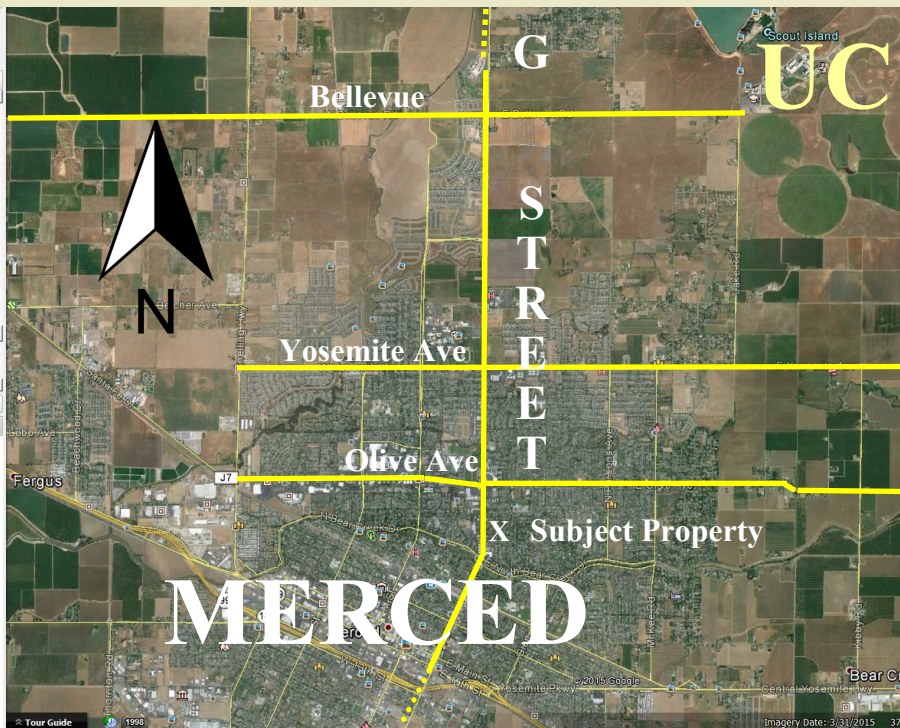


SIERRA POINT PROFESSIONAL CENTRE 2926 G STREET, MERCED



Also have a fully developed lot can Build To Suit a stand alone 8,000+ SF Office



Second Floor

Accessible via 2 Stairwells & Elevator
Suite 200 1,263 SF \$ 1.95 / SF (Vacant)
Suite 204 2,013 SF \$ 1.90 / SF (Vacant)
Suite 205 2,496 SF \$ 1.85 / SF (Vacant)

Features:

- Professional Office/Medical Space
- Excellent Location
- Ample Parking (143 Spaces)
- 4.9 / 1,000 SF Parking Ratio
- Not in the Flood Plain
- New Floor Coverings in common area
- Fresh paint in common area
- Dual Paned & Tinted Windows
- Beautifully Landscaped

NO CAMS!

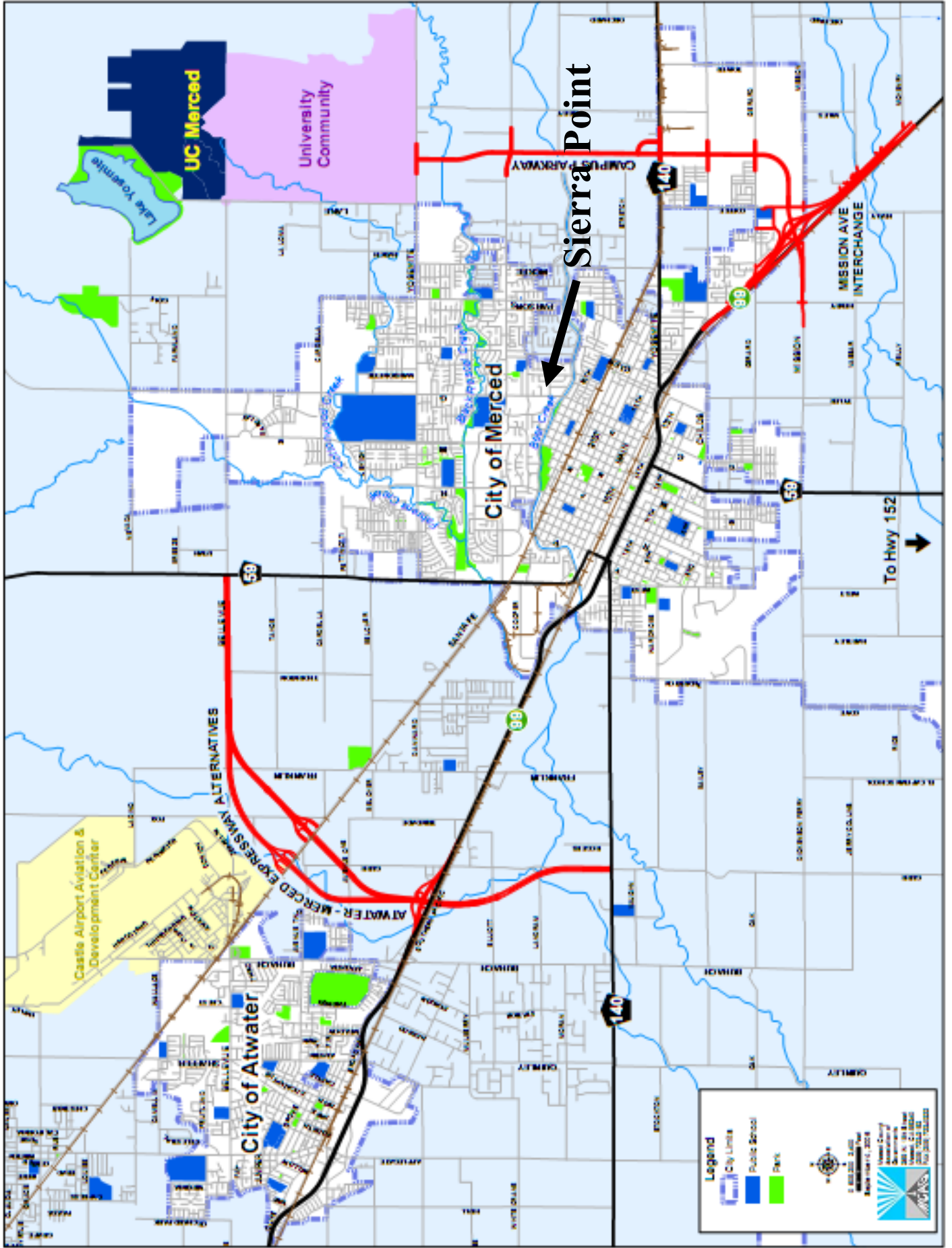
www.MercedRealEstate.com

For More Information Contact:

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

STinetti@MercedRealEstate.com / Jacob@MercedRealEstate.com

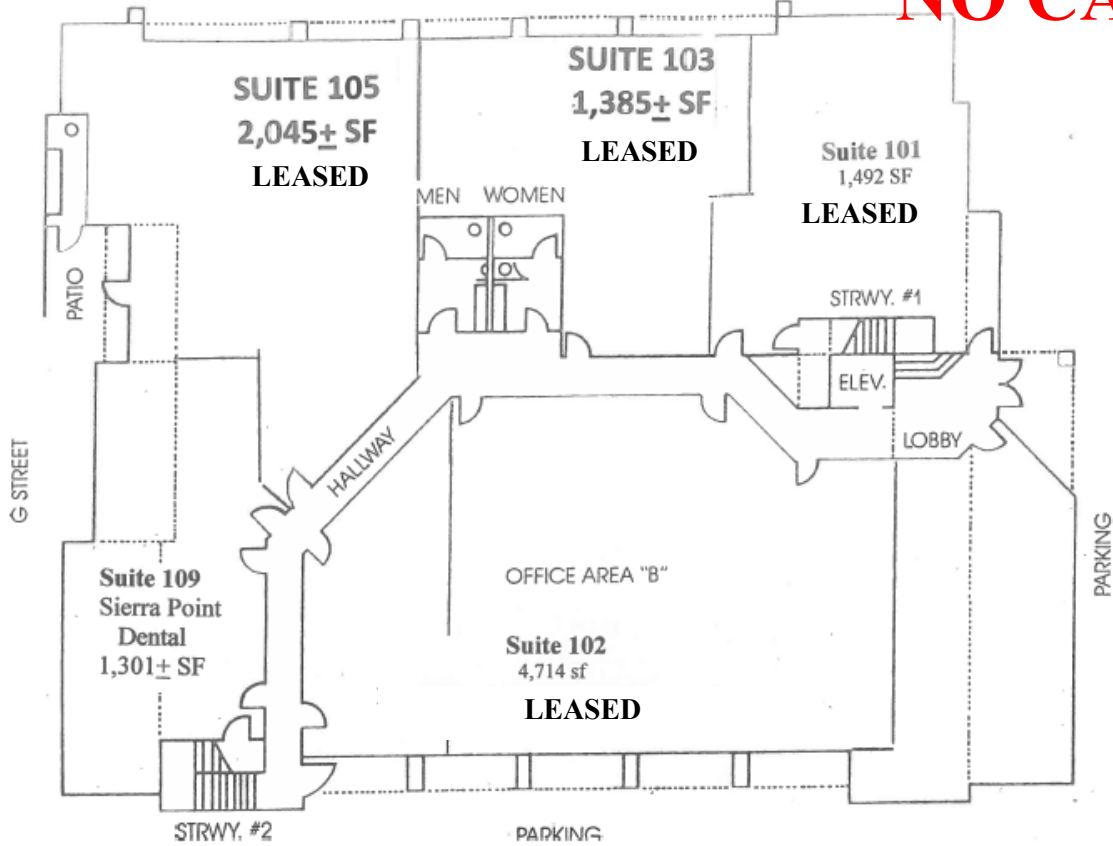




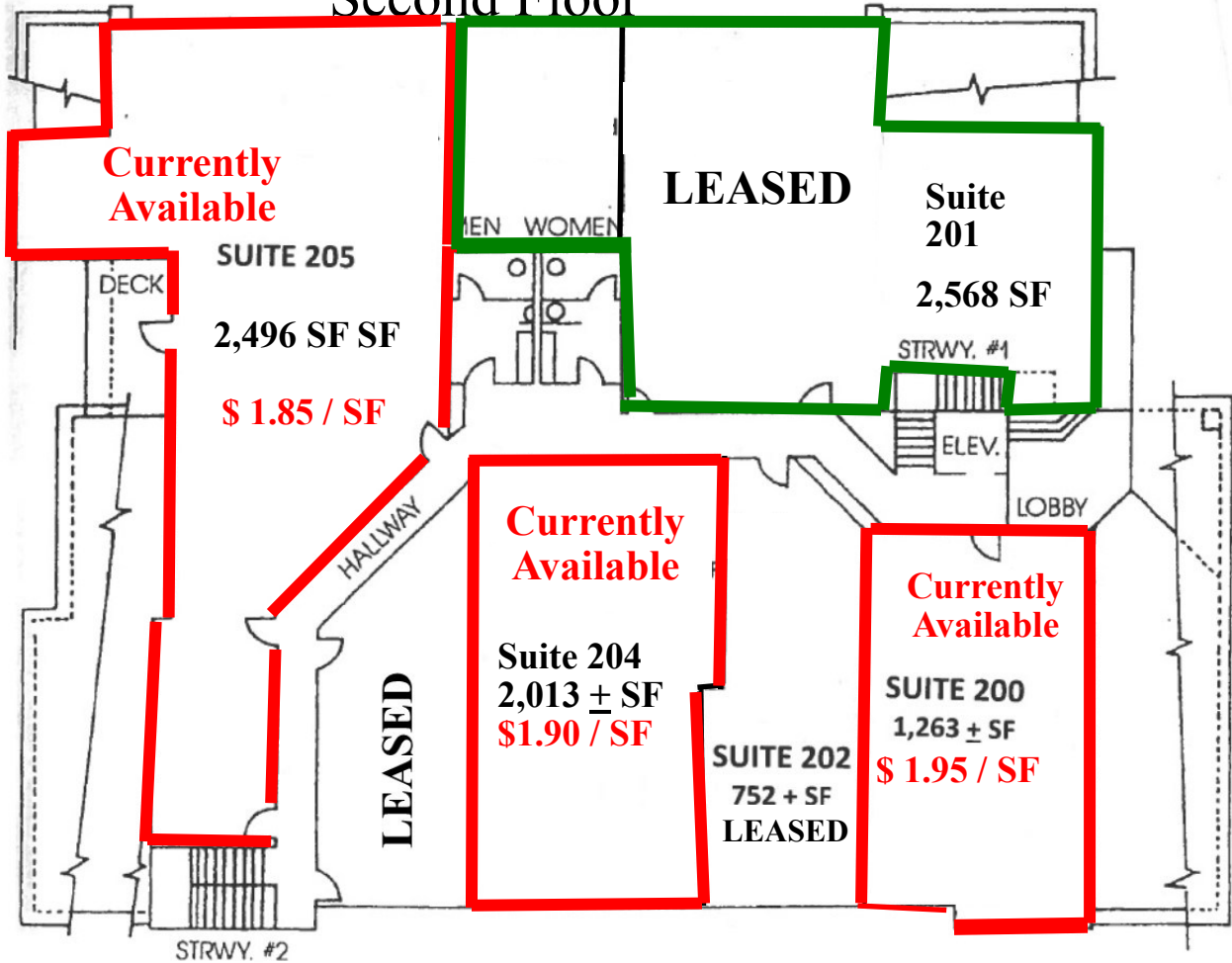


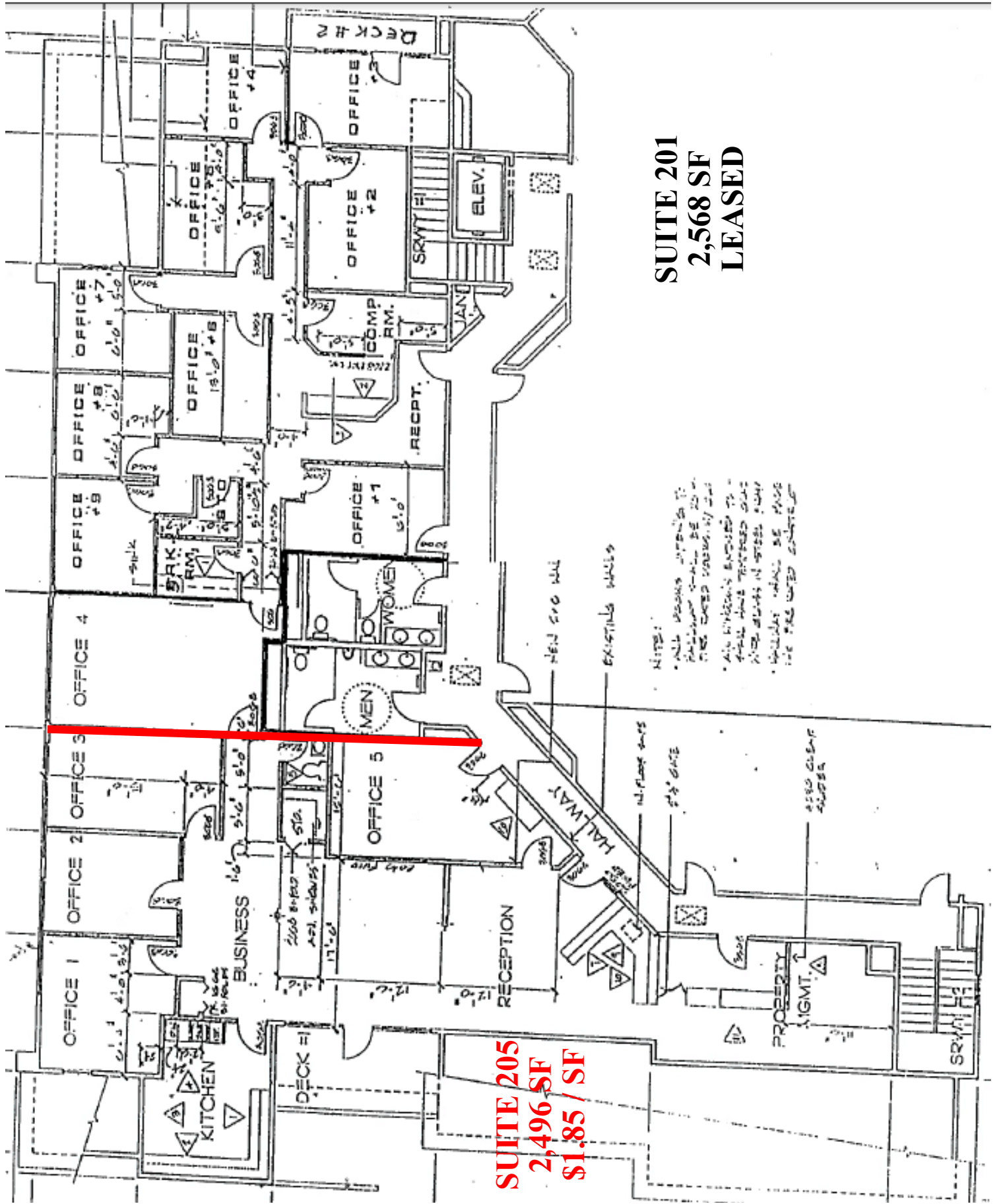
Ground Floor

NO CAMS!



Second Floor

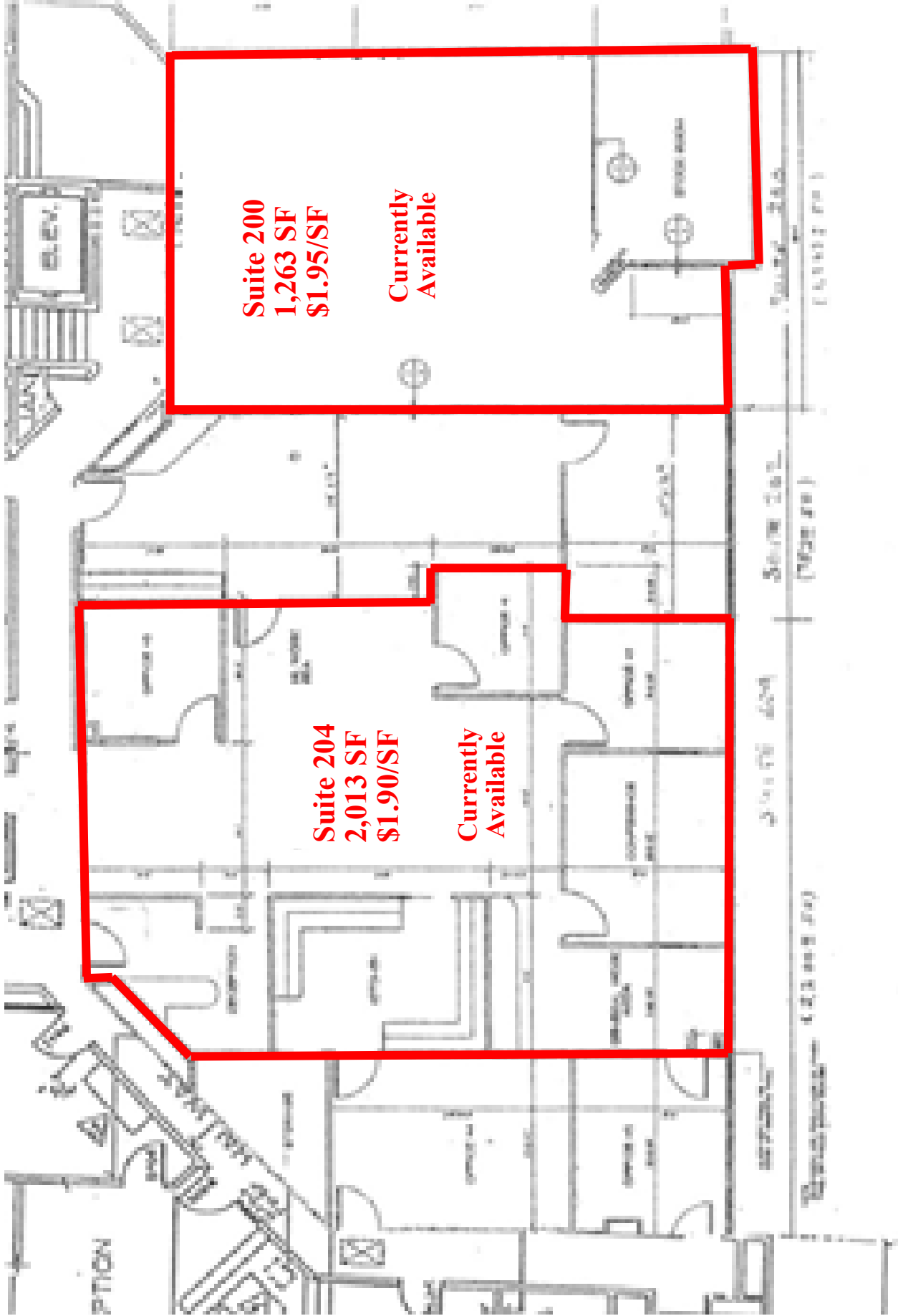




**SUITE 201
2,568 SF
LEASED**

**SUITE 205
2,496 SF
\$1.85 / SF**

- NOTES:
- ALL ROOMS APARTS TO BE MAINTAINED TO BE AS PER THE LEASE AGREEMENT
 - ALL UTILITIES EXCEPT TO BE MAINTAINED BY THE LEASOR
 - UTILITIES SHALL BE PROVIDED BY THE LEASOR



Suite 200
1,263 SF
\$1.95/SF

Currently Available

Suite 204
2,013 SF
\$1.90/SF

Currently Available

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