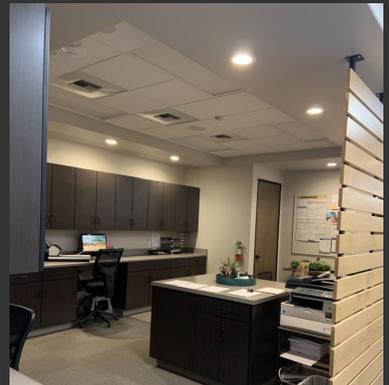




FOR LEASE



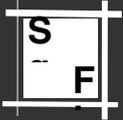
LEASE SUMMARY



**Modified Gross Lease
(Base Rent + CAM Fee + Utilities)**



\$1.95 PSF / Month



2,819 ± Square Feet



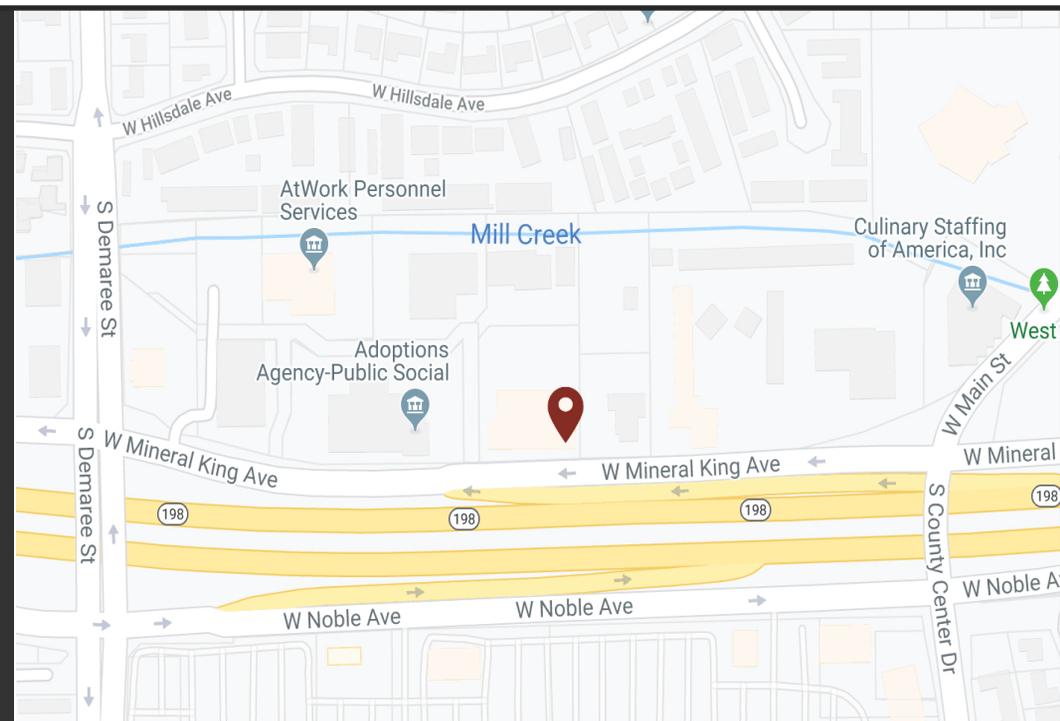
**Professional Administrative Office
(O-PA)**

Hyde Park is one of Visalia's most established office complexes. Situated in the heart of Visalia, its premiere location offers easy access to the entire city. Highway 198 on/off ramps are adjacent to the property via Mineral King Ave and Demaree Road.

Additional amenities include Mill Creek, a natural waterway running west to east along the north side of Hyde Park. Office employees needing a break can enjoy the Mill Creek Trail, a 2.5-mile walkway of densely covered mature valley oak trees scattered along the creek.

Within Hyde Park, the Premises is located at the 3330 Building, situated in the southeast corner of the complex. The interior of the office was originally designed for a medical billing company but is well suited for many other professional administrative uses. The floor plan includes a 3 private offices, large bullpen area with built in desk, break room, dedicated IT room, and common area restrooms. With first class amenities through out the office.

Please call for further questions or to schedule an appointment to view the Premises.



**3330 W. Mineral King Ave, Suite G
Visalia , CA 93291**





HYDE
COMMERCIAL

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This OM is a solicitation of interest only and is not an obligation to lease the Premises. The Broker and Landlord expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time, with or without notice. The Landlord shall have no legal commitment or obligations to any entity reviewing this OM or making an offer to lease the Premises unless and until a Lease Agreement is fully executed between Landlord and Tenant.

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