

## MERIDIAN PROFESSIONAL CENTER, HANFORD



### 457 GREENFIELD AVENUE, HANFORD, CA 93230

*Meridian develops two-building, 13,700 SF medical office complex in Hanford, CA*

Meridian identified a vacant, 1.44-acre site located on Greenfield Avenue at the heart of the City of Hanford, California. The site sat across the street from the former Hanford Community Medical Center, operated by Adventist Health, a 60-bed acute care community hospital serving Kings and Tulare Counties. Upon researching the market, Meridian found that the area needed more medical space. Market vacancy was sub 5%, the pipeline of new product was almost non-existent, and absorption had been positive for the preceding 5-years. Meridian purchased the site with the intent to construct a two-building development entitled for medical office use.

Meridian successfully completed ground-up construction of two Type V, fully sprinklered buildings totaling 13,700 SF. The design included deep soffits over the generous window line to help reduce direct sunlight and heat that can occur during the summer months in the Central Valley. The project featured ample parking that exceeded the City's requirements and was situated near both Hanford's retail amenities and residential communities, making it ideal for healthcare providers wanting a location that was easy and convenient for patients. Meridian offered the buildings for sale and for lease, and both buildings were purchased, making this another successful development project for Meridian.

# Client Driven Real Estate Solutions