



COMMERCIAL
REAL ESTATE

For Lease \$2.00/sf Gross

1108 Ward Ave Ste A, Patterson CA 95363

2,520 sf Updated and Well Maintained Medical Office



To discuss your property or any commercial real estate needs please contact:

PMZCommercial.com

JORDAN AMARANT

DRE# 01911219

209.345.8209 | jamarant@pmz.com

Dave Bates

DRE # 02236297

209.417.7271



Property Description

1108 Ward Ave

Suite A

Suite Size: 2,520 SF

Listing Price: \$2.00/sf MG

Modified Gross Lease

Built in 2006, this 2,520± SF beautiful medical office offers a functional layout and quality finishes, ideal for a medical, dental, or healthcare practice.

The space includes a welcoming reception and waiting area, 6-7 exam rooms, a large lab or procedure room, private admin office, breakroom, and private nurses' station office. Three restrooms are conveniently located throughout the suite. Move-in ready and designed for efficient patient flow in a professional setting.

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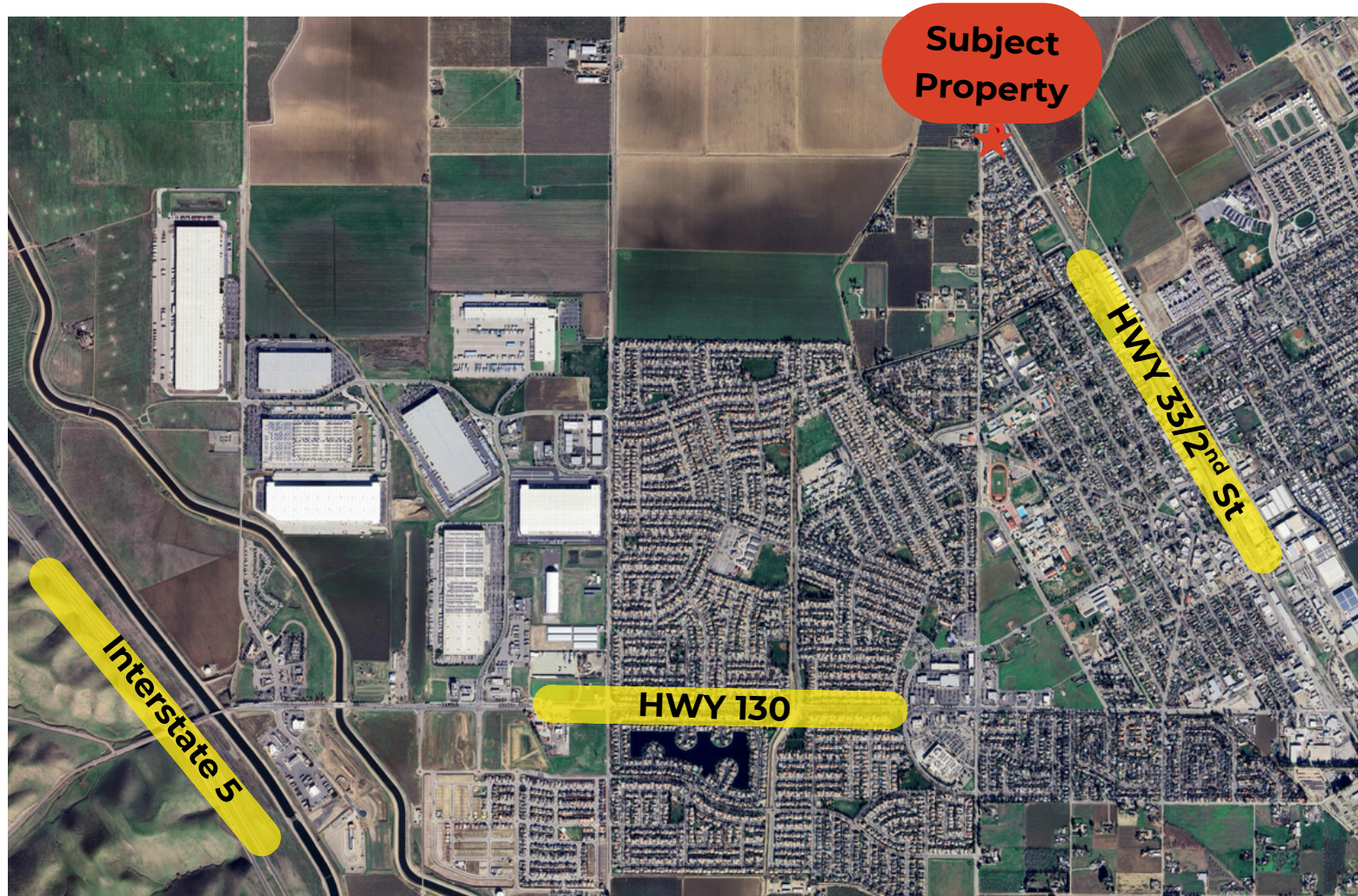
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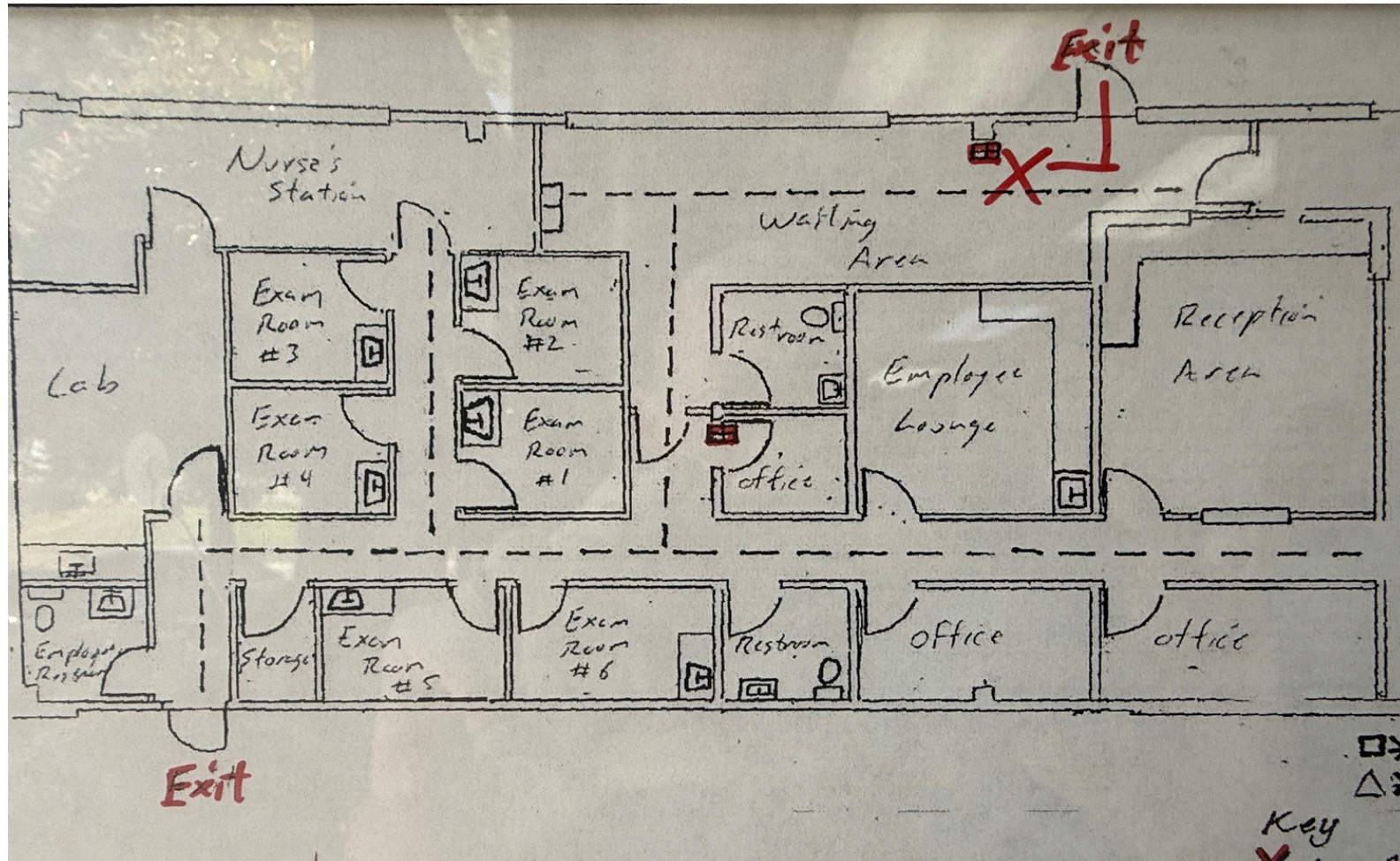
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Floorplan



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