

647 EAST AVENUE | CHICO, CA

±1,746 SF Medical Office For Lease



±1,746 SF medical office located within a professional complex, previously operated as a surgical center. The space includes a waiting area with built-in reception, administrative workspace, two private offices, two exam rooms, and a central open work area. Separate patient and staff restrooms, a storage room, and an on-site backup generator support daily operations.

The property is situated in a well-maintained complex with a park-like setting. Convenient access is provided to Hwy 32 and Hwy 99. The surrounding area is characterized by compatible professional and medical uses.

- **\$1,995/mo | CAM estimated at \$200/mo**
- Reception area, offices, exam rooms, and open workspace
- Separate patient and staff restrooms with storage
- Well-maintained park-like setting near Hwy 32 and Hwy 99



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

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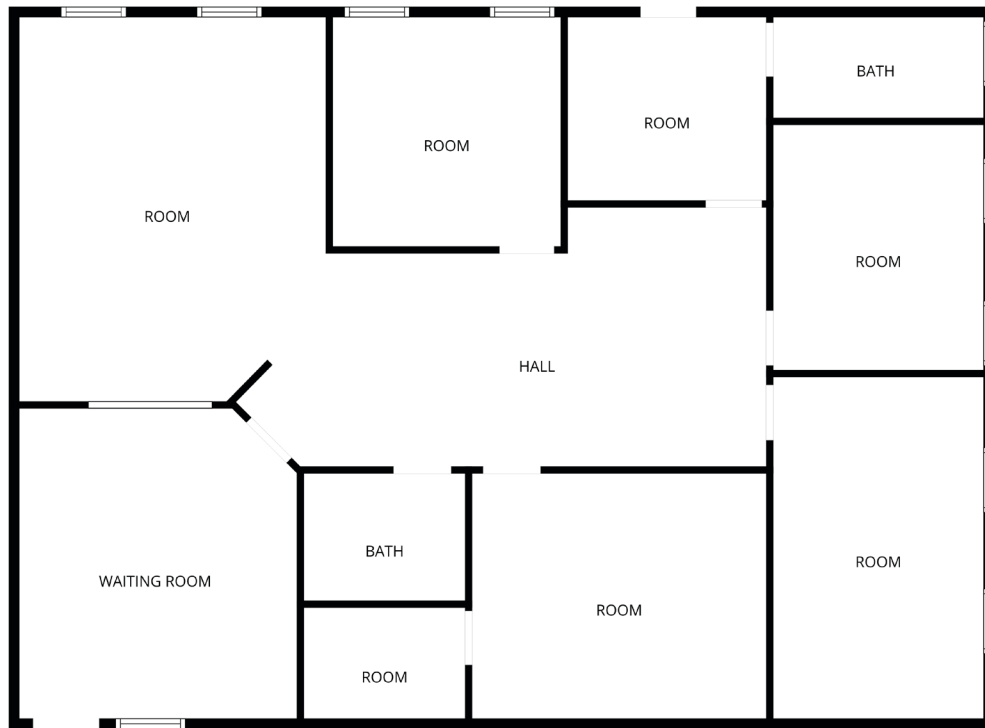
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FLOOR PLAN



ADDITIONAL PHOTOS



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