

For Sale or Lease
7,071± SF Attractive Office Building
Adjacent 34,006± SF Parcel For Sale



337 N. PLAZA DRIVE, VISALIA, CA 93291

GREAT PROFESSIONAL BUILDING INCLUDES
14 PRIVATE OFFICES, TRAINING/CLASSROOMS,
RECEPTION AREA, LOUNGE & COMPUTER LAB

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Property Summary

Parcel # 1 (APN: 081-160-025)

Building Size: 7,071 ± SF Building

Lot Size: 33,541 ± SF

Parking: 5:1,000 ± SF (33 Spaces)

Zoning: BRP (Business Research Park)

Price: \$3,000,000

Lease Rate: Negotiable

Parcel # 2 (APN: 081-160-026)

Vacant with onsite improvements

34,006 ± SF

N/A

BRP (Business Research Park)

\$500,000 Can be purchased with

Parcel 1, or only after Parcel 1 is sold.

This versatile property offers a unique opportunity for office or educational use. The space features 14 private offices, computer labs, a support staff area, multiple conference rooms and break-room. Ideal for businesses, educational institutions, or organizations seeking a well-equipped, professional environment. With a flexible layout and ample amenities, this property is ready to support a variety of operations.

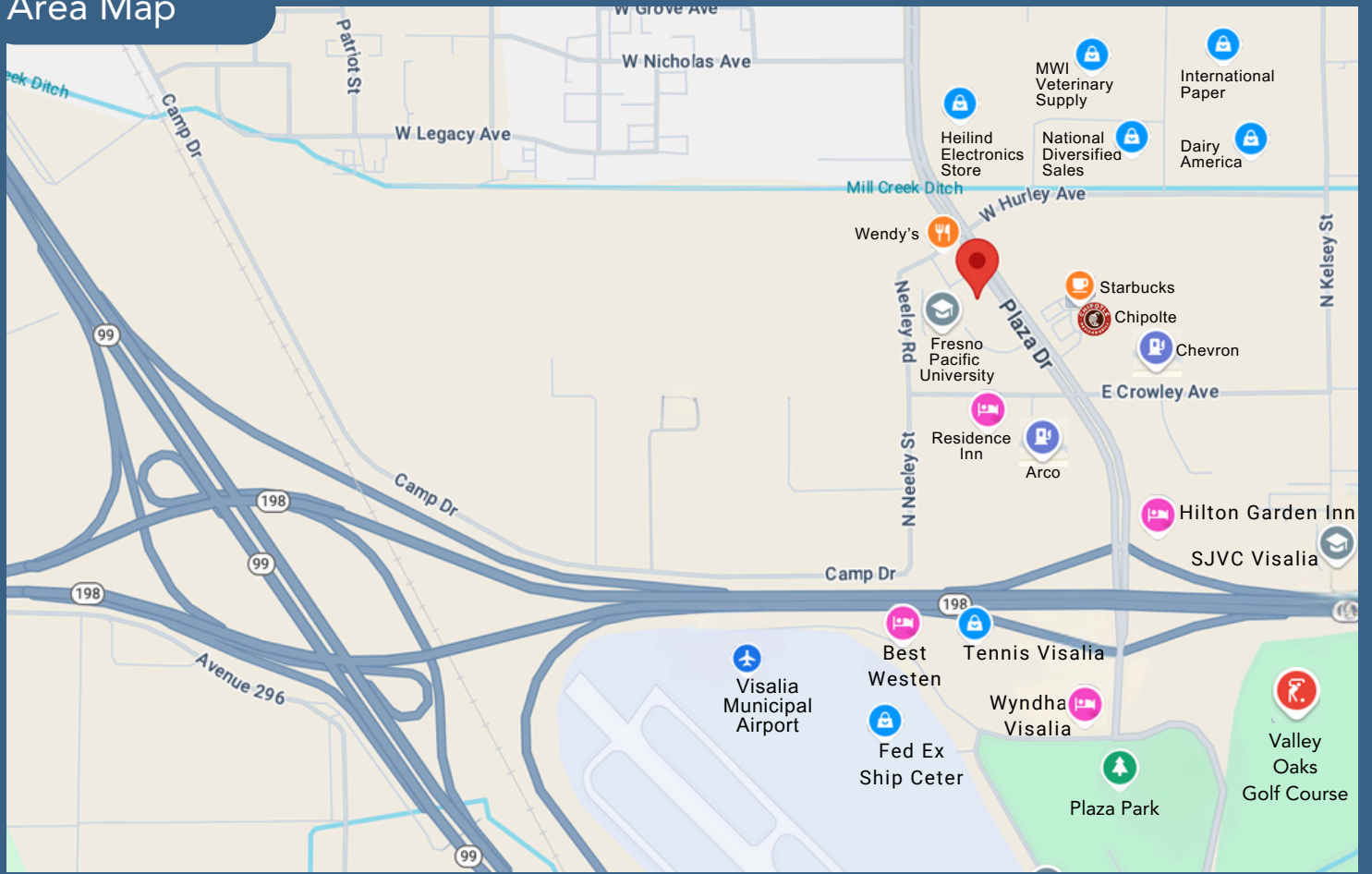


Location

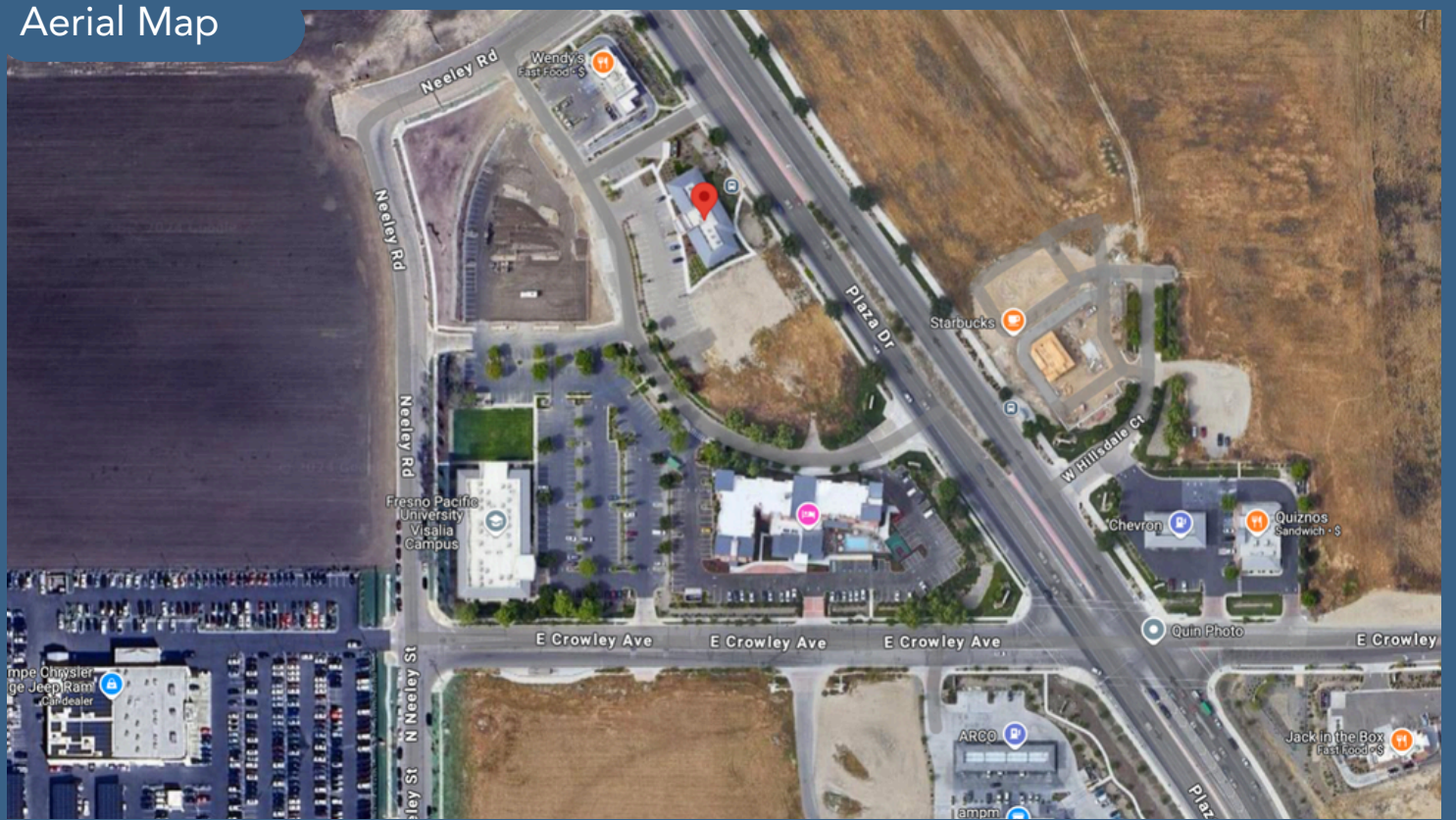
Conveniently located along Hwy. 198 near Hwy. 99, adjacent to Fresno Pacific University, San Joaquin Valley College and nearby Visalia Municipal Airport. Close proximity to retail, restaurants, hotels, banks, golf course and minutes to Downtown Visalia.



Area Map



Aerial Map



The information contained herein has been obtained from sources thought to be reliable. It is the responsibility of the Buyer/Tenant to verify to their satisfaction any and all information in this document. The Broker has no responsibility for the accuracy of the information.