

LAST OFFICE SUITE FOR LEASE

MERIDIAN PROFESSIONAL CENTER

1600-1660 W. YOSEMITE AVENUE, MANTECA, CA



LISTING DATA

AVAILABLE SF: A 3,010± Square Foot suite at 1660 W. Yosemite (Unit #1) in cold shell condition – a \$40 psf/ tenant improvement allowance would be included **(for qualified tenants)**

- Medical/ Professional Office Condominium
- Abundant parking ratio throughout
- Building and monument signage available
- Energy-efficient design featuring dual-pane windows and fully-insulated roof
- Prominently located on the corner of W. Yosemite Avenue and Winters Drive
- Professional neighbors include: Zeiter Eye, PMZ Real Estate, Tate Diagnostics, DaVita Dialysis, SleepMed, Duong Orthodontics and Sierra Vein and Vascular and Sandis Engineers.

ECONOMIC DATA

LEASE RATE: \$1.65 PSF/month (MG)

Wendy Coddington, SIOR
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D 209.983.6830

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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SITE PLAN

W. Yosemite Avenue

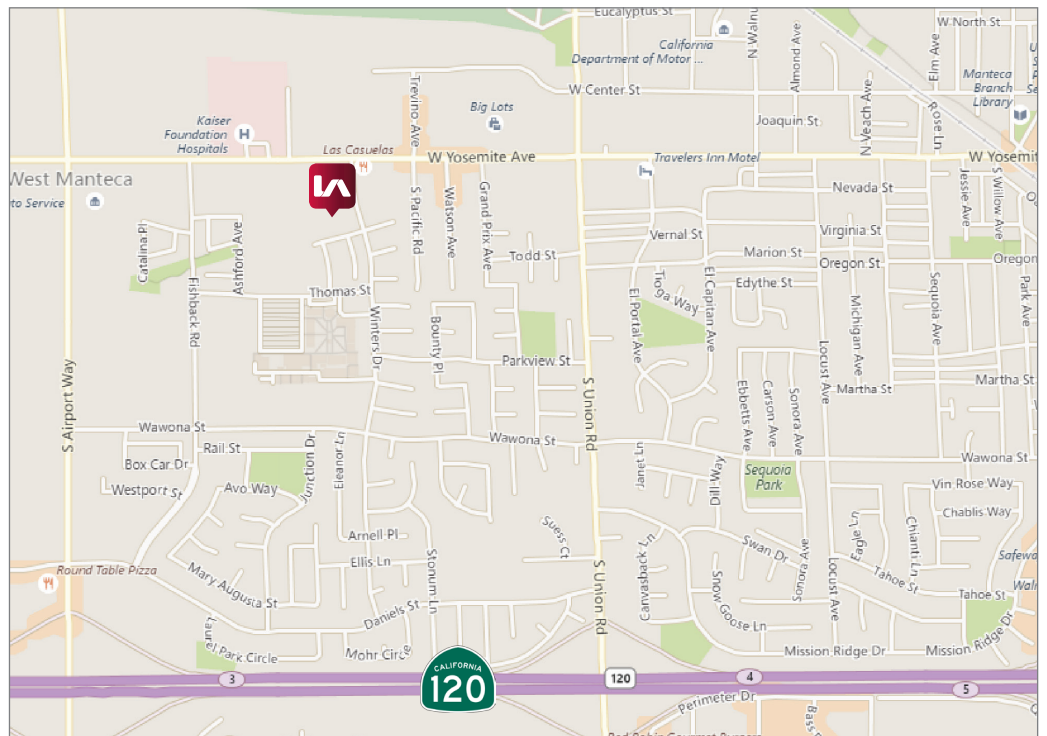


Last suite available for lease

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