

Downtown Office Space For Lease

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1315 Van Ness Avenue Fresno, California

Quality downtown office/retail space located in the heart of Fulton Street. 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.

FOR LEASE > 1315 Van Ness Avenue

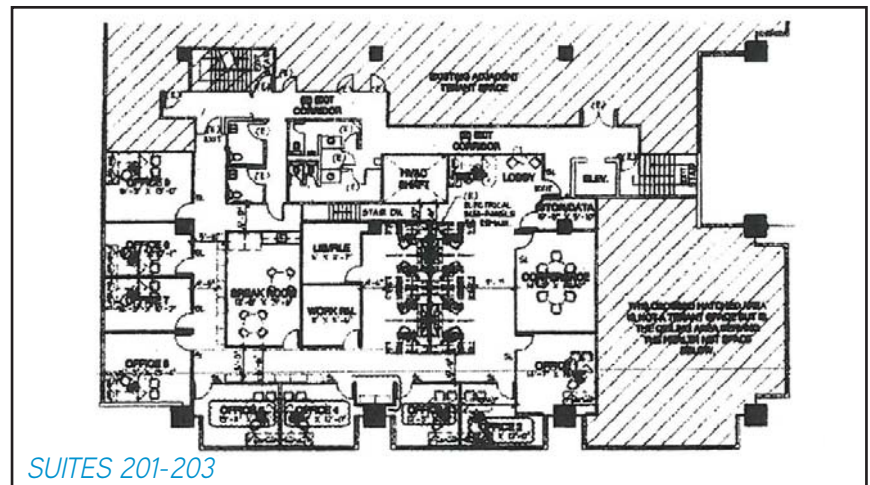
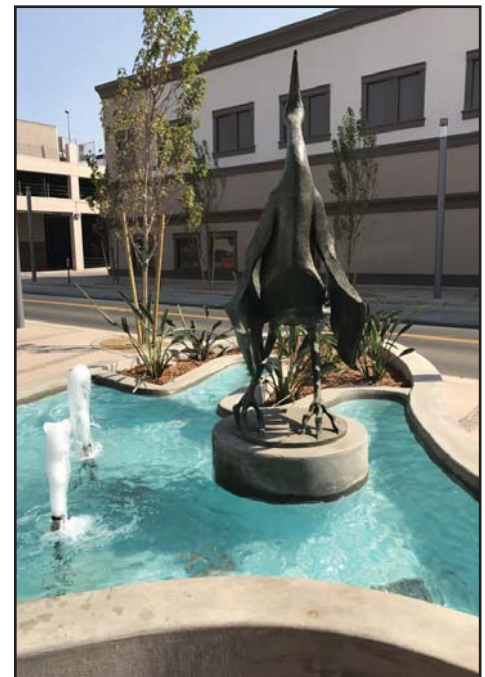
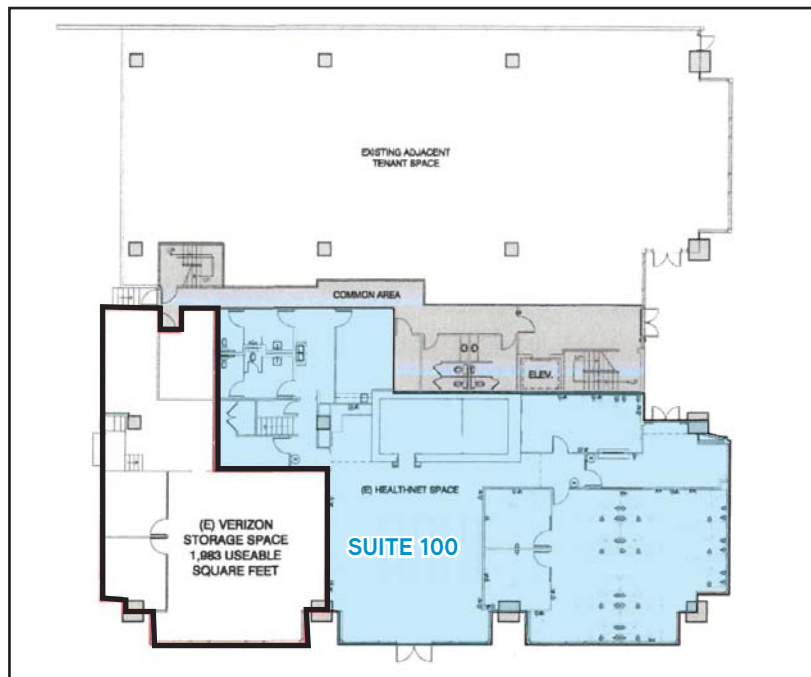
BUILDING AMENITIES

- > High Visibility Downtown Office /Retail Space
- > Building Monument, and Fascia Signage Available
- > Large Parking Garage next Door
- > Located in newly remodeled Fulton Street District
- > Easy Access to Freeways

AVAILABILITY

Suite	Available	Rate (per SF)
100	4,125 SF	\$1.20 PSF, Modified Gross, includes utilities. Tenant responsible for Janitorial
201 & 203	4,965SF	\$1.20 PSF, Modified Gross, includes utilities. Tenant responsible for Janitorial

FLOOR PLANS



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PROPERTY PHOTOS



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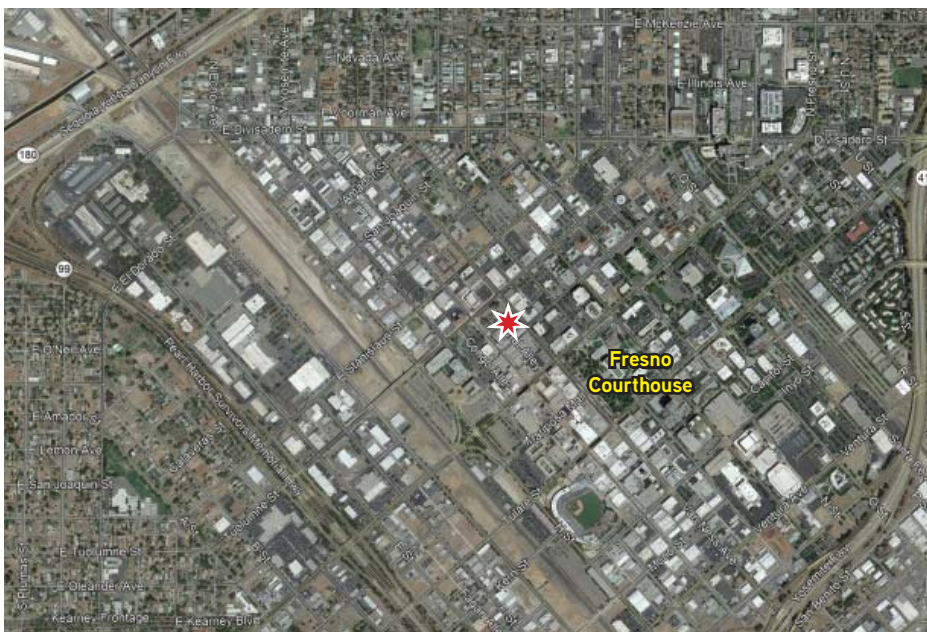


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