

AVAILABLE FOR LEASE  
OFFICE SPACE | 682± SF

3745 W. CALDWELL AVENUE  
VISALIA, CA

For information, please contact:

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**ZEEB**  
PEARSON COMMERCIAL

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**OFFICE:** 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

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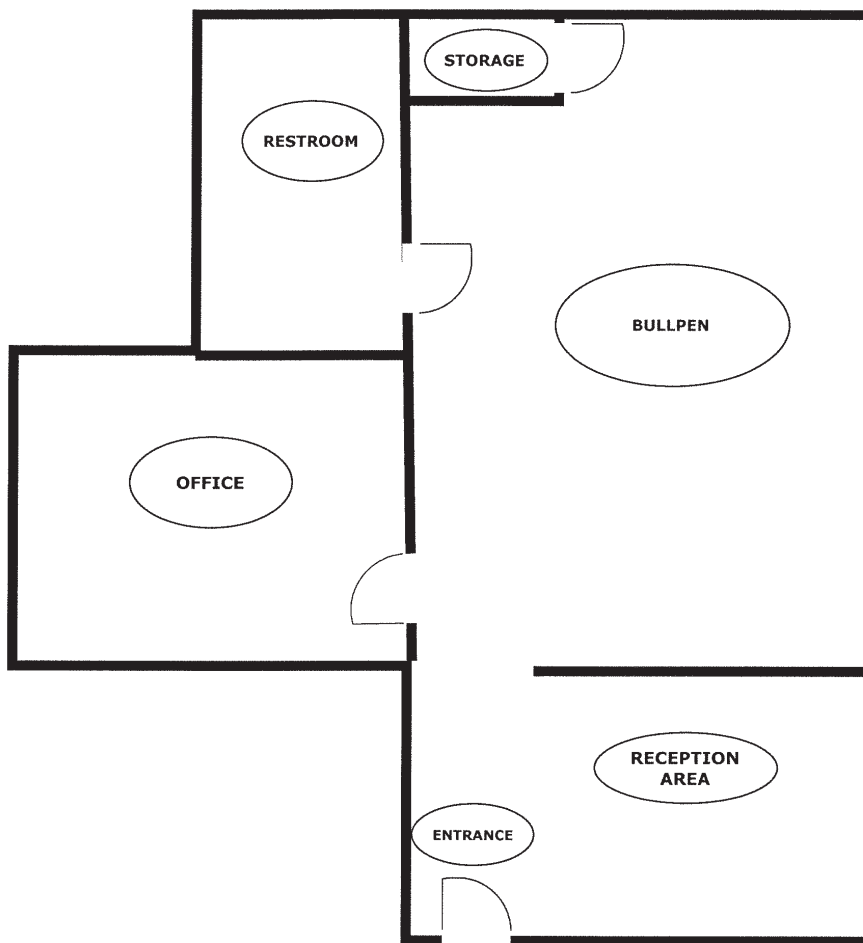
**Availability:** 682± SF  
**Property Type:** Office  
**Year Built:** 1972  
**Zoning:** C-MU (*Commercial Mixed Use*)  
**APN:** 119-340-007 (*Tulare County*)

#### PROPERTY DESCRIPTION

Great southwest Visalia multi-tenant office in a well maintained office complex. Hard to find smaller office with a reception area, bull pen, office, and private restroom.

#### HIGHLIGHTS

- Great Location
- Ample Parking
- Hard to Find Smaller Office
- Busy West Caldwell Avenue



**\$950** MONTHLY  
LEASE RATE

**MODIFIED GROSS**  
LEASE TYPE



**3745 W. CALDWELL AVENUE, SUITE E**  
VISALIA, CA

**PROPERTY**  
IMAGES





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