

## MADERA OUTPATIENT CLINIC



**720 NORTH I STREET, MADERA, CA 93637**

Meridian's client desired a location in the city of Madera, California. Meridian identified an existing, ± 18,600 SF pad located within the Missions Business Park, an ideal location sitting at the hub of the city with easy freeway access. The pad was listed at an extremely attractive price and many of the existing entitlements met the needs of a medical office building. Meridian purchased the building with the intent to develop an 8,700 SF outpatient clinic for its client. As its name suggests, the Missions Business Park boasts a "Mission Revival" architectural style which Meridian needed to match in order to gain development approval from the City. Meridian was up for the challenge and built a beautiful clinic that fit in perfectly with the surrounding aesthetic. The price of the pad and the quick entitlement process allowed Meridian to deliver the new outpatient clinic in just over 7-months from close of escrow.

**Client Driven Real Estate Solutions**