

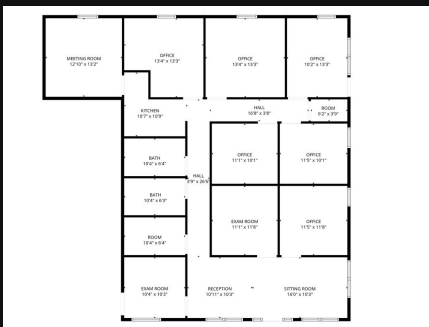
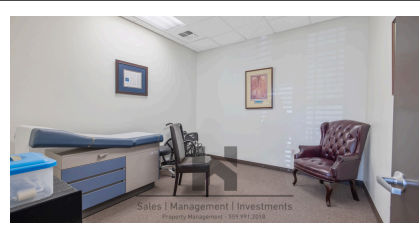


COMMERCIAL

FOR LEASE

PRICE

\$ 3,785



### GET IN TOUCH

ADRIAN HERRERA, CCIM.  
A.HERRERA REAL ESTATE  
BROKER/ OWNER  
**(559) 684-2728**  
DRE#01960056 #02240548

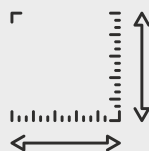
4004 S DEMAREE STREET UNIT # B  
VISALIA, CA 93277



### About the Property:

Prime medical/office suite available at Carmel Plaza, a well-established medical and professional center. Suite B features 9 private offices, a welcoming reception area, and a break room – move-in ready for a medical practice or professional group. Surrounded by complementary medical tenants, the center offers a built-in patient/client referral environment. Conveniently located on the Demaree corridor connecting Visalia and Tulare, with excellent visibility, easy access, and ample parking.

**2,163 sq. ft. available at \$1.75/sq. ft. (\$3,785/month). Lease includes 3% annual increases with a 3-year term. Modified gross rent.**



2,163 SQ FT



9 OFFICES



2 BATHROOMS