

2115 Kern Street • Fresno, California

NEC Van Ness Avenue



# AVAILABLE FOR LEASE

*"The Exchange Place" - Approximately ±770 - 5,957 Square Feet*

- Parking Available
- Great Freeway Access - 2 blocks to Highway 99 on/off ramps
- Easy walk to Federal, State and County Courthouses, Family Court Services, Hotels, Restaurants, and Banks



## ROBERT ELLIS LEASING AND INVESTMENT, INC.

**ROBERT ELLIS**  
PHONE: 559/228-8900  
DRE LICENSE #00870649

**MITCH WEIBERT**  
PHONE: 559/355-0841  
DRE LICENSE #02198339

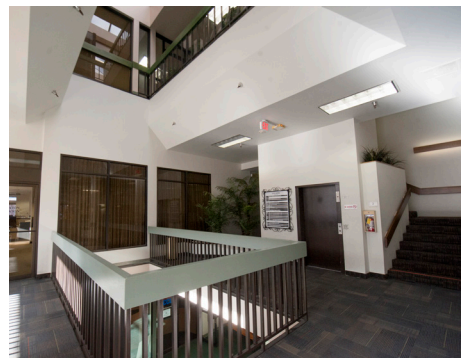
7502 NORTH COLONIAL AVENUE, SUITE 101 • FRESNO, CALIFORNIA 93711  
rellis@reli1.com • mweibert@reli1.com • www.reli1.com

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# PROPERTY INFORMATION

- Location:** Centrally located in Downtown Fresno at the northeast corner of Kern Street and Van Ness Avenue. Easy access to Highway 99.
- Description:** Downtown Fresno four story multi-tenant office and warehouse building. Office improvements consist of large common lobby area, reception area, conference room and private offices. Fire sprinklers throughout space. Flexible floor plan that can be modified to accommodate many types of uses. Downtown Fresno location allows for convenient access to many state and local agency offices, court houses and non-profit offices.
- Space Available:**
- 1st Floor Suite 100: Approximately ± 5,957 SF (\$1.50/SF) - \$8,935/mo.  
Includes new flooring and paint throughout. 10 private offices, hard corner, private/public reception. High ceiling, lots of windows, built in kitchen, storage, & semi private offices.
- 1st Floor Suite 101A: Approximately ± 1,155 SF (\$1.50/SF) - \$1,735/mo.  
3 private offices & storage  
All square footages include pro rata share of common areas
- Mezzanine Suite 103M: Approximately ± 770 SF (\$1.35/SF) - \$1,040/mo.  
2 private offices & reception
- All square footages include pro rata share of common areas
- Type of Lease:** Full Service - All normal utilities included, tenant to pay for janitorial - For Lease Space Only. Landlord pays Common Area Janitorial.
- Terms:** Term of Lease - Negotiable
- Zoning:** C-4 - Professional Office Use



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# FLOOR PLAN - FIRST FLOOR

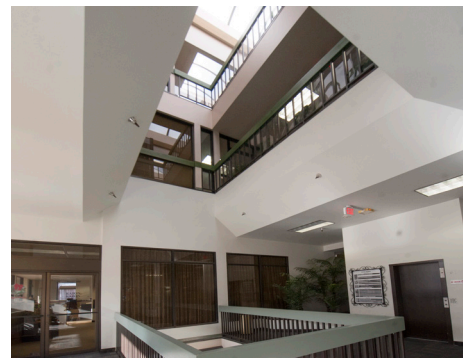
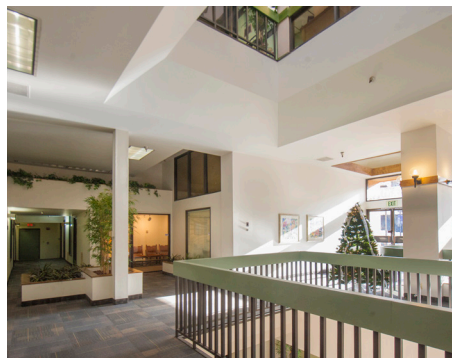


Suite 100  
Approximately  
± 5,957 SF  
\$8,935/mo (\$1.50/SF)

Suite 101A  
Approximately  
± 1,155 SF  
\$1,735/mo (\$1.50/SF)  
Includes PG&E



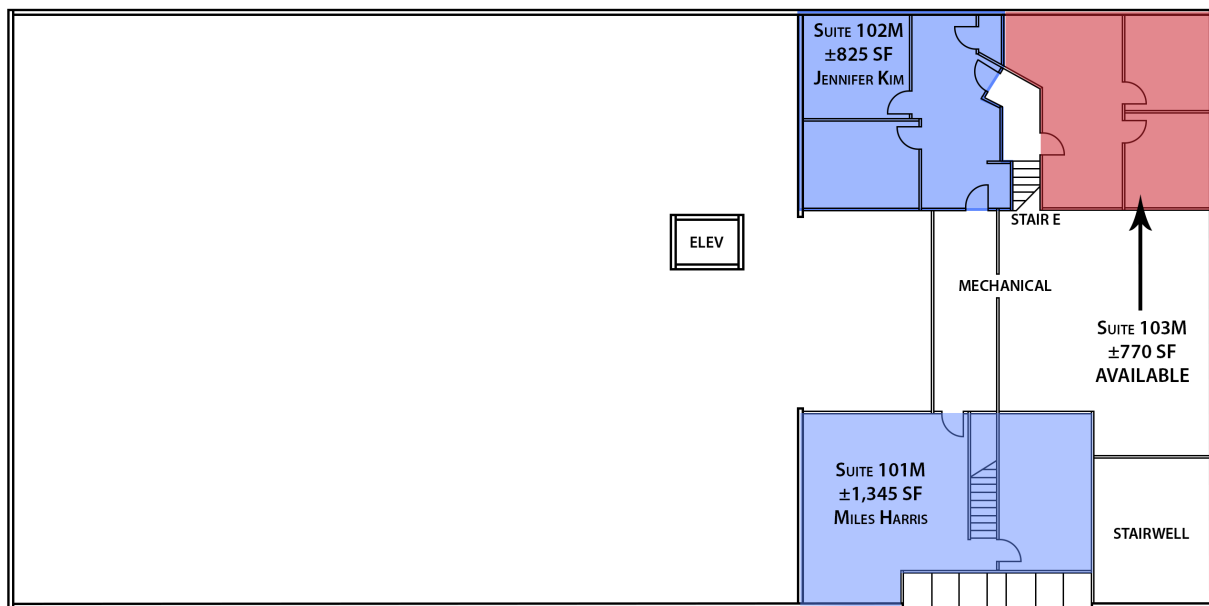
On Site Conference Facility



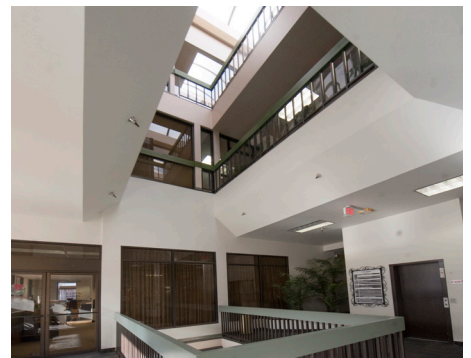
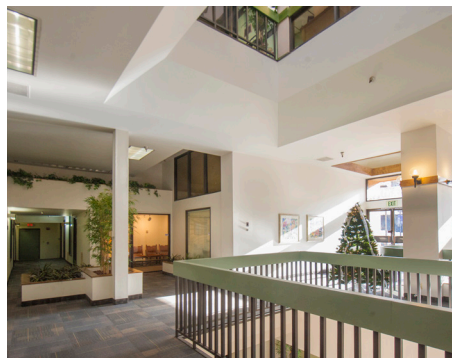
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# FLOOR PLAN - MEZZANINE



On Site Conference Facility



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# LOCATION AERIAL

