

McCarty ❖ Davis

**For LEASE or for SALE: +/- 2,000 sq. ft. of Medical Office
292 Posada Lane, Suite B, Templeton, CA 93465**

- +/- 2,000 sq. ft. of finished medical space
- Near Twin Cities Hospital
- Zoning: Office Professional
- Ample shared parking
- **Lease:** \$1.50/sq. ft. based upon a 10-year lease, NNN
- **Reduced Sale Price:** \$495,000 (\$247.50 per sq. ft.)



McCarty ❖ Davis
Commercial Real Estate

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292 Posada Lane, Suite B, Templeton, CA 93465**



Built out medical suite near Twin Cities Hospital. The suite includes waiting room & reception, six exam rooms, procedure room, lab, & private office. Ample shared parking available.



Parcel Characteristics	
APN:	040-360-040
Legal Description:	Per title report
Land Use Zone:	Office Professional
Gross Square Feet:	+/- 2,000 sq. ft.
Parking:	Shared ample parking

