

# 3185 M Street Suite 240, Merced, CA



## ±1,423 Sq Ft Second Story Office Available

**AVAILABLE FOR LEASE**



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## PROPERTY DESCRIPTION

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

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.

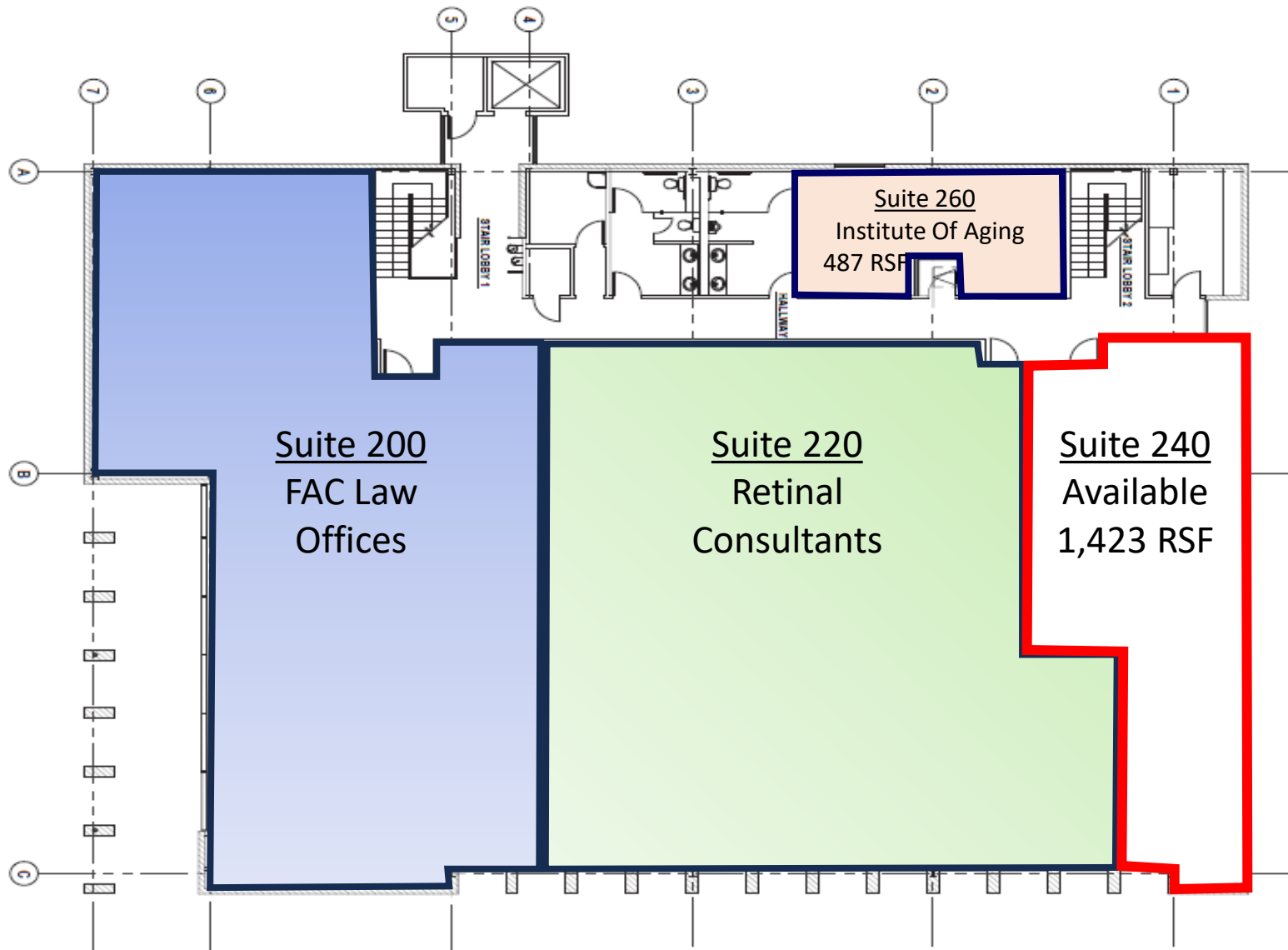
Suite 240 is approx. 1,423 RSF available for \$1.80 per SF plus CAM of \$475

Restrooms are Common Area.

\*Additional 6,000 Square foot Building can be built and potentially sold as a separate parcel\*\*



## FLOOR PLAN





AERIAL VIEW

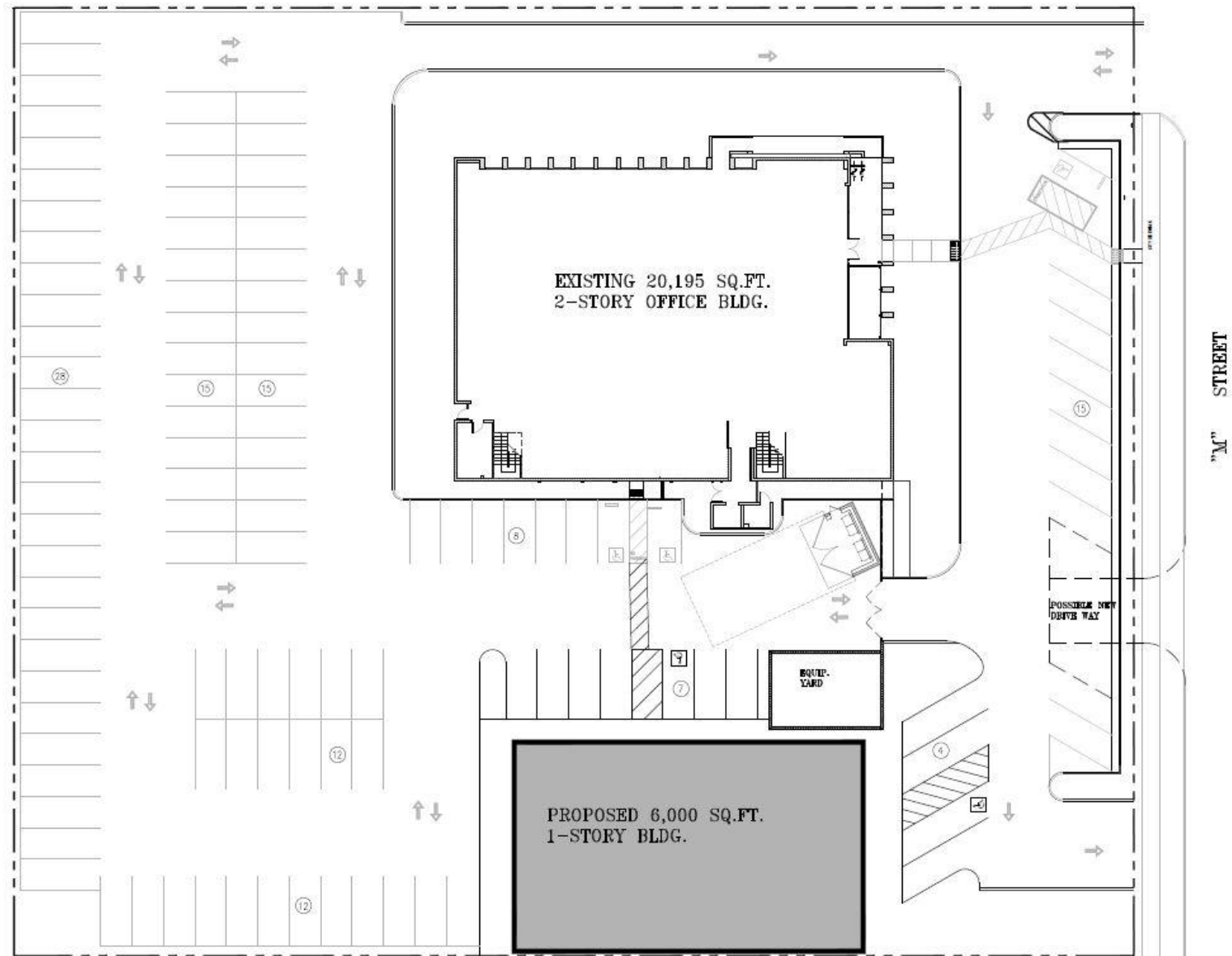




## AERIAL VIEW



## SITE PLAN





# PHOTOS

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