

3185 M Street Suite 240, Merced, CA



±1,423 Sq Ft Second Story Office Available

AVAILABLE FOR LEASE



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PROPERTY DESCRIPTION

Property Address	3185 M Street, Merced, CA 95348
APN	236-220-013
Square Footage	±1,423 RSF Suite 240
Lot Size	±87,120 SF
Zoning	Planned Development (P-D)
Parking	7:1 Ratio
Lease Rate	\$1.80 psf



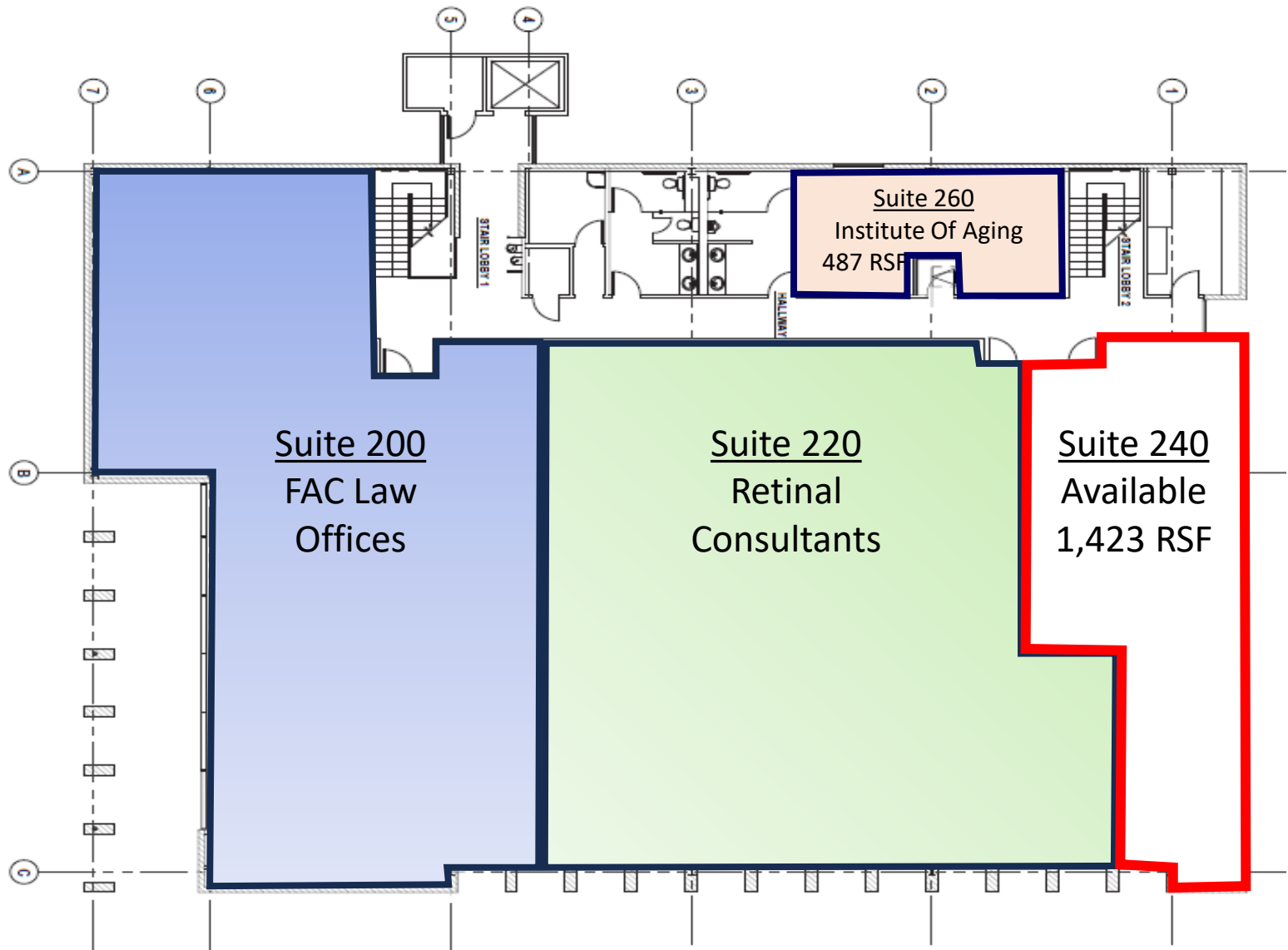
Iconic stand alone office building with 2 stories. 1st floor occupied by Social Security Offices. Second Floor has 4 office suites. Suite 200 is a law office. Suite 220 is a medical office. Suite 260 is senior services.

Suite 240 is approx. 1,423 RSF available for \$1.80 per SF plus CAM of \$475

Restrooms are Common Area.



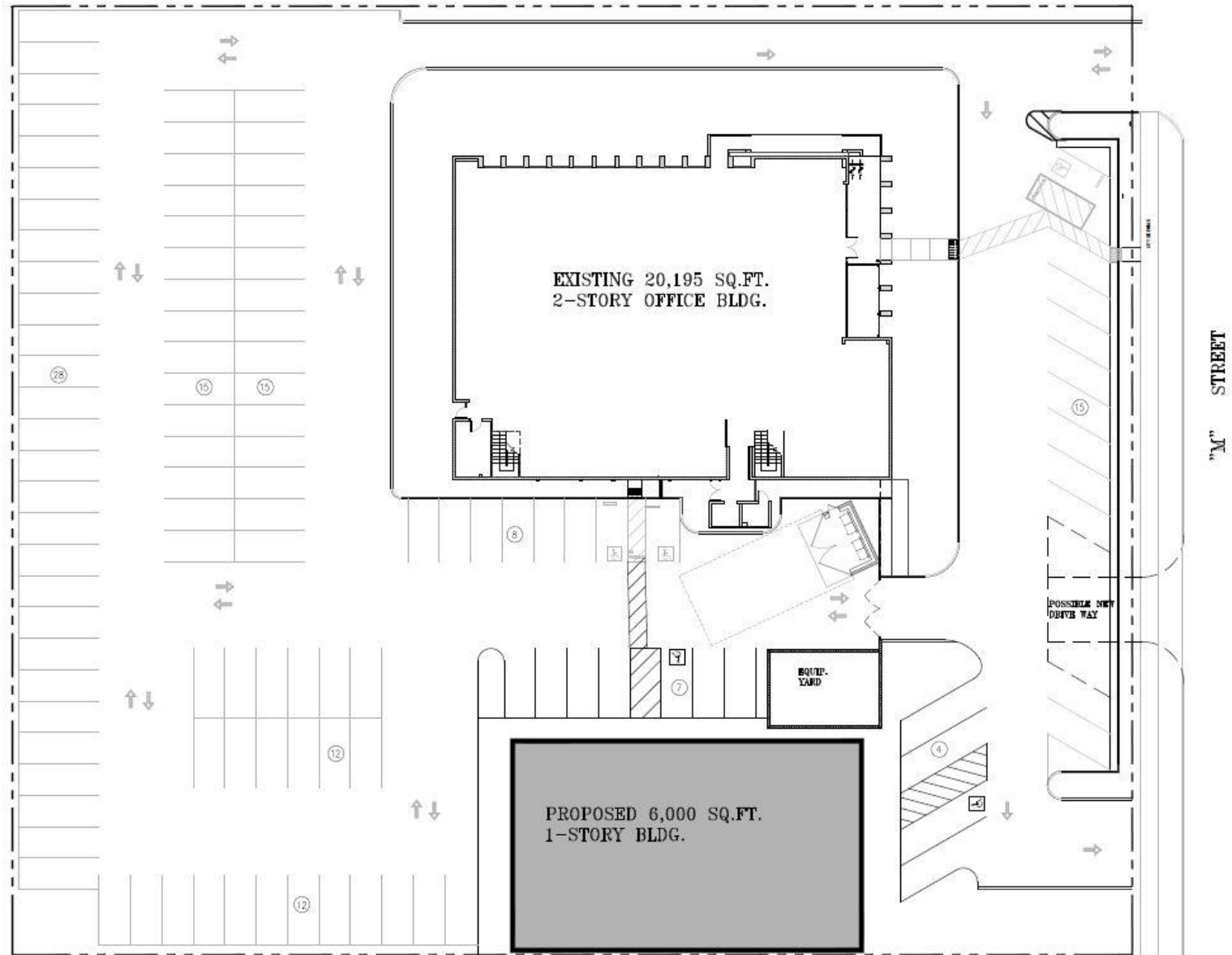
FLOOR PLAN



AERIAL VIEW



SITE PLAN



PHOTOS





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