

FOR LEASE

3168 Collins Drive Suite A & B
Merced CA 95348



Property Description

Property Highlights

- Approximately 5,197± SF professional office building
- Flexible floor plan with two existing suites that are connected.
- Located in an established commercial/business corridor
- Ample off-street parking for employees and clients
- Professional office layout designed for immediate occupancy

Suite A Features

- reception area
- 6 private offices
- Conference room
- Copy/work room
- IT/server room
- Break room
- Two restrooms

Suite B Features

- Reception area
- Conference room
- Copy/work room
- 6 Private Offices
- Separate exterior entrance for added convenience and privacy

Ideal For

- Professional offices
- Accounting firms
- Insurance agencies
- Financial services
- Consulting firms

Offering Summary

Lease Rate: \$1.50/SF/Month

CAM: \$0.30/SF/Month

Building Size: 5,197 ±SF

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