



5300 W Tulare Ave - 2nd Floor Suite | Visalia, CA

Property For Lease

1005 N Demaree Street  
Visalia, California 93291  
O | 559.754.3020  
F | 559.429.4016  
[www.mdgre.com](http://www.mdgre.com)

**GRAHAM** | **& ASSOCIATES**

to learn more, visit: [www.mdgre.com](http://www.mdgre.com)

Matt Graham  
Lic# 01804235  
[www.mdgre.com](http://www.mdgre.com)

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## PROPERTY DETAILS

**Address** 5300 W Tulare Ave - 2nd Floor Suite

**Square Feet Available** 23,640 +/- Sq. Ft.

**Zoning** PA

**Lease Rate** \$1.65 Per Sq. Ft.

**Lease Type** NNN



### Additional Comments:

Tulare/Akers Professional Center is Visalia's premier Class A office building located in West Visalia with immediate access to Highway 198. Located near Kaweah Delta Healthcare District's Cypress Surgery Center, Lifestyle Center and numerous other professional/medical office buildings. The building provides ample parking with 7 spaces per 1,000SF. The second floor space features a large open office area, restrooms and much more. The building also offers uninterrupted power with on-site 2,200 KW generator. Please call for further details.



### Contact Broker:

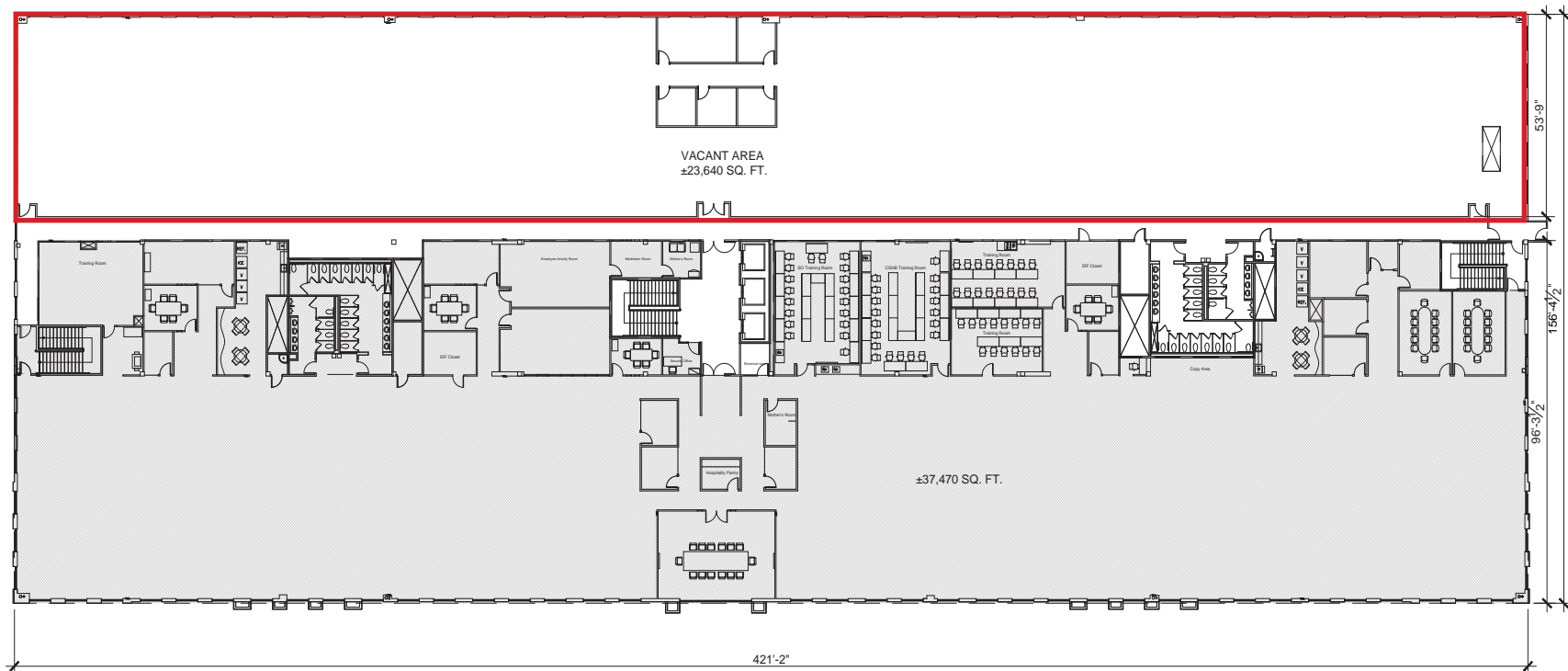
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## AREA PLAN



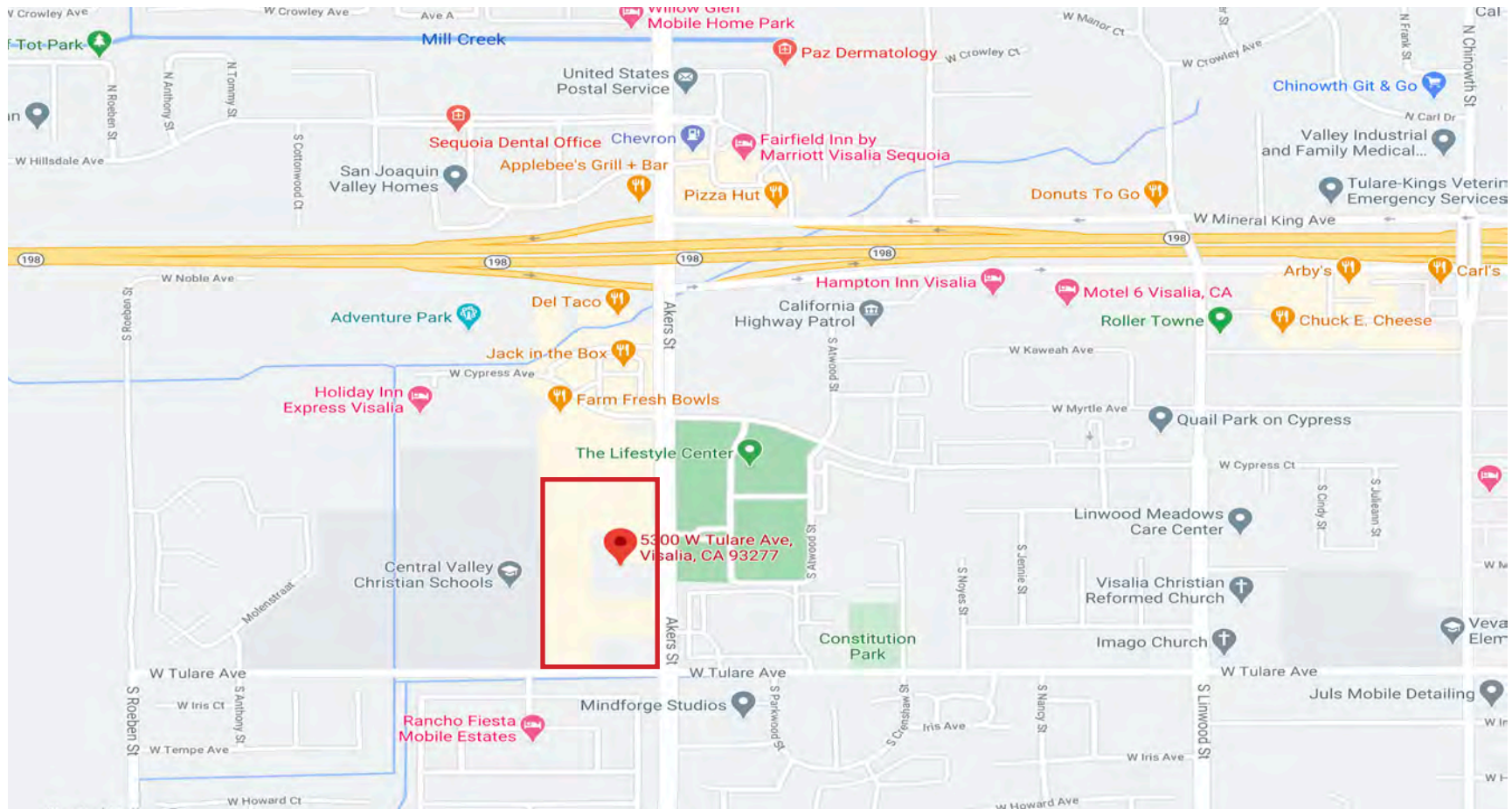


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## LOCATION MAP



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## PROPERTY LAYOUT



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## PROPERTY PHOTOS



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