



GRUBB & ELLIS.
Pearson Commercial

OFFICE SPACE AVAILABLE FOR LEASE

450 S. Madera Ave. | Madera, CA

***FREE RENT**



For Additional Information Please Contact:

Jim Graham
Vice President | Office Division
559.447.6260
jgraham@pearsonrealty.com
CA DRE# 01300389

Scott Christensen
Vice President | Office Division
559.447.6230
schristensen@pearsonrealty.com
CA DRE# 01415793

Available Space:

Suites from 717± SF up to 4,914± SF

Lease Rate:

\$0.85 per SF
plus utilities and janitorial

Term:

2 year minimum

Parking:

4 spaces per 1,000± SF
plus additional street parking

*** One free month per lease year!**

- Two free-standing buildings
- Abundant on-site and street parking available
- Easy access to Highway 99 on/off ramps
- In close proximity to Madera Community Hospital
- Near all services including restaurants, financial services, retail and schools

THE PEARSON COMPANIES

FRESNO OFFICE | 7480 N Palm Ave Suite 101 Fresno CA 93711 | 559.432.6200
VISALIA OFFICE | 3447 S Demaree St Visalia CA 93277 | 559.732.7300

FROM INSIGHT TO RESULTS

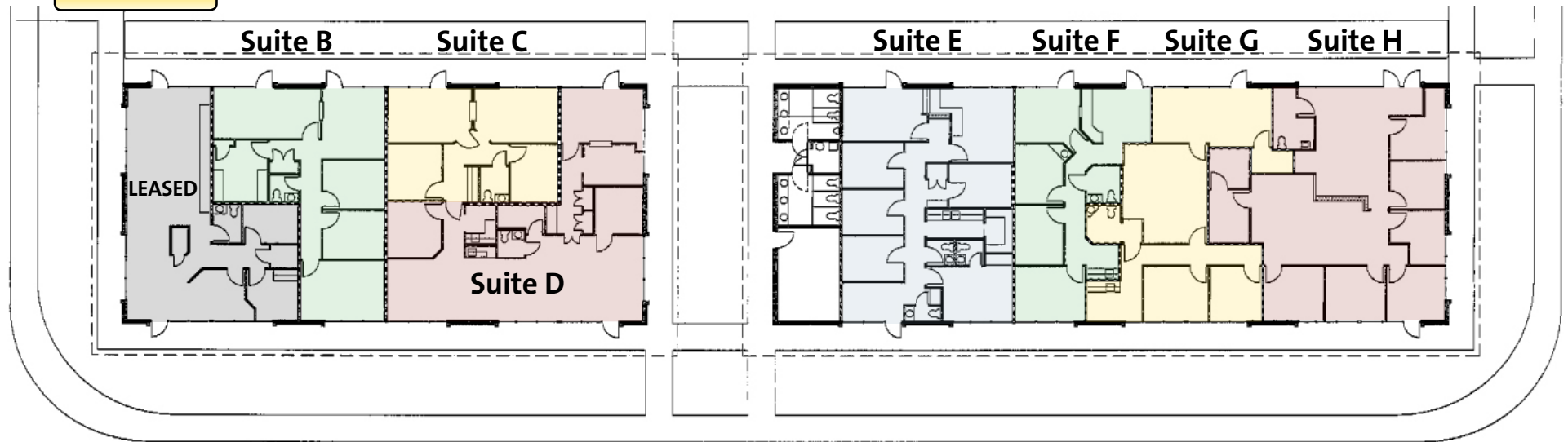
We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

Independently Owned and Operated

OFFICE SPACE AVAILABLE FOR LEASE

450 S. Madera Ave. | Madera, CA

Floor Plans

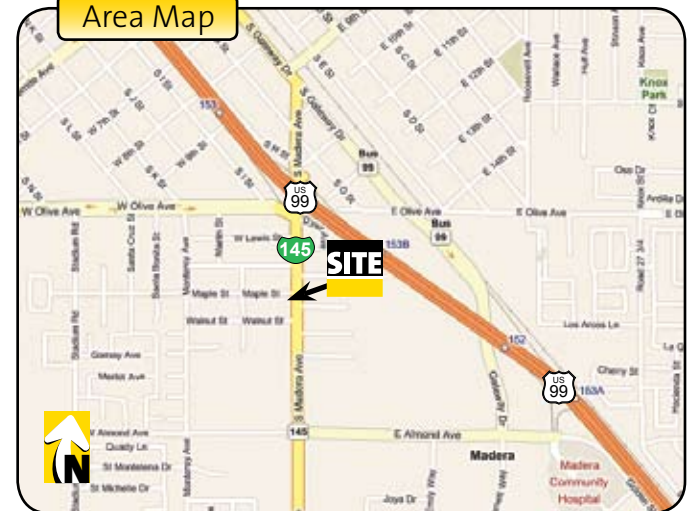


Suite B	1,088± SF	Suites can be combined for up to 3,619± SF
Suite C	717± SF	
Suite D	1,451± SF	
Suite E	1,445± SF	Suites can be combined for up to 4,914± SF
Suite F	862± SF	
Suite G	1,099± SF	
Suite H	1,653± SF	

Location:

Located on Madera Avenue in southern Madera just west of Highway 99 near Madera Community Hospital. Madera Avenue is a major north/south arterial west of Highway 99.

Area Map



FRESNO OFFICE | 7480 N Palm Ave Suite 101 Fresno CA 93711 | 559.432.6200
 VISALIA OFFICE | 3447 S Demaree St Visalia CA 93277 | 559.732.7300
Independently Owned and Operated



GRUBB & ELLIS
 Pearson Commercial

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.