



LEASE INFORMATION

COMMERCIAL PROPERTY

2001 HOWARD RD STE 311
MADERA CALIF 93637

CITIZENS BUSINESS BANK

KA
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PROPERTY INFORMATION

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PROPERTY SUMMARY



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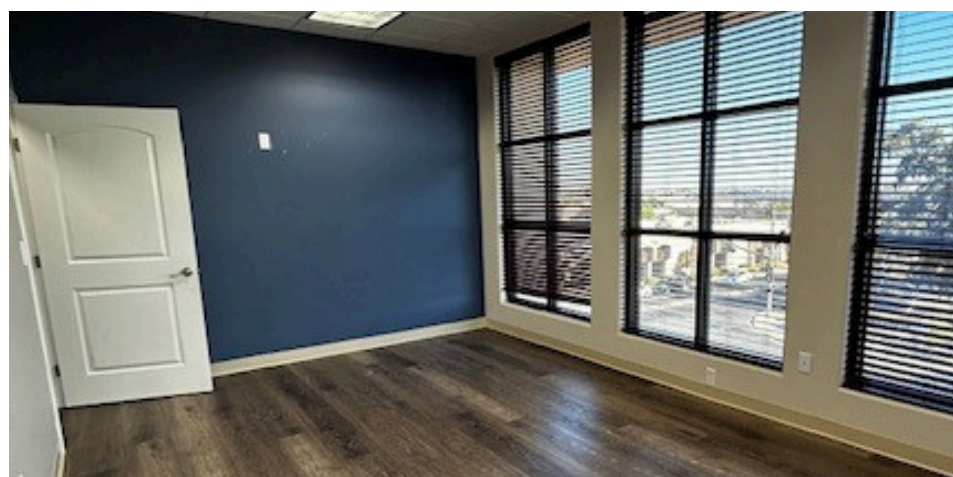
Available Now – 1,100 SF Office Space for Lease

Address: 2001 Howard Rd, Suite 311, Madera

- Open floor plan with 4 private offices
- Ample on-site parking
- Prime location near established businesses

Perfect for professional office.

PROPERTY ADDRESS	2001 Howard Rd Ste 311
SQUARE FEET	1100
TOTAL BUILDING	15000
PARCEL NUMBER	009-162-007-000
ASKING PRICE	\$1.65 + NNN
TYPE OF LEASE	NNN
LEASE LENTH	3-5 years





PROPERTY SUMMARY

Introducing this versatile property at 2001 Howard Rd ideal for a wellness center, medical office, or professional services. Recently updated with flooring and interior paint, the space offers a clean, modern feel ready for immediate use. Located on a high-visibility corridor with strong traffic flow and close proximity to established businesses, this is an excellent opportunity for operators seeking a ready-to-go space in a growing market.

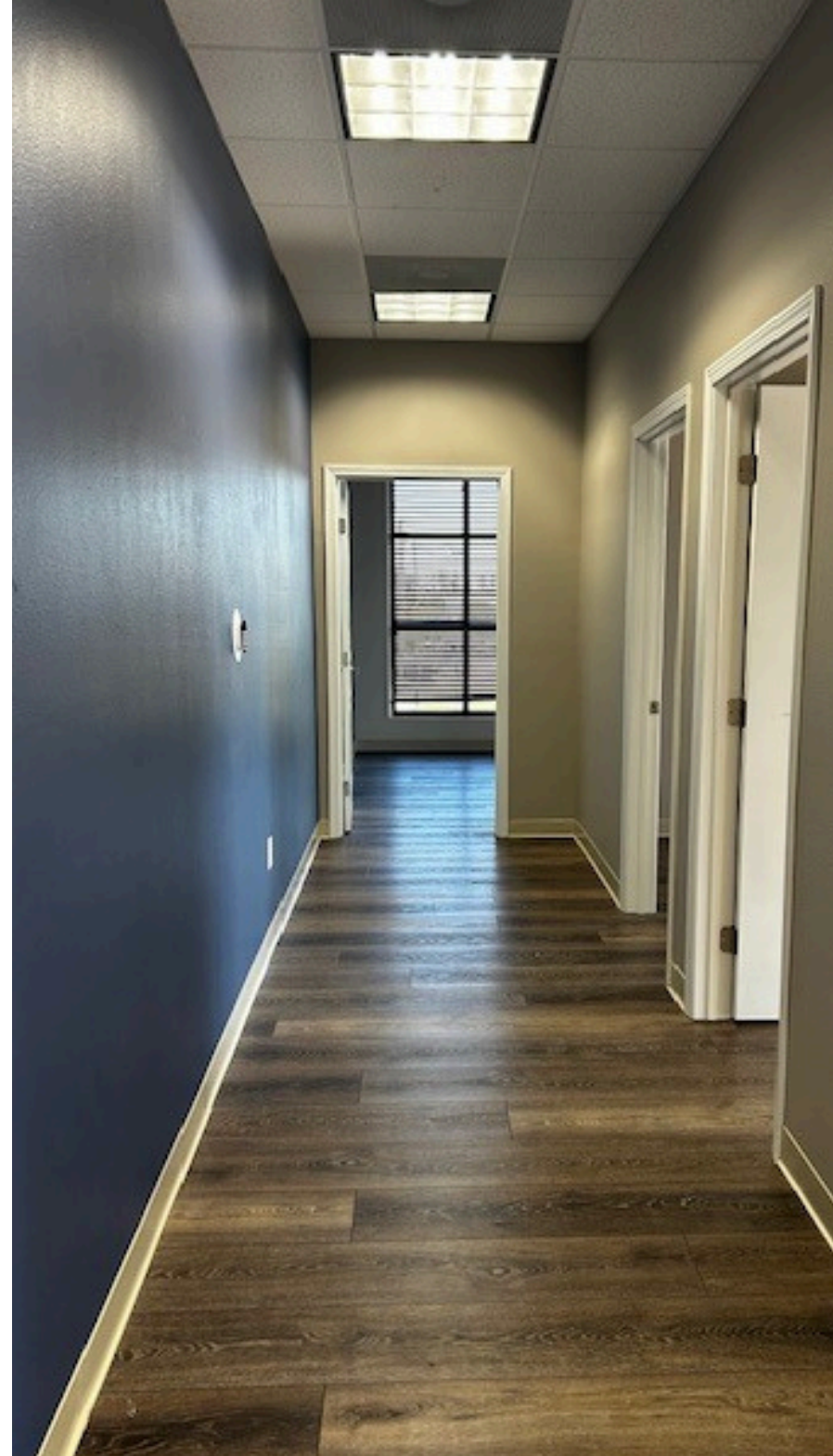


HIGHLIGHTS

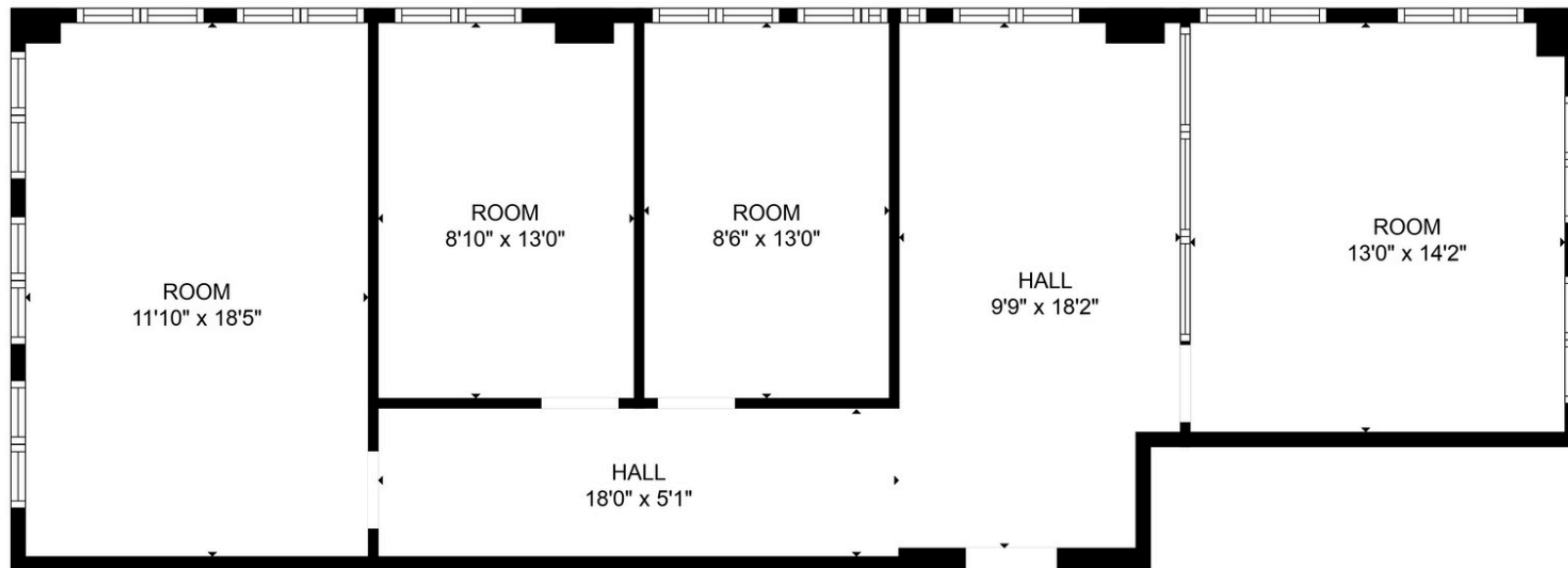
- Busy corner
- Newly painted
- Newly floored
- Well-visibility
- Strong traffic flow

02

FLOOR PLANS



FLOOR PLANS

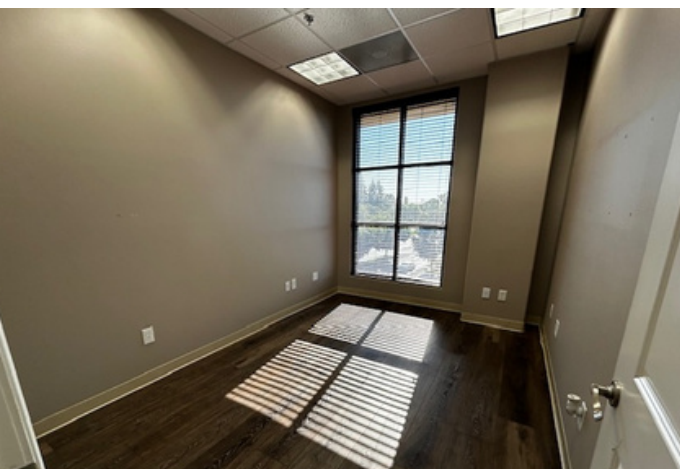
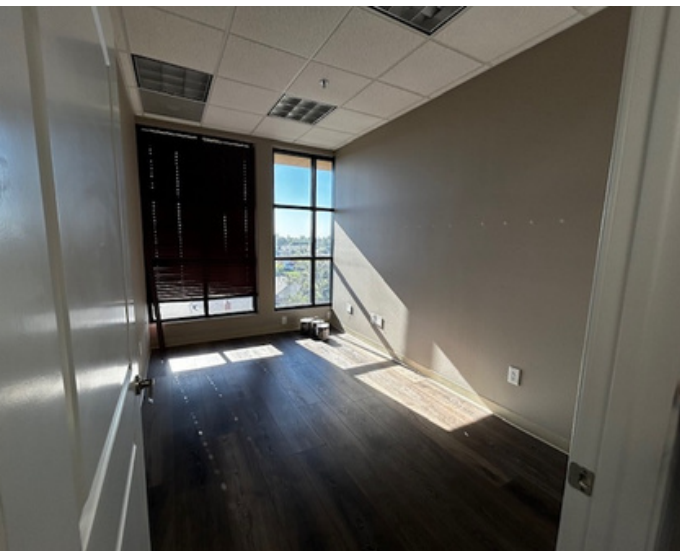


03

PROPERTY PHOTOS

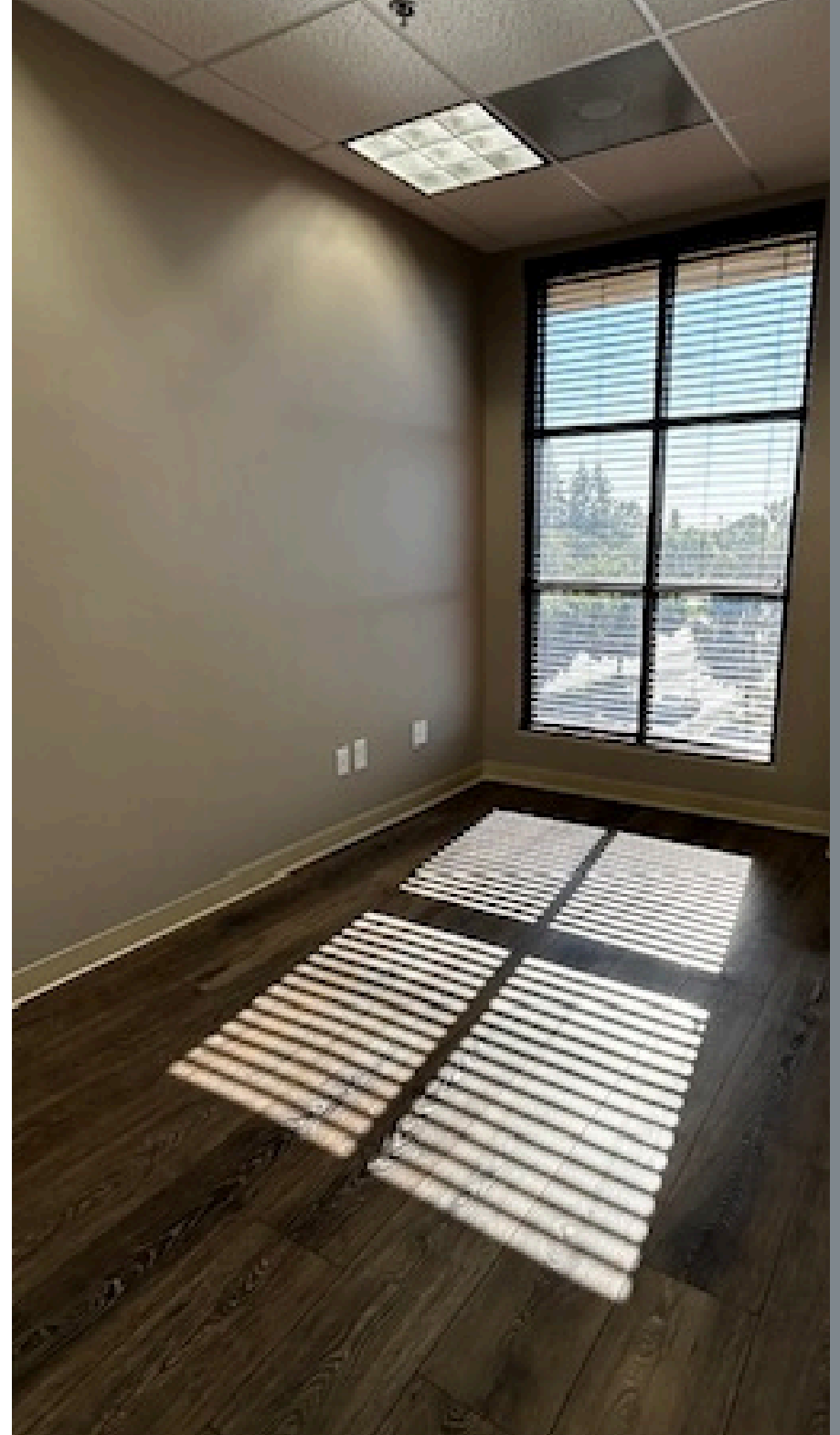


PROPERTY PHOTOS



04

AERIALS & MAPS



AERIAL





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