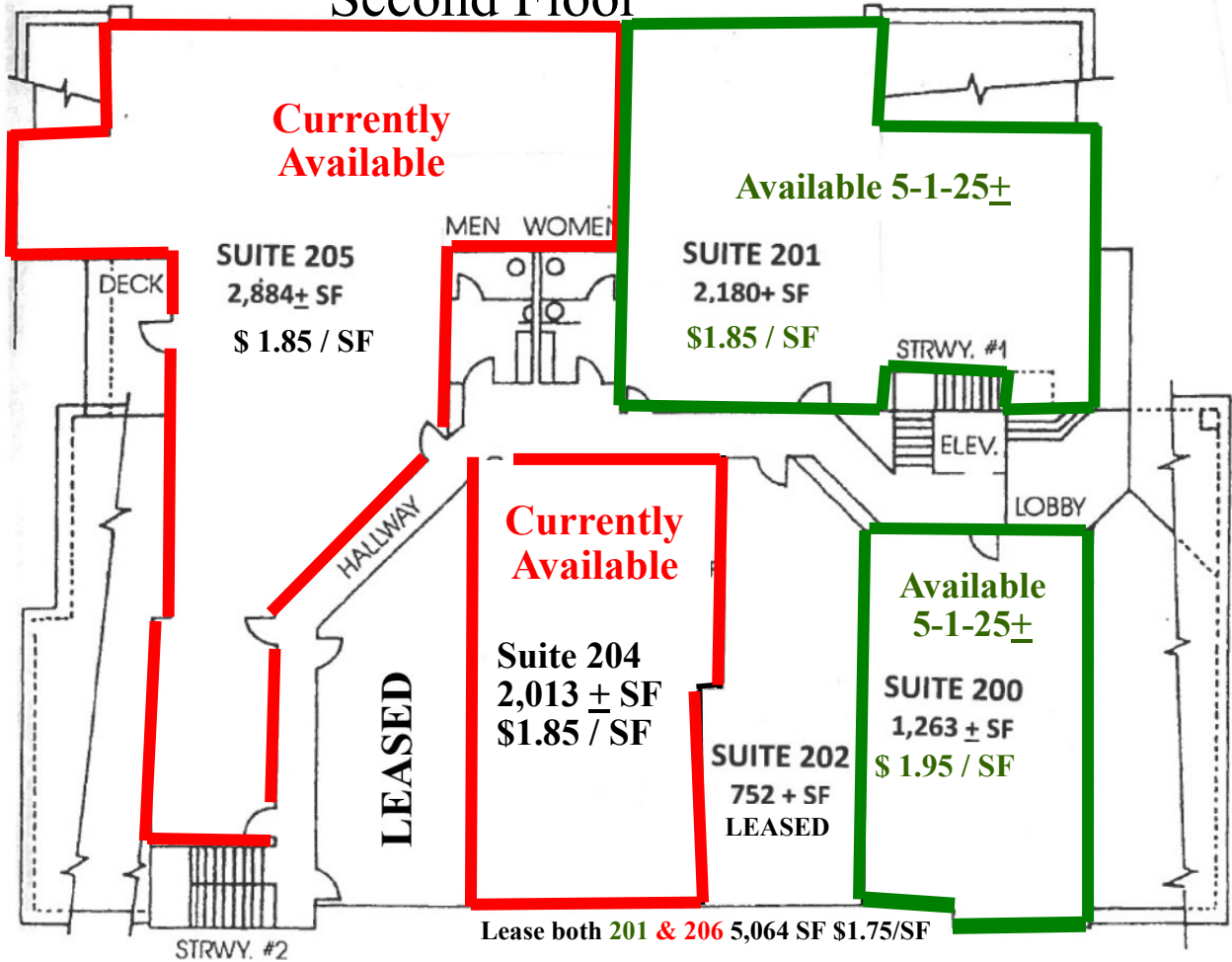


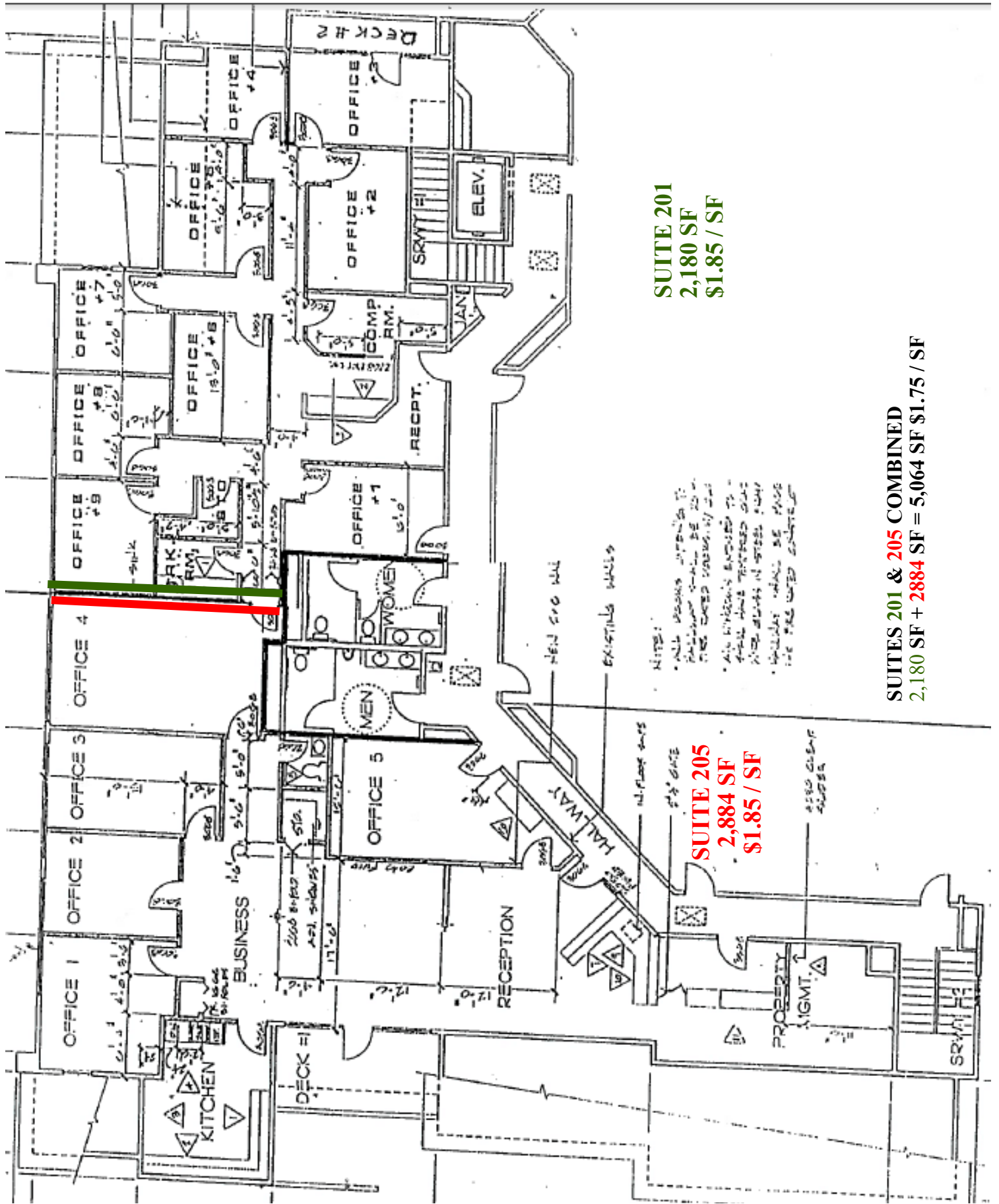
# Ground Floor

**NO CAMS!**



# Second Floor



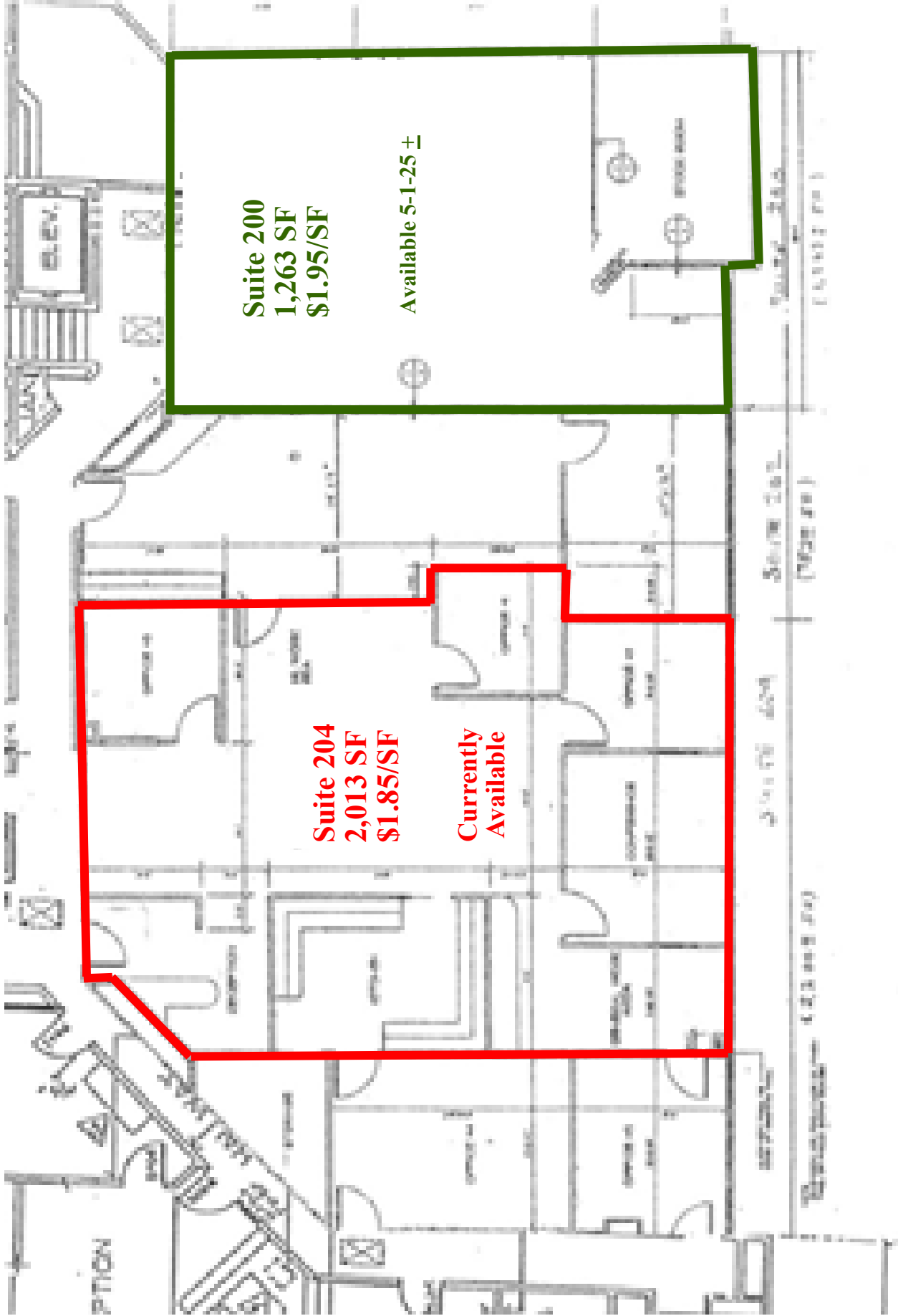


**SUITE 201**  
**2,180 SF**  
**\$1.85 / SF**

NOTES:  
 • ALL ROOMS ARE TO BE REMOVED AND RE-CONSTRUCTED TO MEET THE CLIENT'S REQUIREMENTS.  
 • ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST BUILDING CODES.  
 • ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ELECTRICAL AND MECHANICAL CODES.  
 • ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST PLUMBING CODES.

**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**

Suite 200 (1,263 sq ft)

Suite 204 (2,013 sq ft)

Suite 204 (2,013 sq ft)

Suite 200 (1,263 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