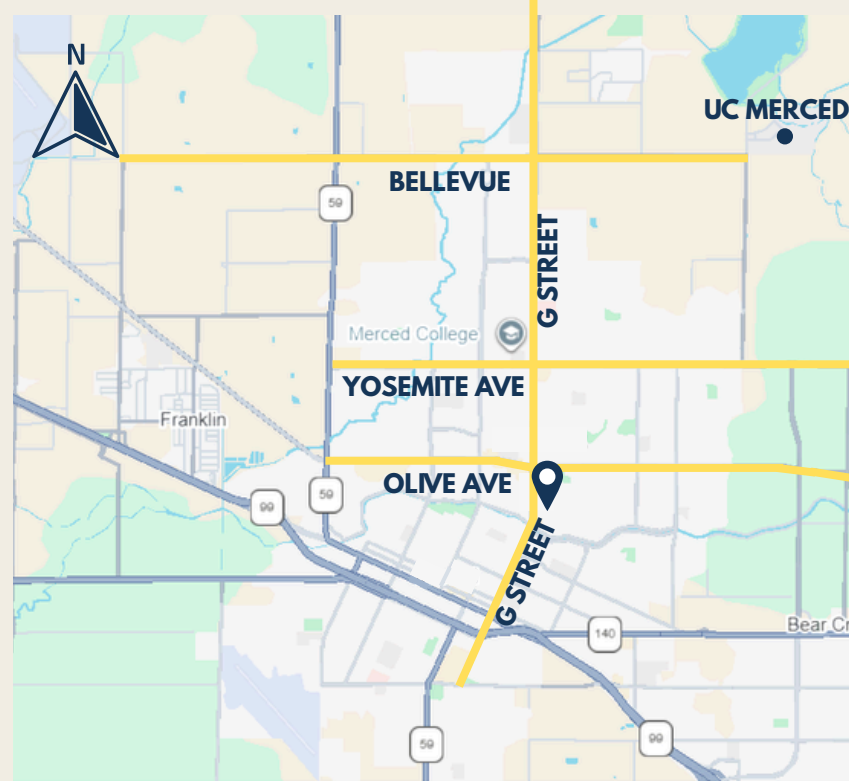


SIERRA POINT PROFESSIONAL CENTRE 2926 G STREET, MERCED



BUILD TO SUIT FULLY DEVELOPED LOT AVAILABLE



SECOND FLOOR

Accessible via 2 Stairwells & Elevator

- Suite 204 - 2,013 SF \$1.90 / SF (Vacant)
- Suite 205 - 2,496 SF \$1.85 / SF (Vacant)

- Professional Office/Medical Space
- Excellent Location
- Ample Parking (143 Spaces)
- 4.9 / 1,000 SF Parking Ratio
- Not In Flood Plain
- New Floor Coverings in common area
- Fresh paint in common area
- Dual pane & tinted windows (1/3 openable)
- Beautifully Landscaped

NO CAMS

WWW.MERCEDREALESTATE.COM

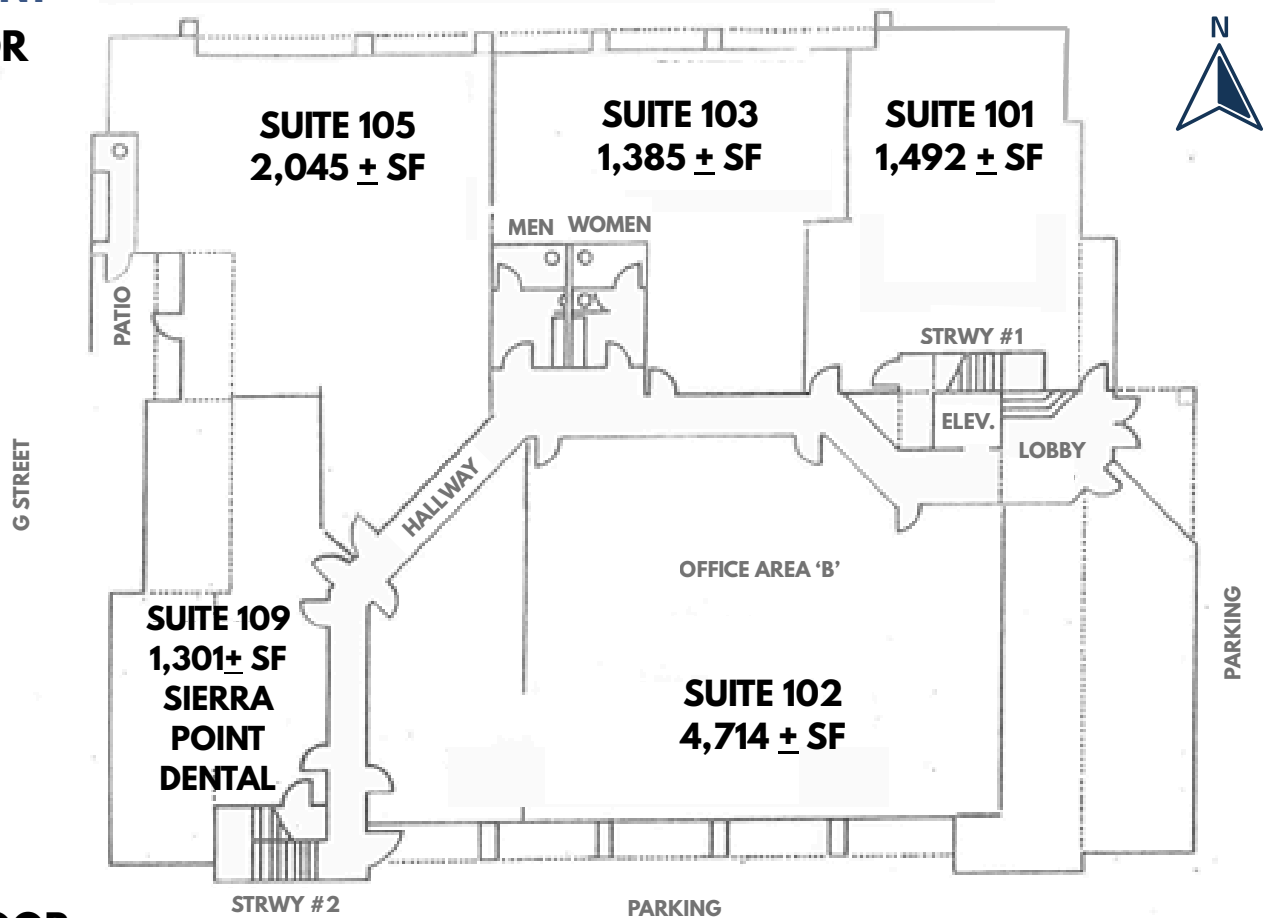


Steve Tinetti or Jacob Morgner

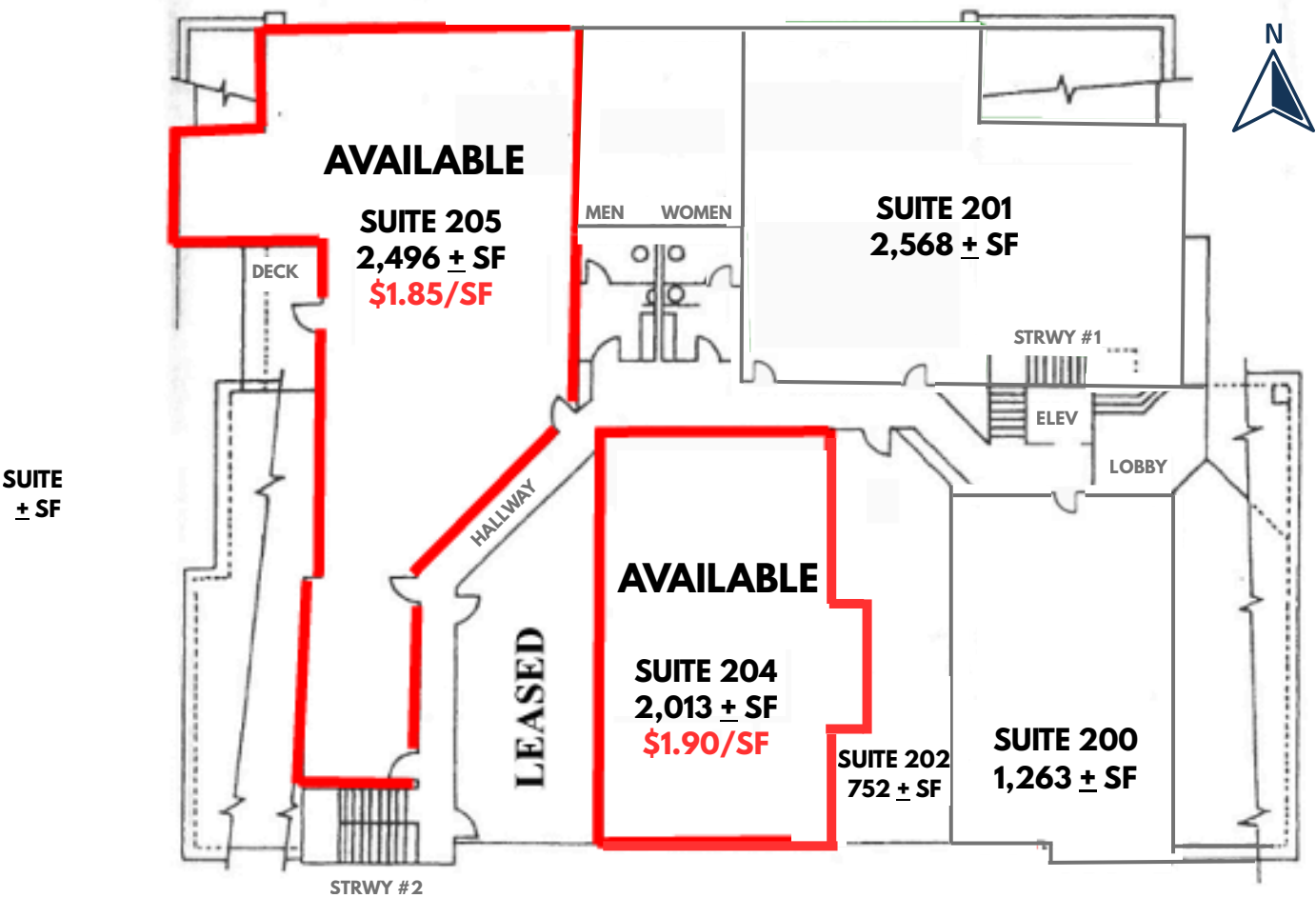
209-354-3838 / 209-354-3830

STinetti@MercedRealEstate.com / Jacob@MercedRealEstate.com

2926 G STREET, MERCED
SIERRA POINT
FIRST FLOOR

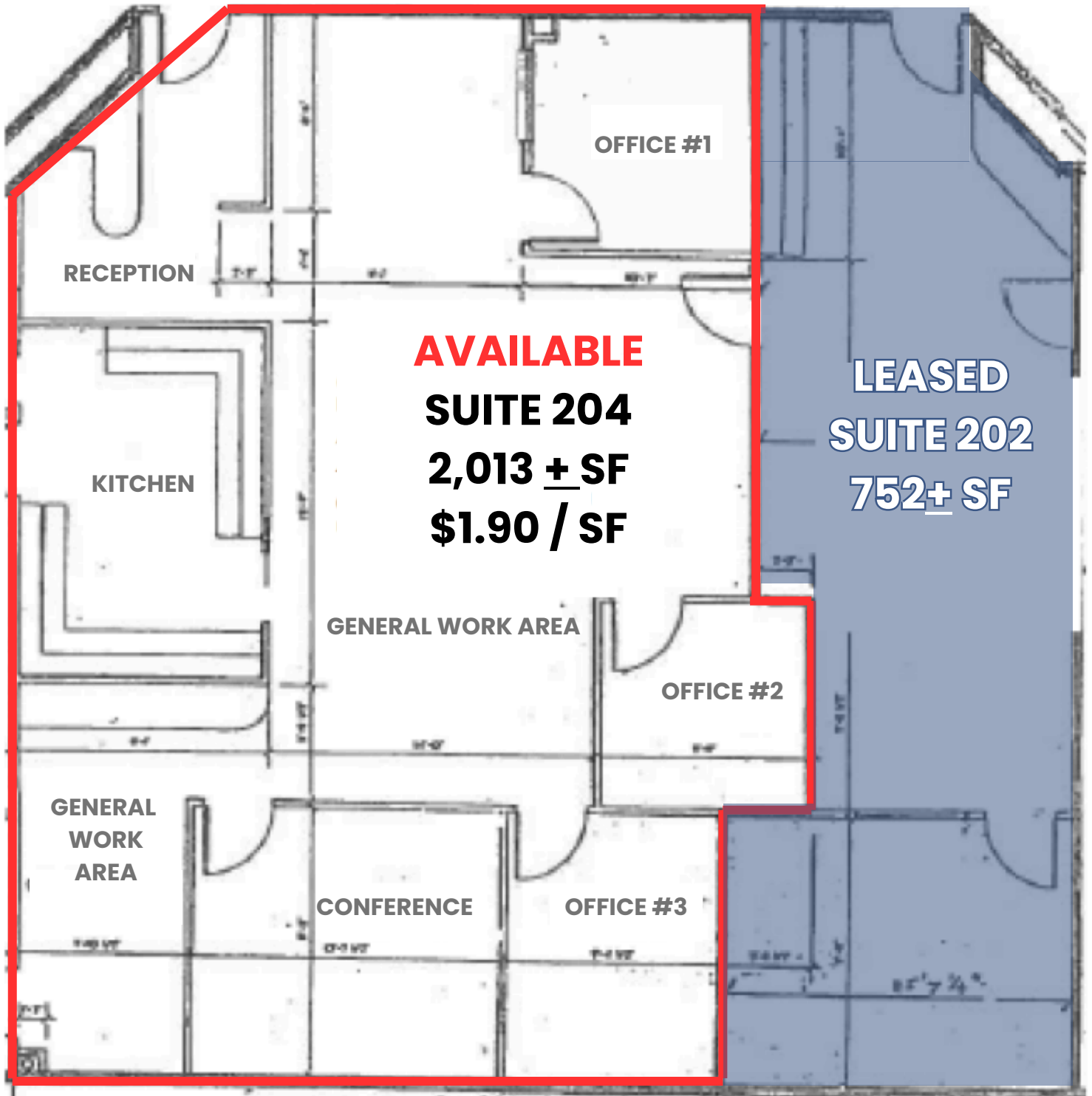


SECOND FLOOR



2926 G STREET,
MERCED SUITE 204

NO CAMS



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2926 G STREET, MERCED STE 204



NO CAMS



SUITE 205

2,496 + SF

\$1.85 / SF

**LEASED
SUITE 201
2,568 + SF**

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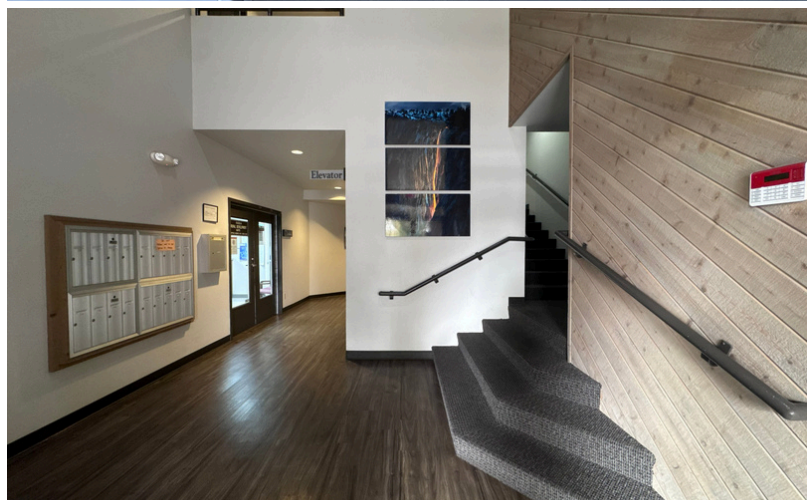
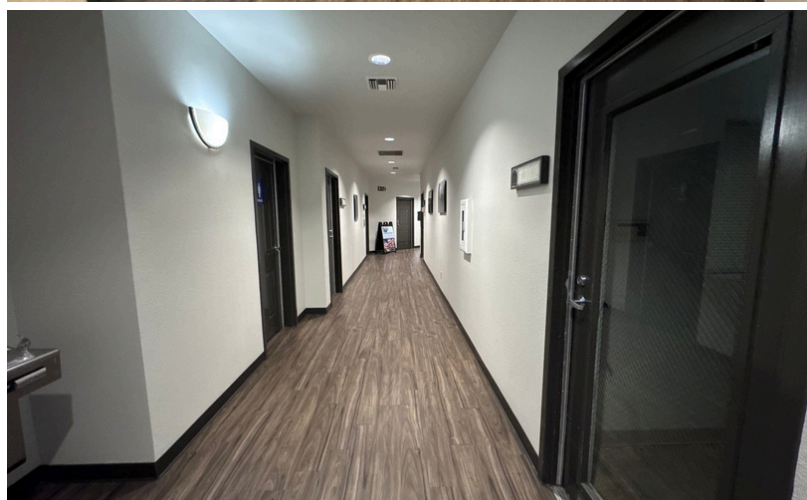
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2926 G STREET, MERCED STE 205



2926 G STREET, MERCED
EXTERIOR



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	2926 G ST SIERRA POINT	2930 G ST (TRG)	BUILDABLE LOT	PARKING LOT
PARCELS	007-131-035 19,618 SF	007-131-037 9,120 SF	007-131-038 14,257 SF	007-131-036 54,348 SF
GROSS SF	20,216	4,886	8,000	N/A
COMMON AREA SF	2,426	488	UNK	N/A
PARKING SPACE ALLOCATION	33,190.92 SF 87 SPACES	8,021.91 SF 21 SPACES	13,157.89 SF 34 SPACES	
NET SF	17,790	4,398	7,200	29,390 SF or 143 4.9 SPACES / 1,000 SF

