



# Office Space For Sale or Lease

Available Immediately Up To:

**±5,158**  
Rentable SF

Contact:

**Bobby Fena** <sup>SIOR</sup>  
559.256.2436  
DRE # 00590204  
bobby.fena@colliers.com

Colliers  
7485 N. Palm Avenue #110  
Fresno, CA 93711  
559 221 1271  
colliers.com/fresno

## North Merced Office Complex

860 W. Olive Avenue  
Merced, California

### Property Highlights

This Class "A" Professional Office Complex includes four (4) buildings which are beautifully designed, featuring glass and stucco exteriors with energy efficient dual-paned glass and smart, efficient design throughout. Within walking distance to major retail centers which includes numerous amenities. (restaurants, banking and retail services).

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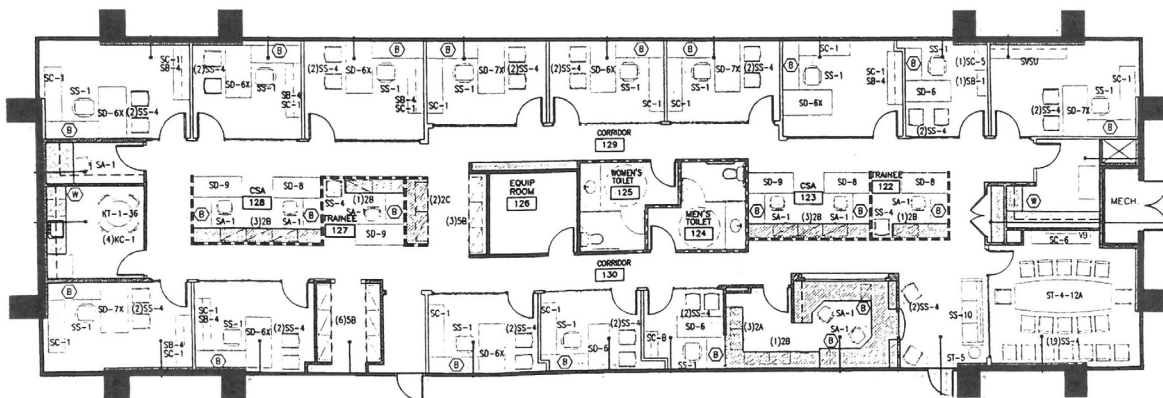


# Merced Office Complex

Office Space for Sale or Lease 860 W. Olive Avenue | Merced, CA 95340

## Property Summary

- Location: West of the southwest corner of Olive Ave. and Applewood Ln.
- Available Space: Approximately 5,158 rentable square feet
- Parking: Approximately 4 stalls per 1,000 sf ratio
- Lease Rate: \$1.90 psf per month on a triple-net (NNN) basis.
- Sale Price: \$1,290,000
- Occupancy: Available September 2024



# Office Space for Lease

860 W. Olive Avenue  
Merced, CA 95340

±5,158 SF Available



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