

BUILT-TO-SUIT OFFICE/MEDICAL FACILITY | AVAILABLE FOR LEASE

# MERCED MEDICAL PLAZA

## MERCED, CA 95340



FRONT/ENTRANCE ELEVATION



REAR ELEVATION



SIDE ELEVATION

MERCED MEDICAL PLAZA

## PROPERTY DESCRIPTION

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Introducing a premier medical office development in Merced! Located at the high-visibility intersection of East Yosemite Avenue & Mansionette Drive (adjacent to Mercy Medical Pavilion), this upcoming project offers a unique opportunity to design and build medical office space tailored to your specific needs.

With suites ranging from 2,000± up to 16,225± square feet, this development provides the flexibility to accommodate solo practitioners, multi-provider groups, or specialty practices. Whether you're planning a compact clinic or a full-service specialty center, each space can be fully customized with tenant improvements to suit your workflow and equipment requirements.

Set in a growing medical hub with excellent access and visibility, this location offers ample parking and an efficient site layout. Designed with both providers and patients in mind, this new medical campus will support high standards of care in a thoughtfully planned environment.

### PROPERTY INFORMATION

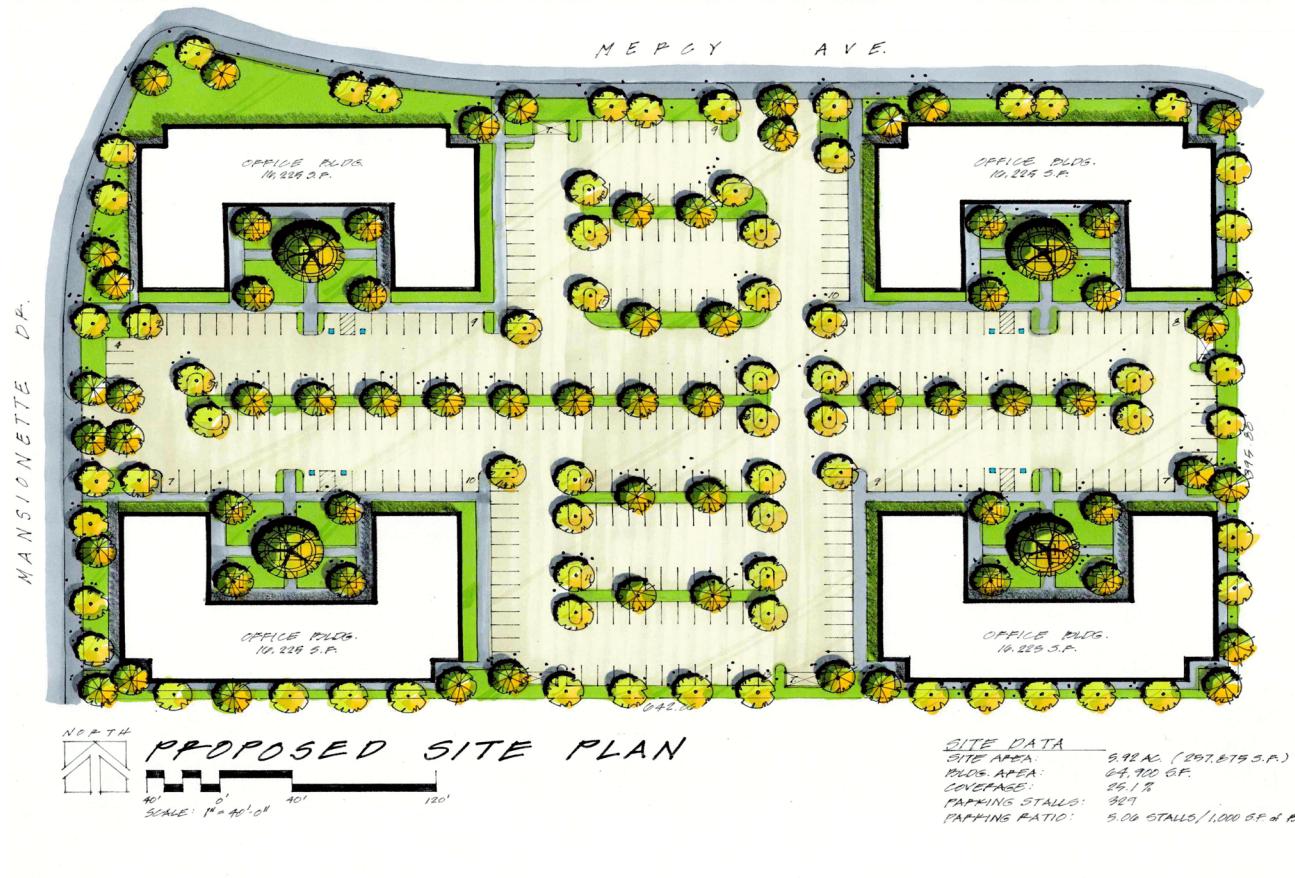
**TYPE** Built-to-Suit Office/Medical Space

**TOTAL BUILDING SIZE** 2,000-16,225± SF

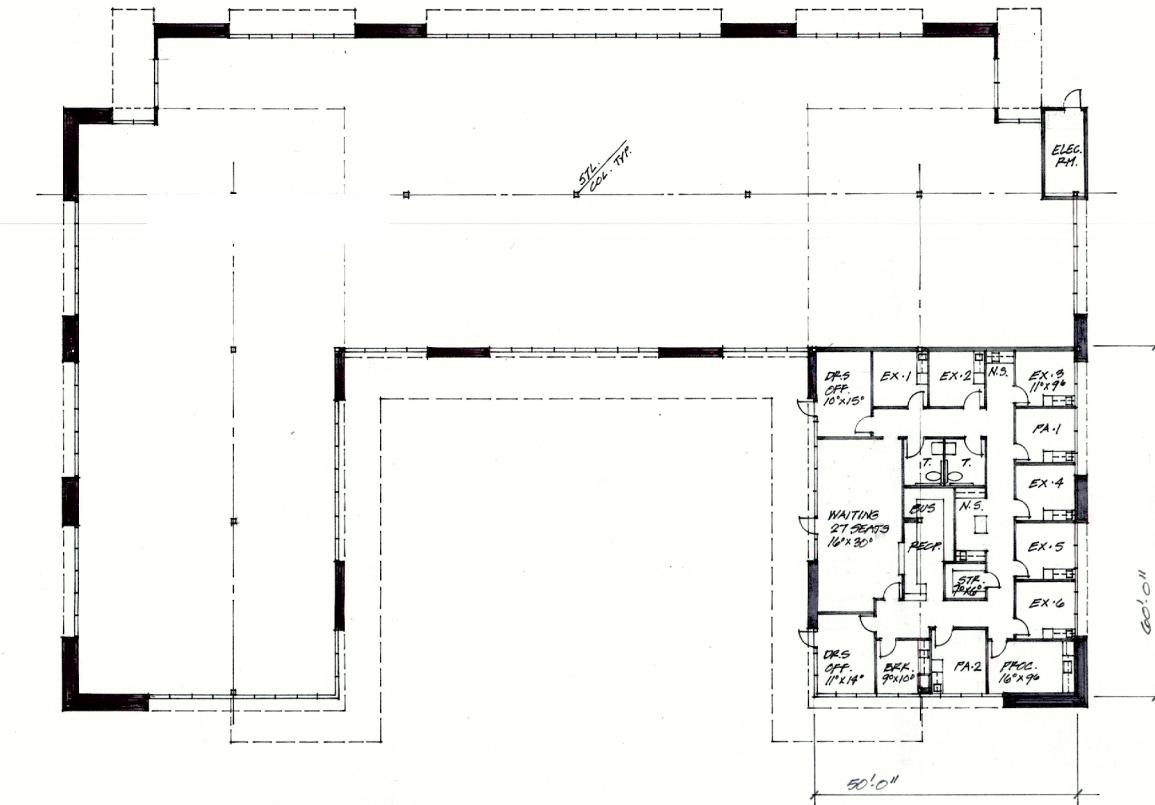
**LEASE RATE** Contact Broker for Pricing



MERCED MEDICAL PLAZA  
**PROPOSED SITE PLAN**



MERCED MEDICAL PLAZA  
**SAMPLE FLOOR PLANS**



SAMPLE FLOOR PLAN

SCALE: 1/16" = 1'-0"



MERCED MEDICAL PLAZA  
**CONTACT**

*Exclusively Offered By*

**CRAIG "CAP" CAPRIOTTI**  
[cap@fortuneassociates.com](mailto:cap@fortuneassociates.com)  
559-710-1113  
DRE#00695798



**JOEL MARTINEZ**  
[jmartinez@fortuneassociates.com](mailto:jmartinez@fortuneassociates.com)  
559-795-9377  
DRE#02168127