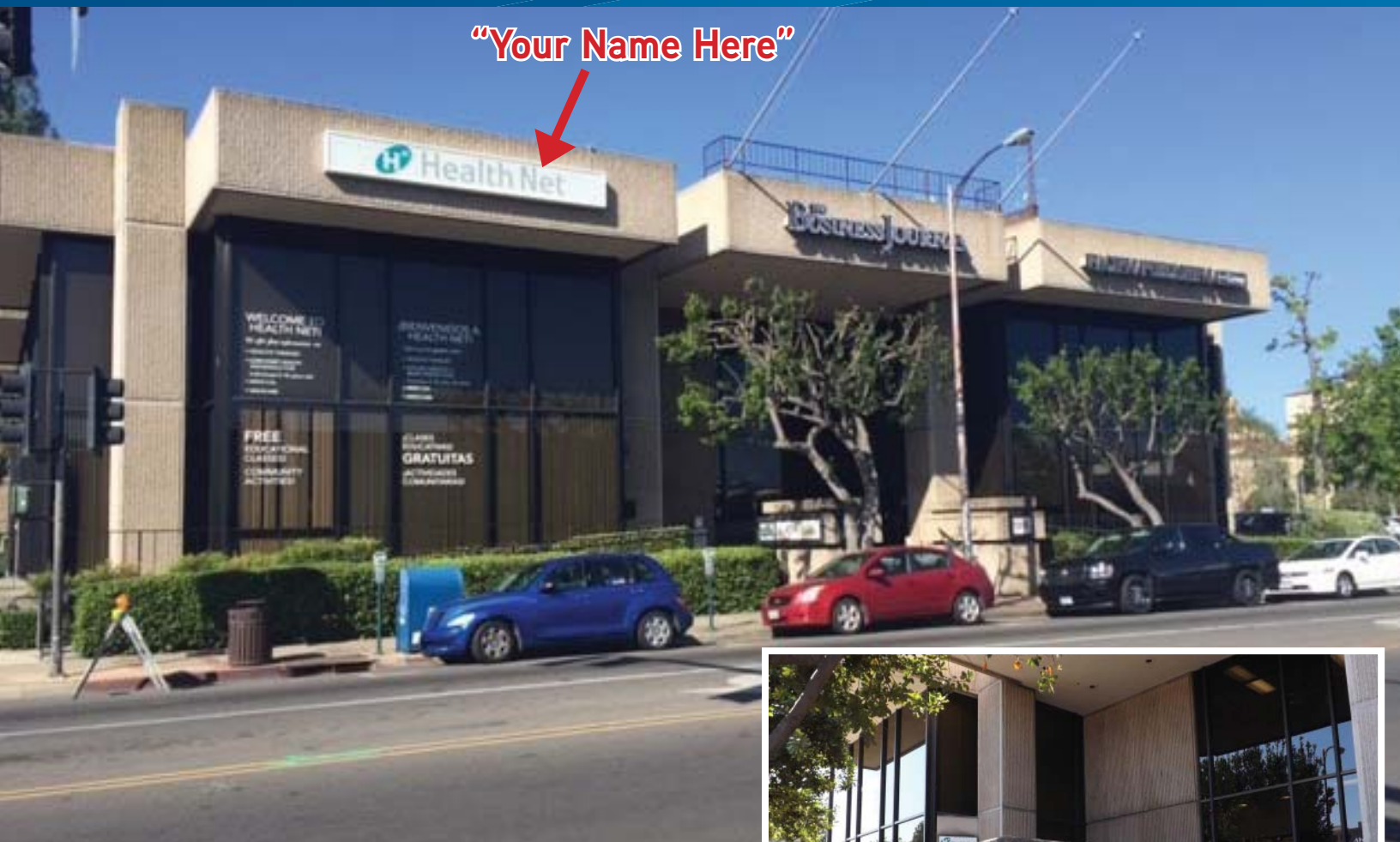


FOR LEASE > DOWNTOWN OFFICE SPACE



# 1315 Van Ness Avenue

FRESNO, CA



## For Lease > Office Space

Quality downtown office space. Able to accommodate up to a 10,000 square foot user. Economical rent.

## Building Amenities

- > High Visibility Downtown Office Space!
- > Building Monument, and Fascia Signage Available
- > Large Parking Garage next Door
- > Available: Suite 100 - 4,125 SF  
Suite 101 - 1,240 SF - Former Law Office  
Suite 102 - 1,983 SF  
Suite 201 and 203 - 4,965 SF
- > Asking Rent: \$1.20 psf, Modified Gross, includes utilities. Tenant responsible for janitorial



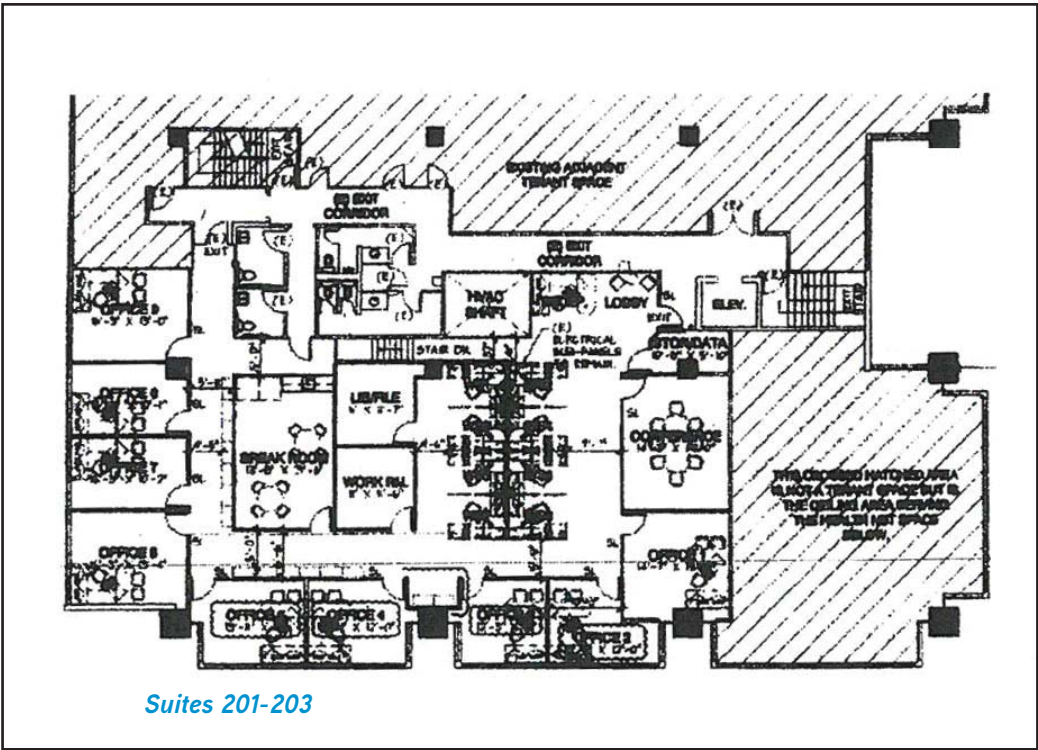
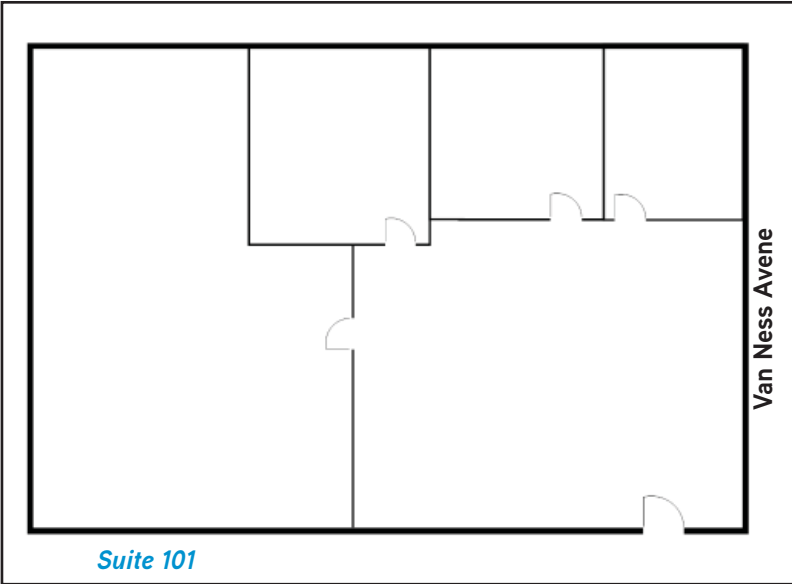
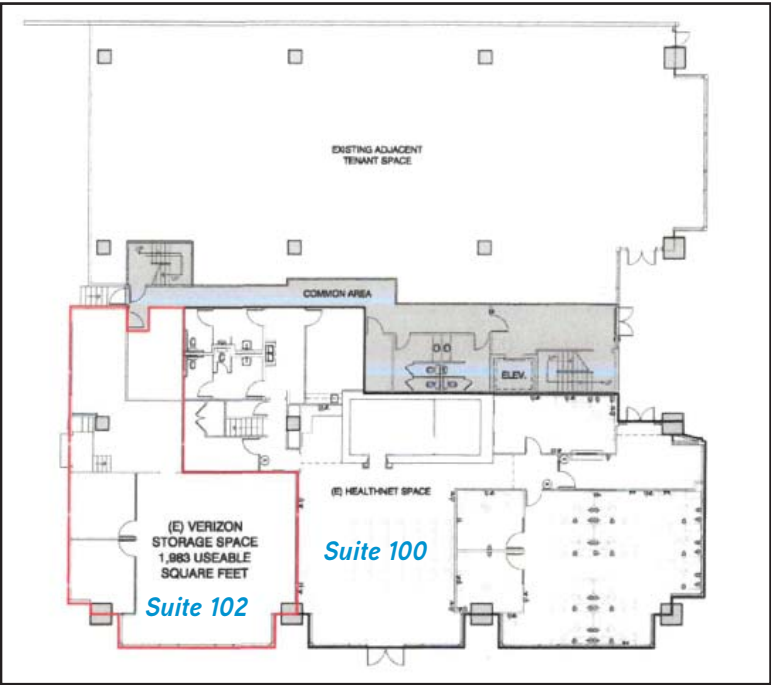
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# 1315 Van Ness Avenue > Floor Plans

FRESNO, CALIFORNIA



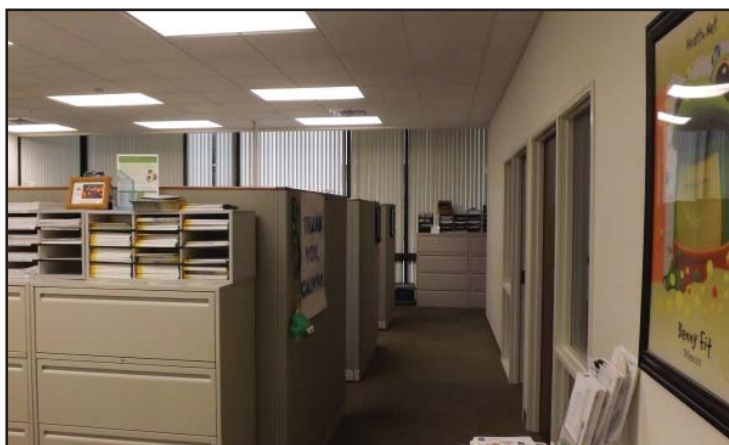
Floor Plan Not to Scale

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# 1315 Van Ness Avenue > Photos

FRESNO, CALIFORNIA



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# 1315 Van Ness Avenue > Aerial

FRESNO, CALIFORNIA



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