



# For Lease

1315 Van Ness Avenue  
Fresno, California

## Property Highlights

- Easy access to all freeways
- Upscale interior improvements throughout
- Walking distance to Fulton Street, courthouse and other amenities
- Up to approximately 1,240 SF - 4,125 SF available
- Many allowable uses
- High visibility building signage available



Accelerating success.

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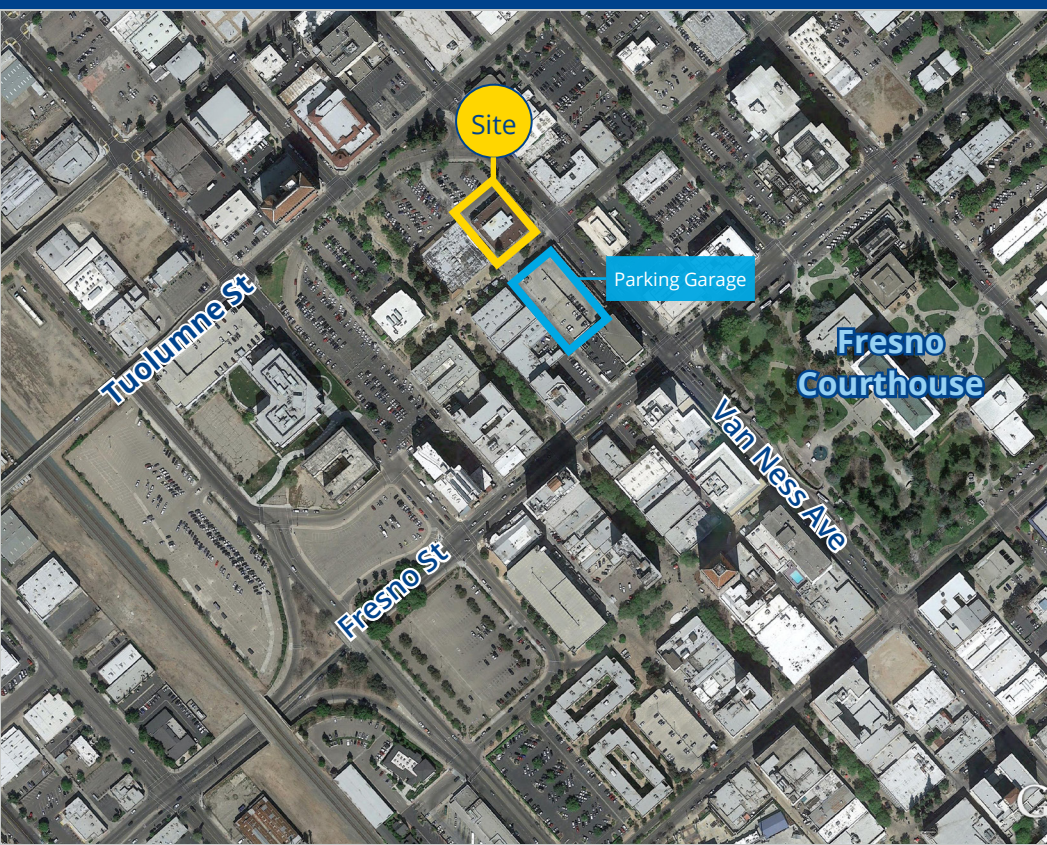
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In the Heart of the  
Downtown Area and  
Fulton Street Corridor



## Property Summary

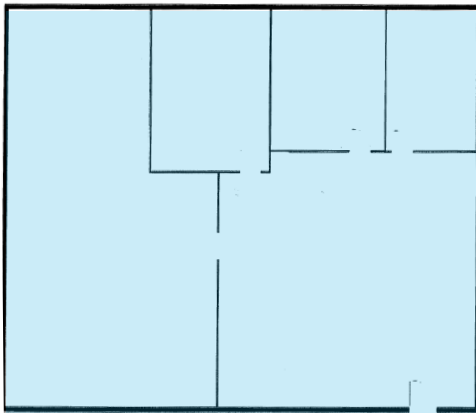
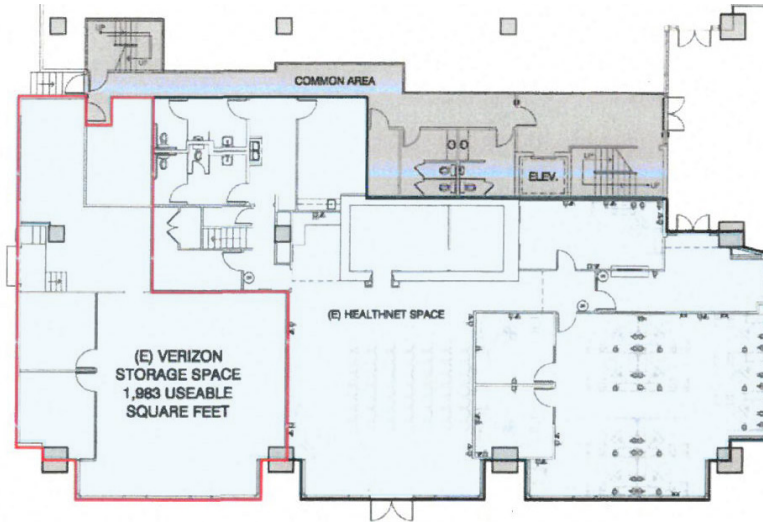
Location	1315 Van Ness Avenue, Fresno, CA
Available Space	<p><b>Suite 100</b> 1,240 SF</p> <p><b>Suite 102</b> 4,125 SF (Demisable 1,500 - 4,125 SF)</p> <p><b>Suite 203</b> 2,210 SF</p>
Signage	Building and monument signage available
Lease Rate	\$1.20 PSF, modified gross. Tenant responsible for premises janitorial, and \$0.17 psf for gas and electricity.
Parking	Large city owned parking garage to the south and large lot next to CVS. Monthly parking available through ACE Parking 559-264-2425.
Notes	High visibility downtown office/retail space located in newly remodeled Fulton Street District. Easy access to freeways.

## Comments

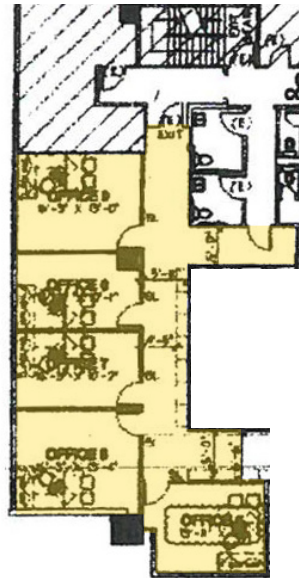
Quality downtown office/retail space located in the heart of Downtown. Located right next to the newly opened and pedestrian friendly Fulton Street retail zone. Large glass windows and highly visible building signage make this property ideal for an office or retail user who wants exposure in the Fulton Street district. Beautiful new sidewalks and public art make this property ideal for a business that wants an urban setting with economical rent.

# Floor Plans

**Suite 102**  
4,125 SF



**Suite 100**  
1,240 SF



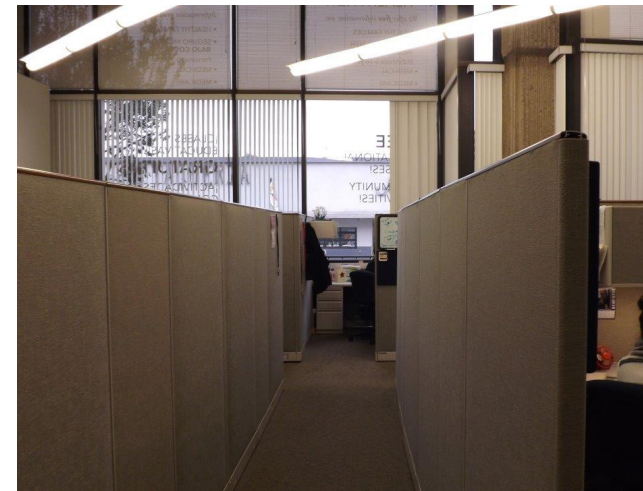
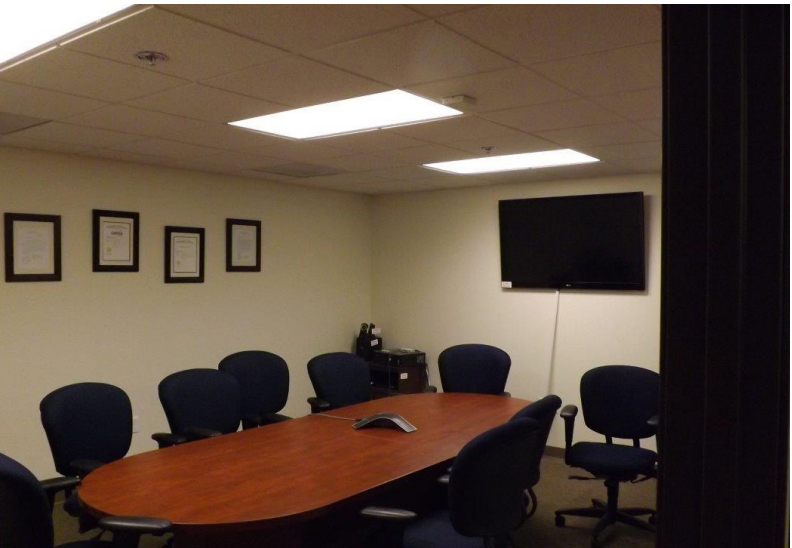
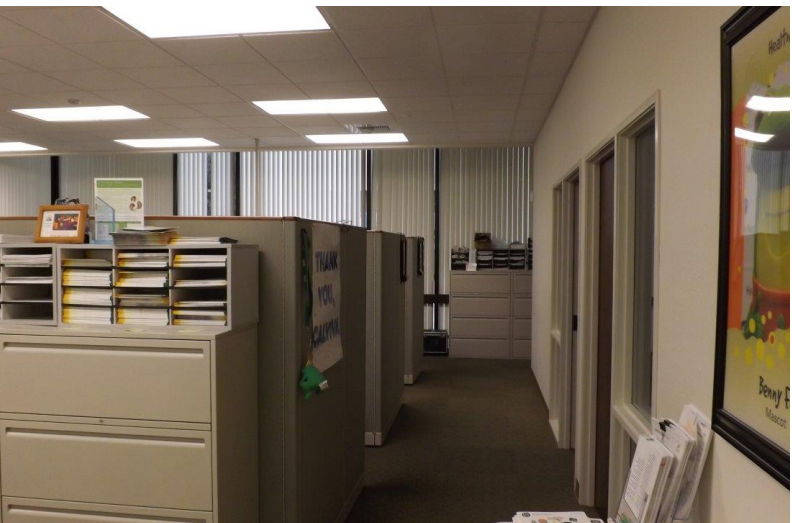
**Suite 203**  
2,210 SF



## Available

- Suite 100 - 1,240 SF
- Suite 102 - 4,125 SF (demisable 1,500 - 4,125 SF)
- Suite 203 - 4,965 SF

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Fresno, California





1315 Van Ness Avenue





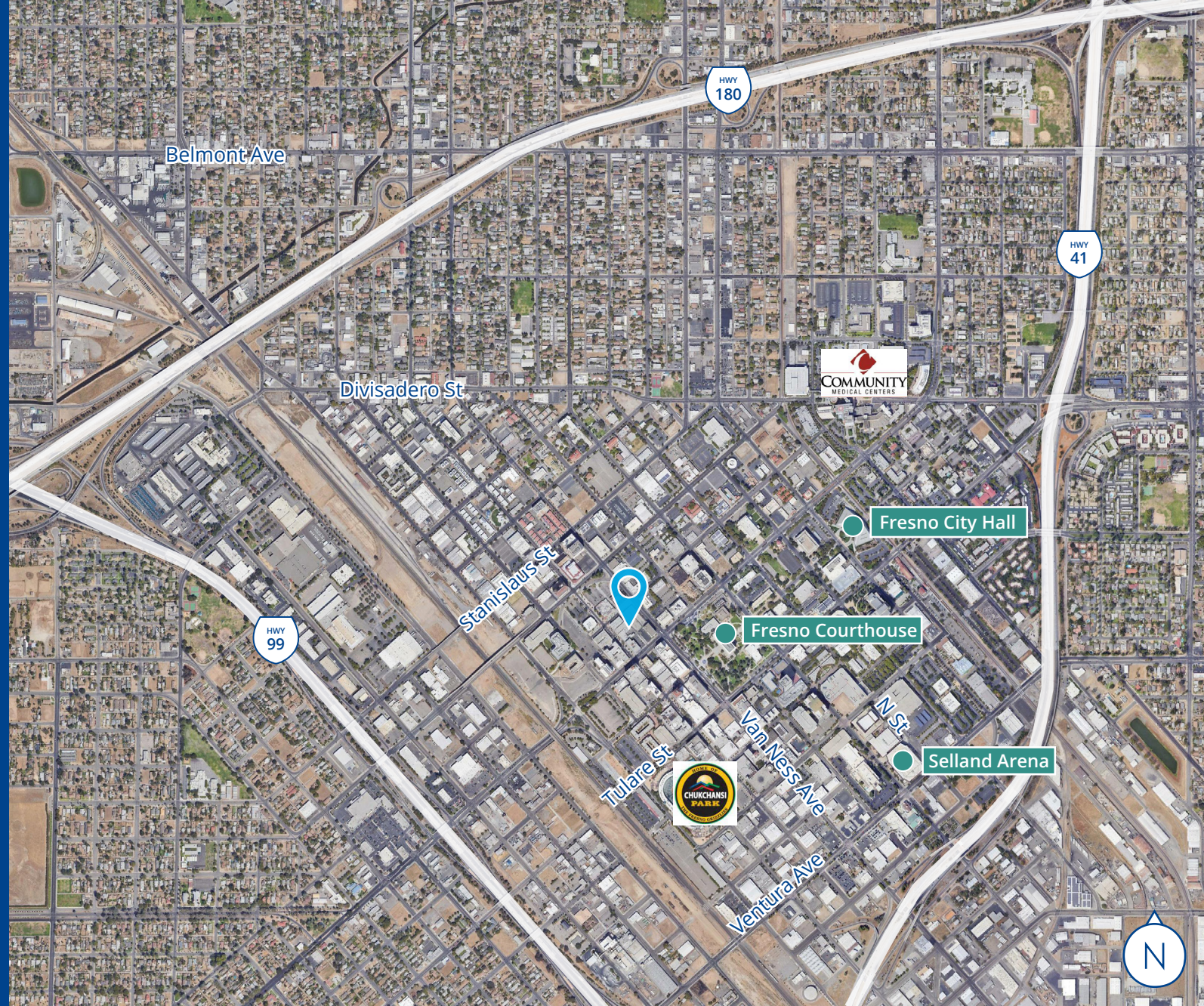
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