

# FOR LEASE

1315 Van Ness Avenue // Fresno, California



In the Heart of  
the Downtown  
Area and Fulton  
Street Corridor

- *Easy Access to all Freeways*
- *Upscale Interior Improvements Throughout*
- *Walking Distance to Fulton Street, Courthouse and other amenities*
- *Up to Approx. 9,000 SF Available*
- *Many allowable uses*
- *High Visibility Building Signage available*

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## PROPERTY SUMMARY

Location	1315 Van Ness Avenue, Fresno, California
Available Space:	Suite 100 - 4,125 SF Suites 201 & 203 - 4,965 SF
Signage:	Building and monument signage available
Lease Rate:	\$1.20 PSF, modified gross (includes utilities). Tenant responsible for premises janitorial.
Parking:	Large parking garage next door
Notes:	High visibility downtown office/retail space located in newly remodeled Fulton Street District. Easy access to freeways.

## STREET MAP



## 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.

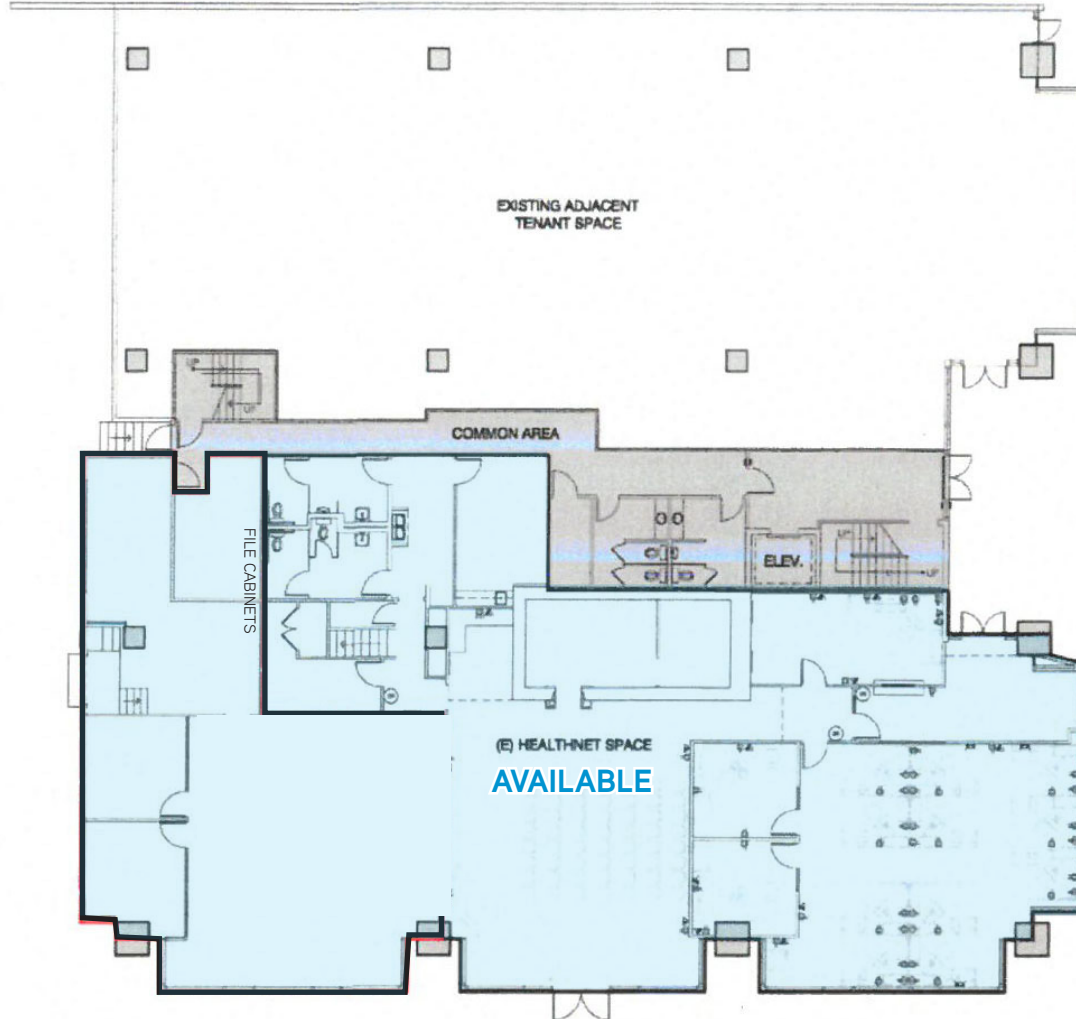


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## FLOOR PLAN

### SUITE 100



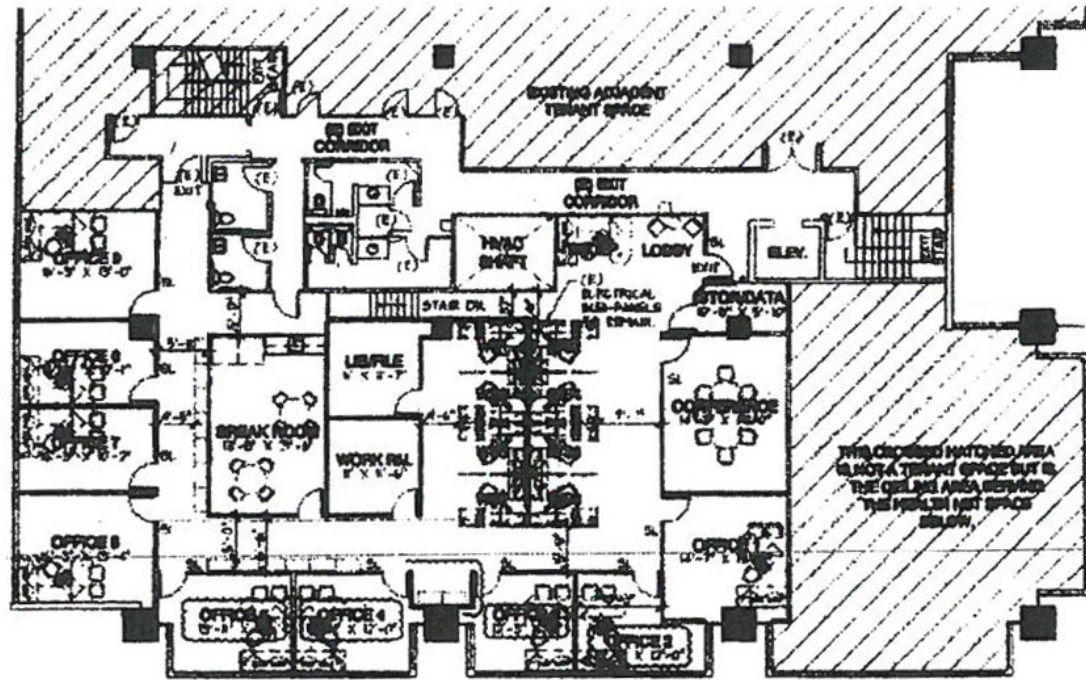


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## FLOOR PLAN

SUITES 201-203





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