

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

# MERCED MEDICAL PLAZA MERCED, CA 95340



*FRONT / ENTRANCE ELEVATION*



*REAR ELEVATION*



*SIDE ELEVATION*

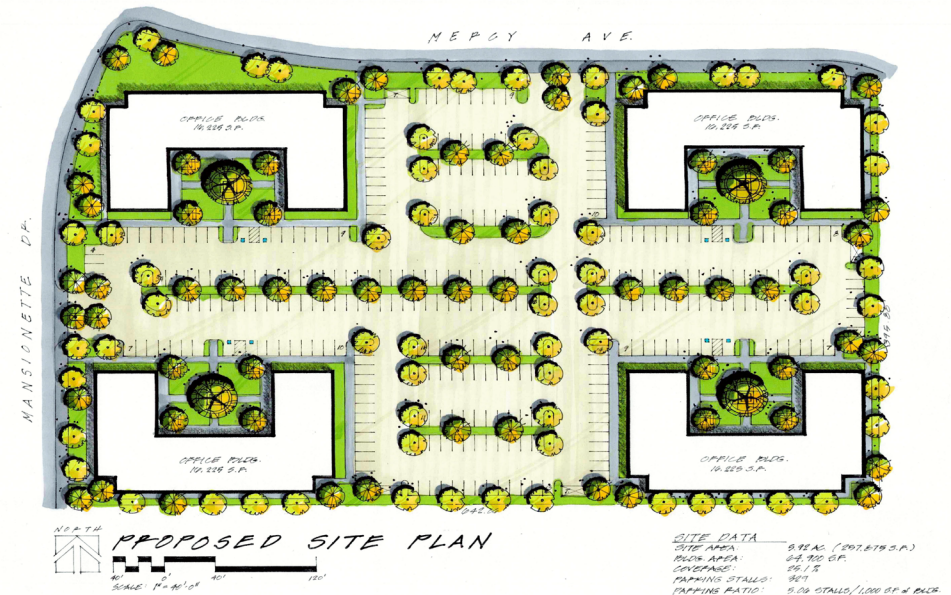
# MERCED MEDICAL PLAZA PROPERTY DESCRIPTION

## PROPERTY DESCRIPTION

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.



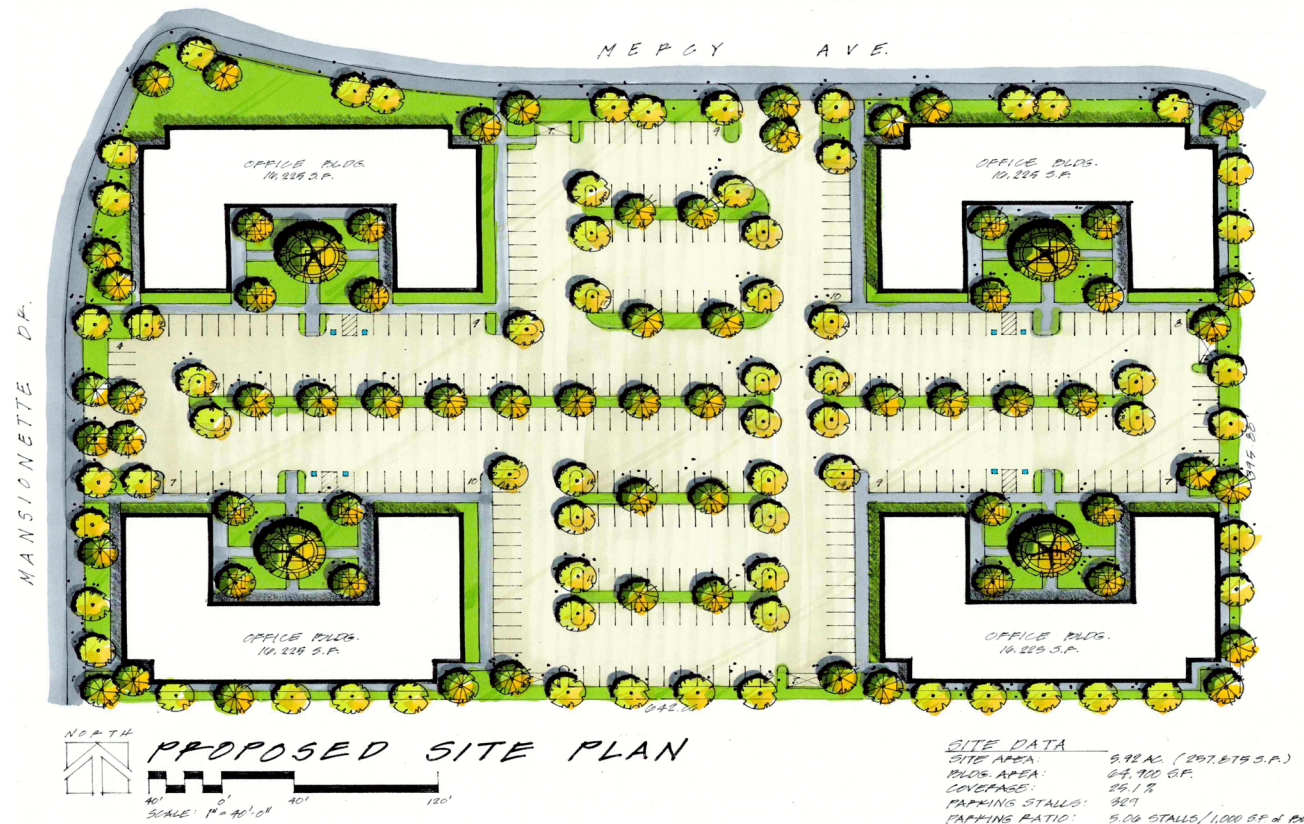
## PROPERTY INFORMATION

<b>TYPE</b>	Built-to-Suit Office/Medical Space
<b>TOTAL BUILDING SIZE</b>	2,000-16,225± SF
<b>LEASE RATE</b>	Contact Broker for Pricing

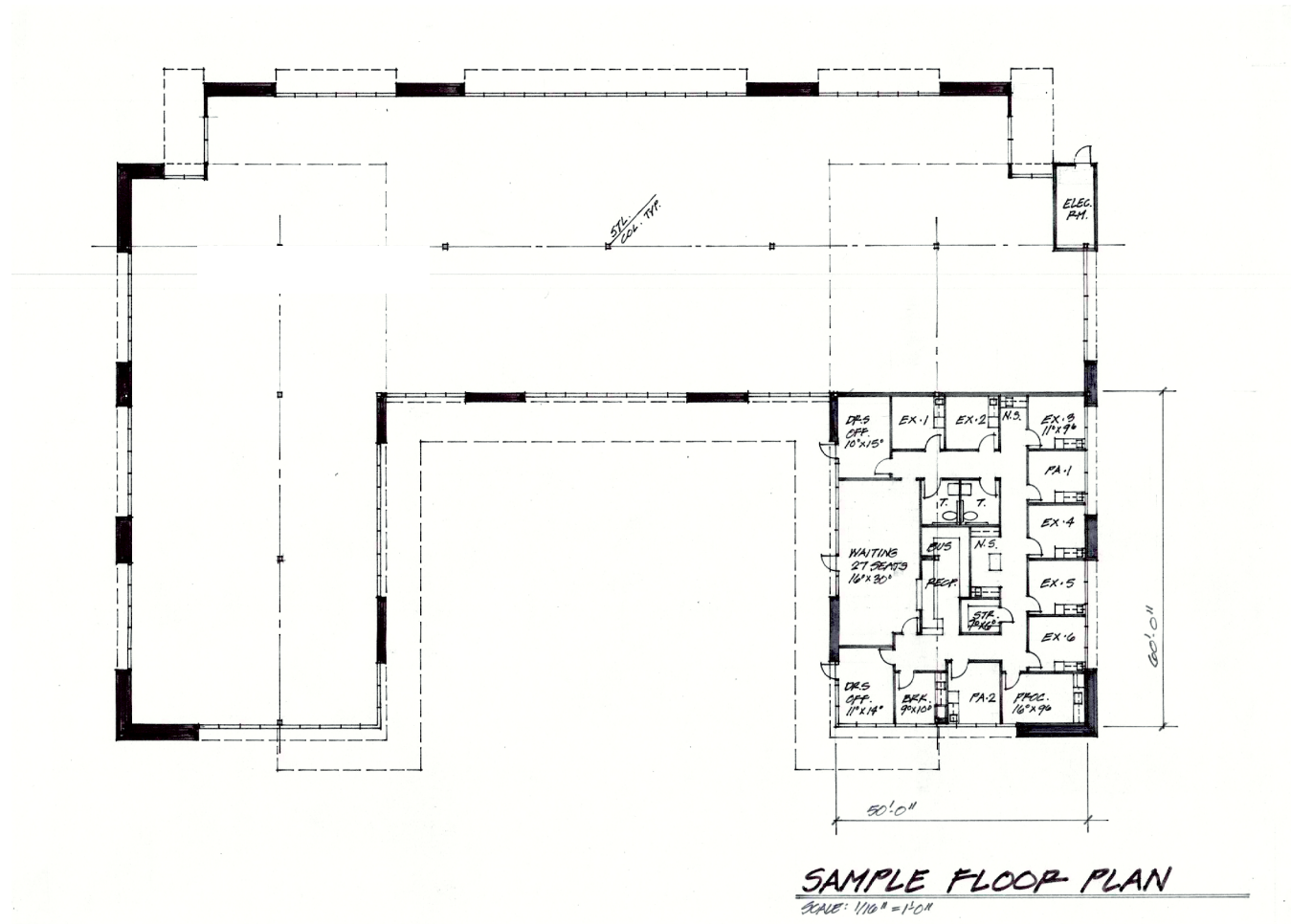




MERCED MEDICAL PLAZA  
**PROPOSED SITE PLAN**



MERCED MEDICAL PLAZA  
**SAMPLE FLOOR PLANS**



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MERCY MEDICAL PAVILION

MERCED COLLEGE

MANSIONETTE DRIVE

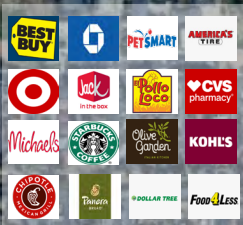
SITE

YOSEMITE AVENUE

G STREET

MERCED HIGH SCHOOL

PETERSON ELEMENTARY





MERCED MEDICAL PLAZA  
**CONTACT**

*Exclusively Offered By*

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