



FOR LEASE



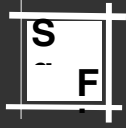
LEASE SUMMARY



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



\$1.65 PSF / Month



3,826 ± Square Feet



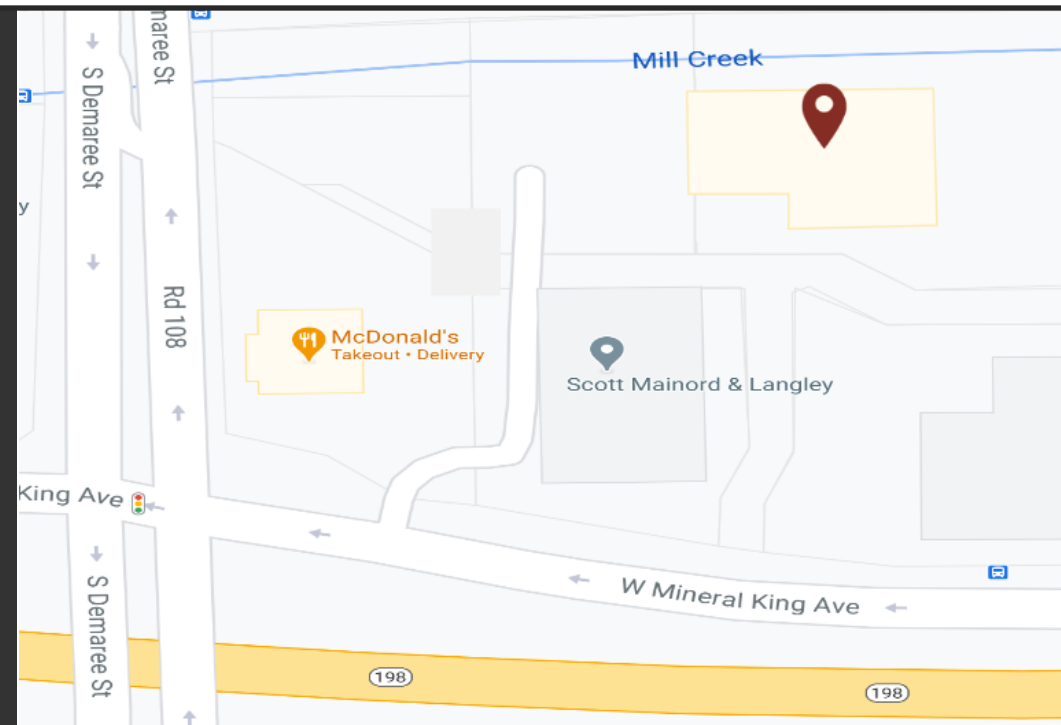
Professional Administrative Office
(O-PA)

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.

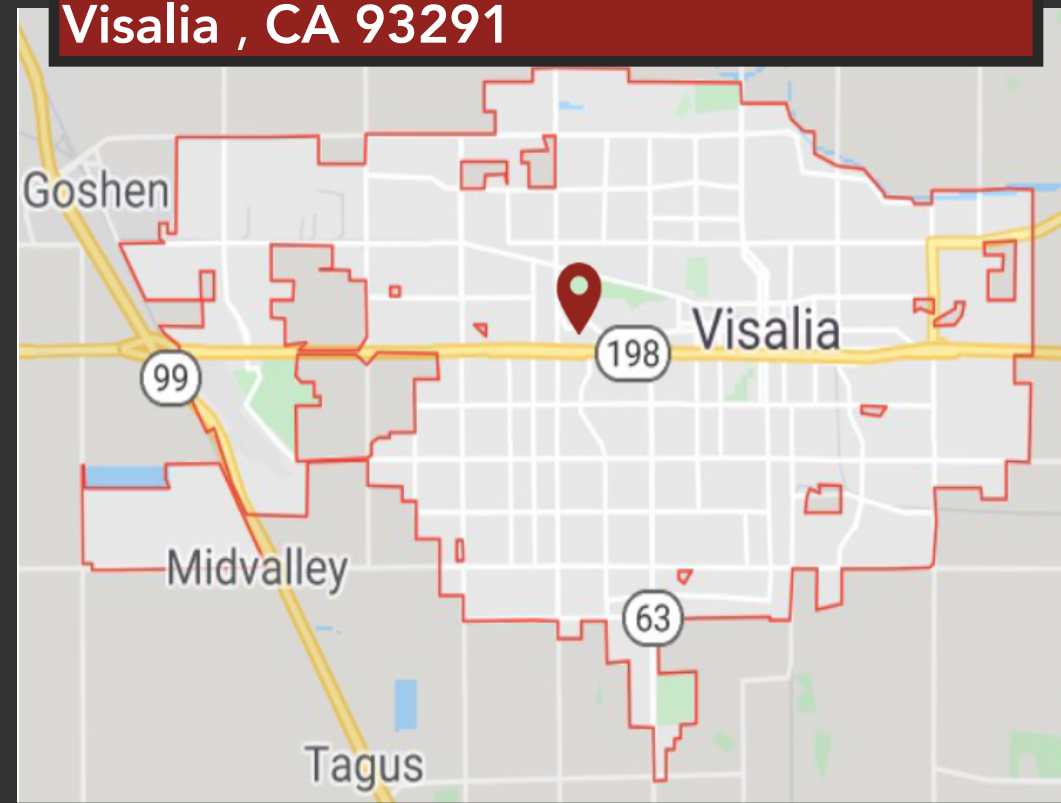
Additional amenities include Mill Creek, a natural waterway running west to east along the north side of Hyde Park. Office employees needing a break can enjoy the Mill Creek Trail, a 2.5-mile walkway of densely covered mature valley oak trees scattered along the creek.

Within Hyde Park, the Premises is located at the 3530 Building, situated in the northwest corner of the complex. The interior of the office was originally designed for an insurance company but is well suited for many other professional administrative uses. The floor plan includes a reception area, 8 private offices, 2 conference rooms, mail/print work room, break area, dedicated IT room, storage room, and common area restrooms. The office space is available April 1, 2021.

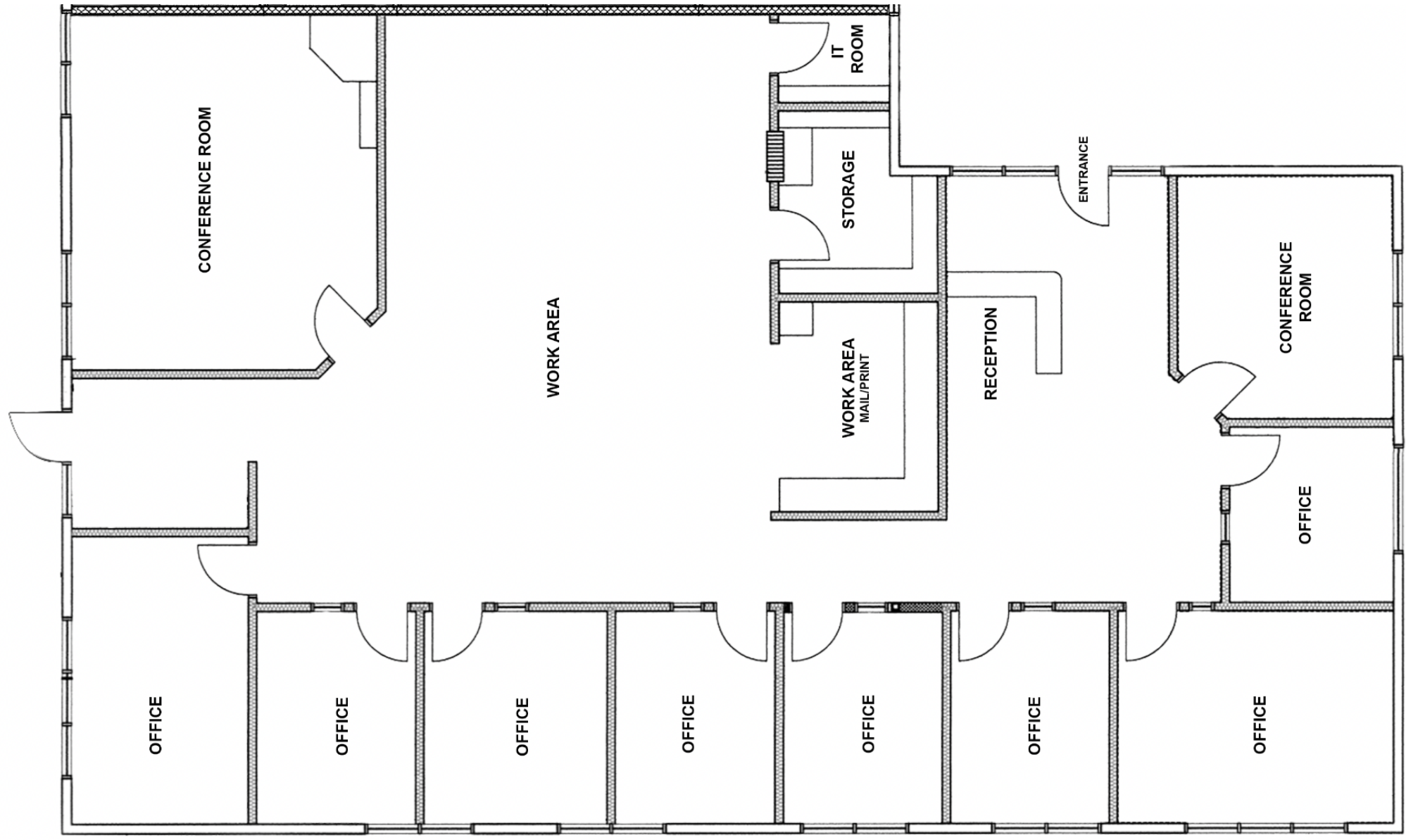
Please call for further questions or to schedule an appointment to view the Premises.



3530 W. Mineral King Ave, Suite C
Visalia , CA 93291



FLOOR PLAN





HYDE
COMMERCIAL

CONTACT BROKER:

Brian Hyde

DRE Lic# 01243288

559.739.9900 *office*

brian@hydecommercialre.com

3330 W. Mineral King Ave

Suite F

Visalia, California 93291

www.hydecommercialre.com

BROKER DISCLOSURE

This Offering Memorandum (OM) was prepared by Hyde Commercial Real Estate ("Broker") solely for the use of prospective tenants. Broker has obtained the information contained in this offering from sources we believe to be reliable, however, Broker makes no representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in this OM. It is submitted subject to the possibility of errors, omissions, change of lease price, and/or withdrawal without notice. Prospective tenants are advised and encouraged to conduct their own comprehensive review and analysis of the Premises, including consulting their real estate representative, accountant, attorney, or any other professional advisor.

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.

Copyright © 2023 Hyde Commercial Real Estate

All Rights Reserved.

Any unauthorized reproduction is strictly prohibited.