

FOR LEASE > OFFICE SPACE

# 160 N. L Street

TULARE, CALIFORNIA



## PROFESSIONAL OFFICE SPACE



### *Property Summary*

Very nice, clean, move in ready office building located in Downtown Tulare Central District. This property offers newer, high-end improvements with high visibility on a hard corner. Building and window signage is available. Walking distance to the Tower Square, Zumwalt Park, the District Attorney's office, City Hall and other amenities and eateries. Space can be demised to accommodate smaller square foot users.

# Property Summary

Freestanding 8,865 square foot building on .35 acre lot, with 6,465 square feet on the ground floor and 2,400 square feet on the second floor. Owner willing to install an elevator under the right term, tenant and conditions. Second floor has its own private access.

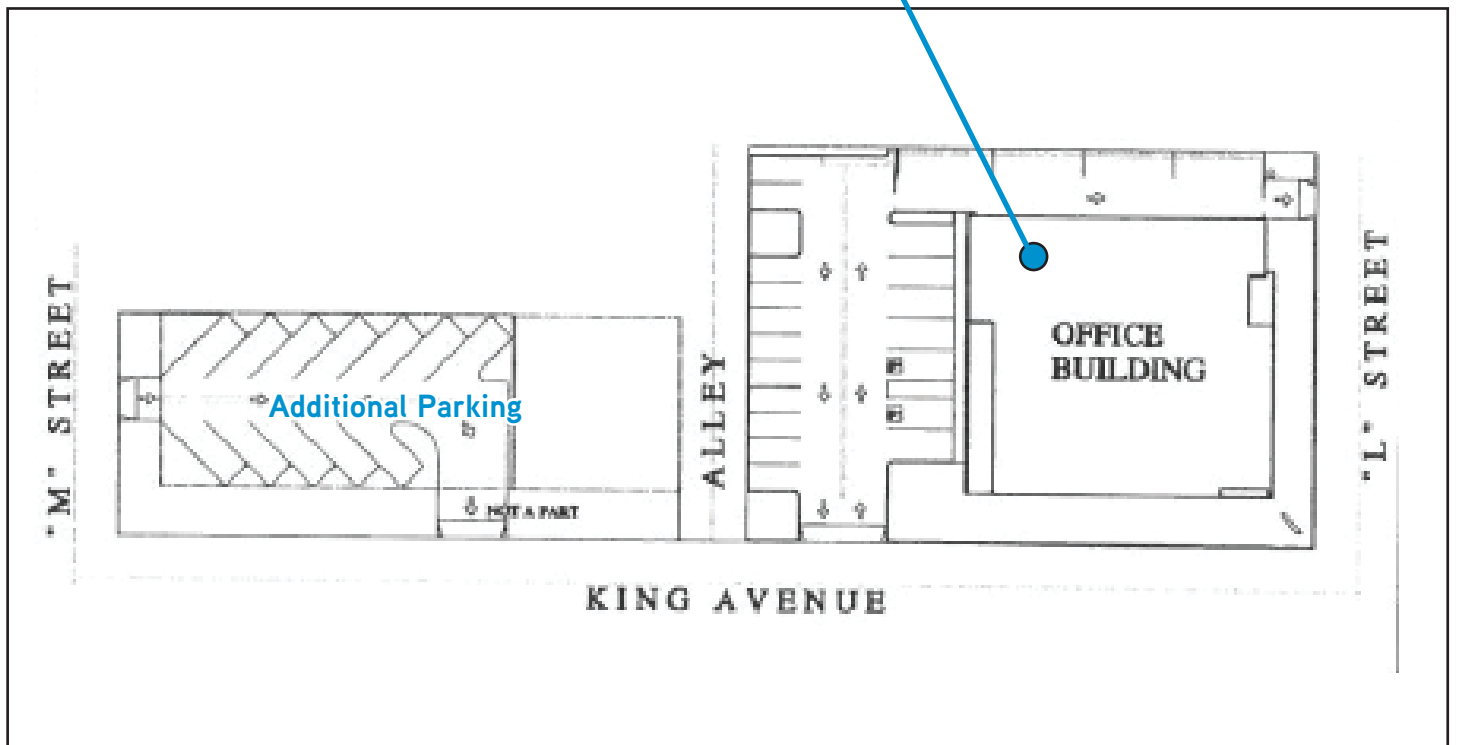
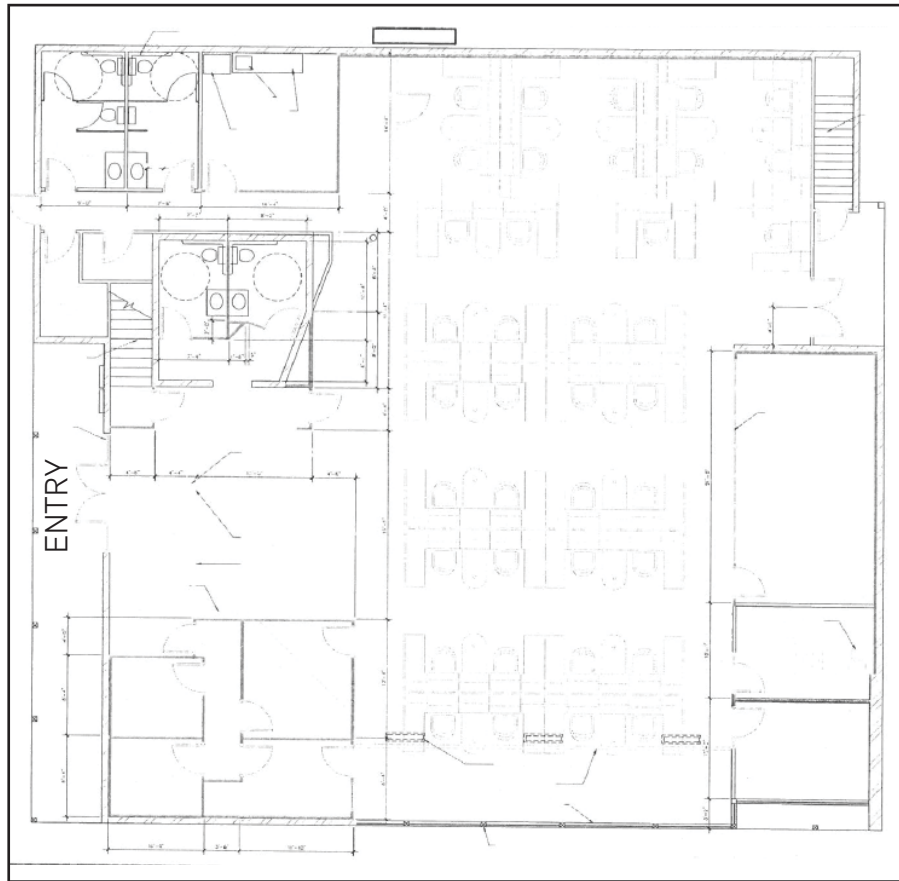
- › Lease Rate: \$1.00 PSF, Modified Gross
- › Tenant Improvements: Negotiable
- › Term: 3+ year lease minimum
- › Large, new, double pane windows
- › Space Available: 1,500 - 8,865 square feet
- › Large open floor plan with some perimeter offices, conference rooms and training rooms.
- › Space is divisible to accommodate smaller square foot users.



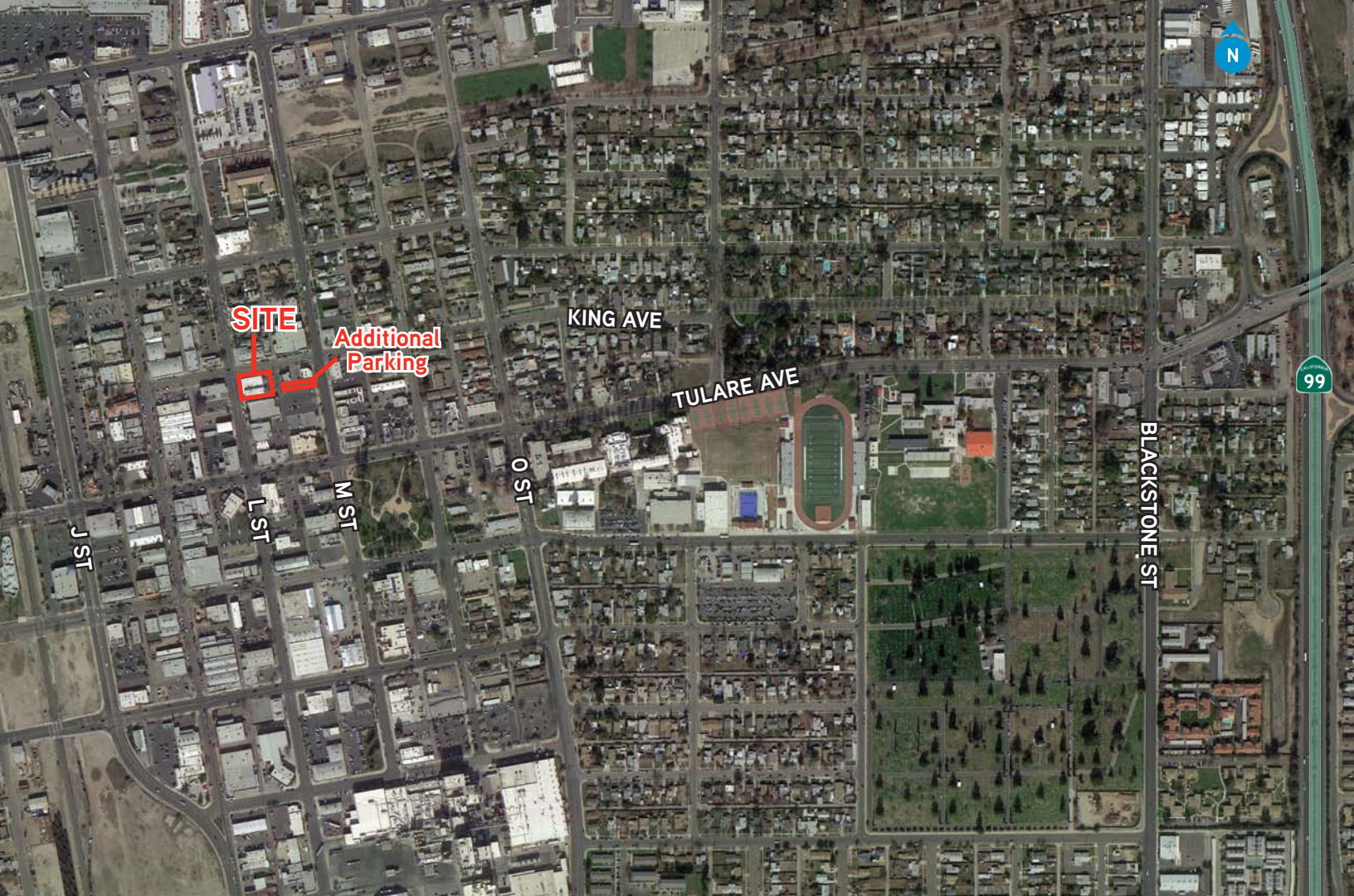
# Floor & Site Plan

PARKING

ENTRY







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