



108 E Mill Ave

108 E Mill Ave, Porterville, CA 93257



Dave Rotkin

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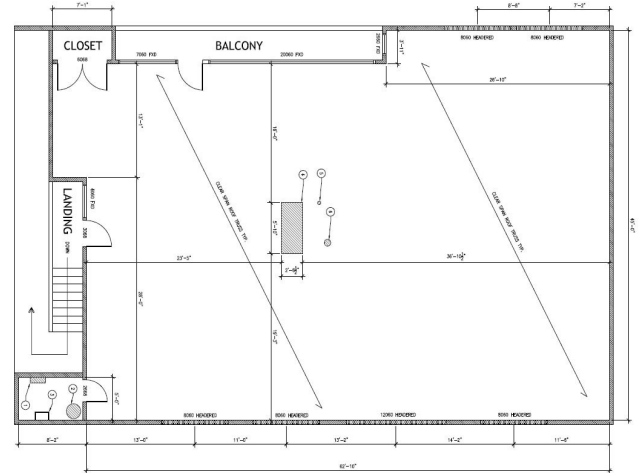


108 E Mill Ave

Upon Request

Design your ideal office at this prominent downtown Porterville building!...

- Design your ideal office with a view at this prominent downtown Porterville building!
- Second floor shell space can be easily built-out to your specs. Headers for add'l windows already in place, essentially clear-span space
- Features a large balcony and pre-installed window headers make bringing in a lot of natural light easy.
- Great exterior building signage possible on all 4 sides!



Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	6,670 SF
Year Built:	1982
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	Upon Request

2nd Floor Ste B

Space Available	2,900 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	5 Years

Design your ideal office with a view at this prominent downtown Porterville building!

Previously used for medical records storage, this approx. 2,900 SF second floor space is now available for your custom office buildout!

Well-located in downtown Porterville and with ample parking both on and off-site, this space can be easily built out into an attractive office for your business, law practice or any other legally permissible use (Please check with the City directly concerning your particular intended use).

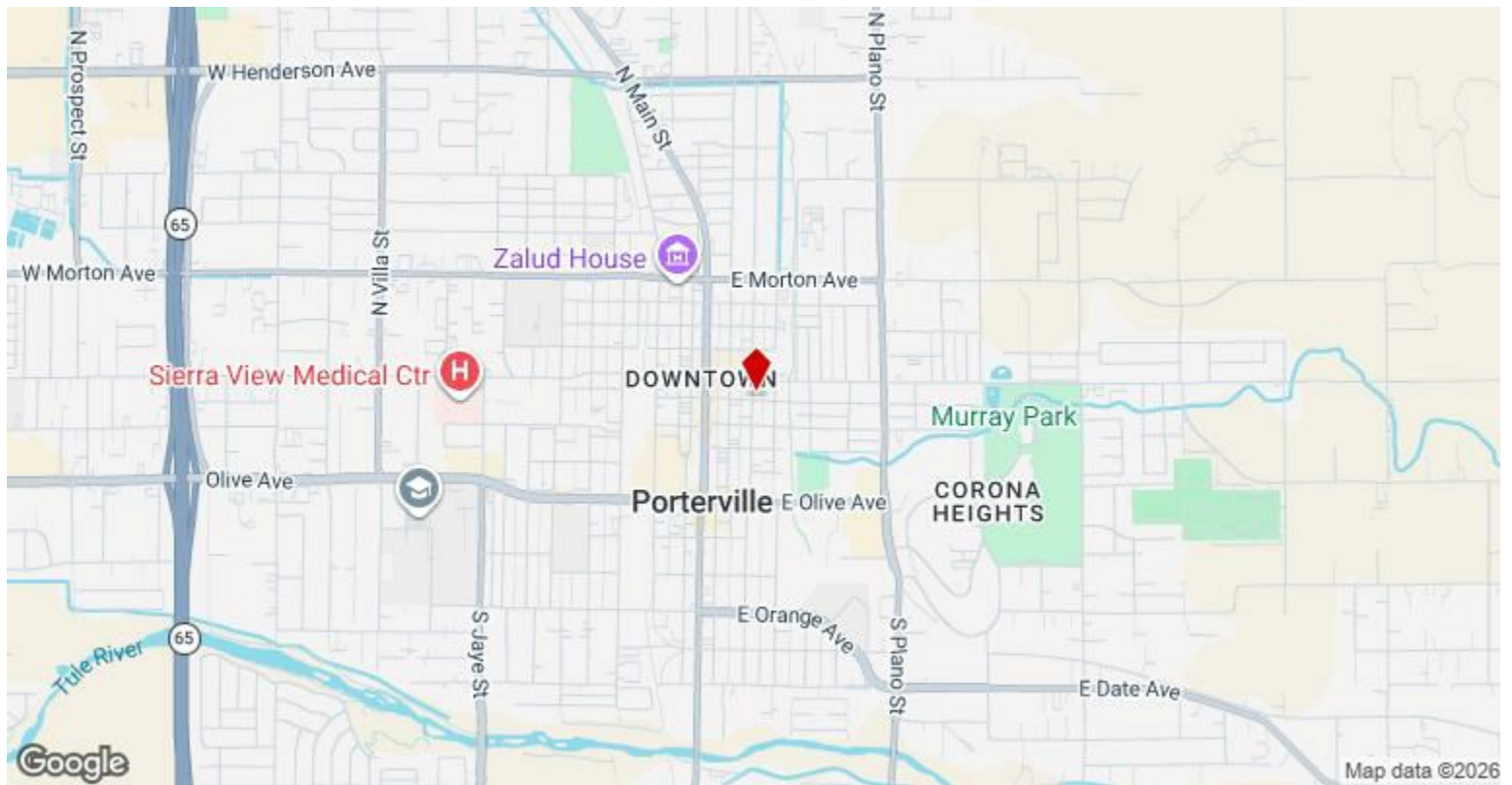
Lessor will consider a build-to-suit or a meaningful tenant improvement contribution depending on other lease terms.

- Great building signage possible on all sides!
- The second floor is currently served by stairs; lessor will consider installing an elevator for ADA access, if required.

*** Available for showing now. Please do not disturb ground floor tenant ***

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Kingsview	-	October 2023



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Property Photos



Property Photos



Property Photos

