



## 108 E Mill Ave

108 E Mill Ave, Porterville, CA 93257



**Dave Rotkin**

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# 108 E Mill Ave

Upon Request

Two-story office building well-located on the SE Corner of North 3rd St. and E. Mill Ave. in downtown Porterville....

- Well-located building in Downtown Porterville with onsite parking and plenty of offsite parking available
- Second floor shell space can be easily built-out to your specs. Headers for add'l windows already in place, essentially clear-span space
- Includes a balcony facing North 3rd Street
- Great exterior building signage possible on all 4 sides!



Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Loft/creative
Building Class:	B
Rentable Building Area:	6,670 SF
Year Built:	1982
Walk Score ®:	89 (Very Walkable)
Rental Rate Mo:	Upon Request

## 2nd Floor Ste B

Space Available	2,900 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Relet
Space Use	Office
Lease Term	5 Years

Previously used for medical records storage, this approx. 2,900 SF second floor space is now available for your custom office buildout! Well-located in downtown Porterville and with ample parking both on and off-site, this space can be easily built out into an attractive office for your business, law practice or any other legally permissible use (Please check with the City directly concerning your particular intended use). Lessor will consider a build-to-suit or a meaningful tenant improvement contribution depending on other lease terms.- Great building signage possible on all 4 sides! - Building exterior will be repainted summer 2026.- The second floor is currently served by stairs; lessor will consider installing an elevator for ADA access, if required.\*\*\* Available for showing 4/1/26. Please do not disturb ground floor tenant \*\*\*

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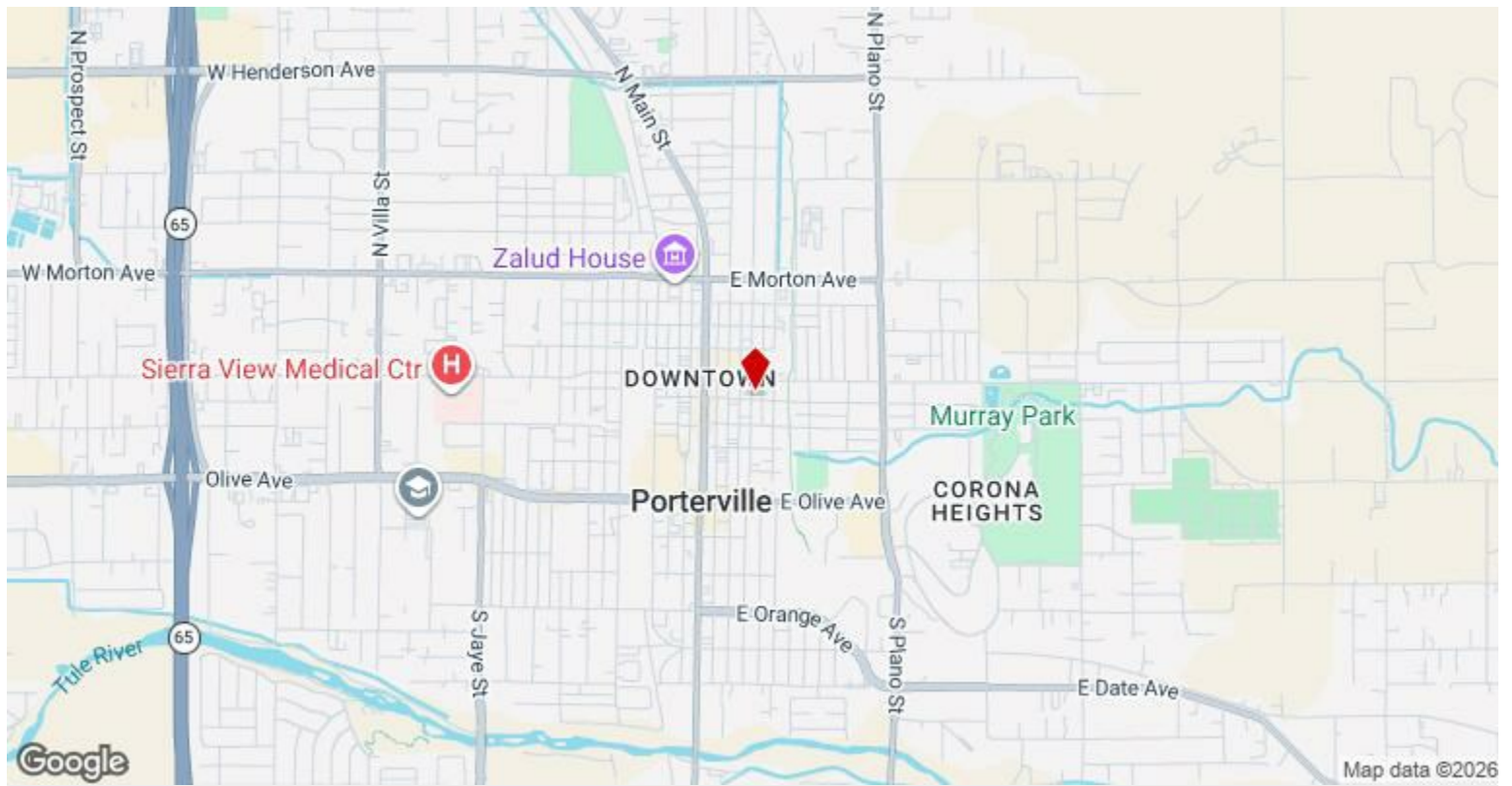
## Major Tenant Information

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**Tenant**  
Kingsview

**SF Occupied**  
-

**Lease Expired**  
October 2023



## 108 E Mill Ave, Porterville, CA 93257

Two-story office building well-located on the SE Corner of North 3rd St. and E. Mill Ave. in downtown Porterville.

# Property Photos



Other



Other

# Property Photos



Building Photo



Building Photo

# Property Photos



# Property Photos

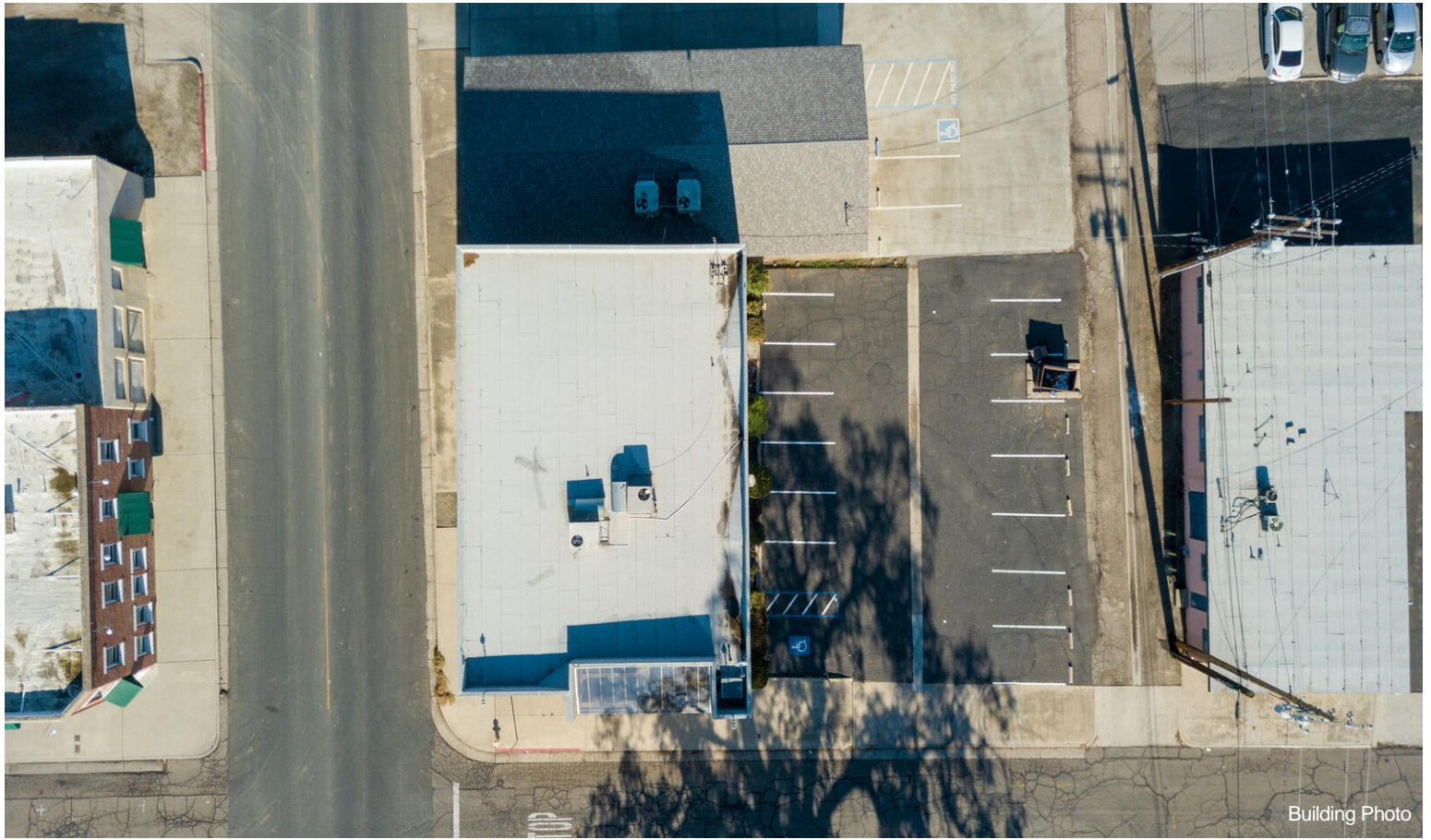


Building Photo



Building Photo

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Building Photo



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Building Photo