

FULL COMMISSION
2115 Kern Street • Fresno, California
NEC Van Ness Avenue *RENT REDUCED!!*



AVAILABLE FOR LEASE

“The Exchange Place” - Approximately ±825 - 5,015 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

AS LOW AS \$.65/SF In The First Year! Full Service



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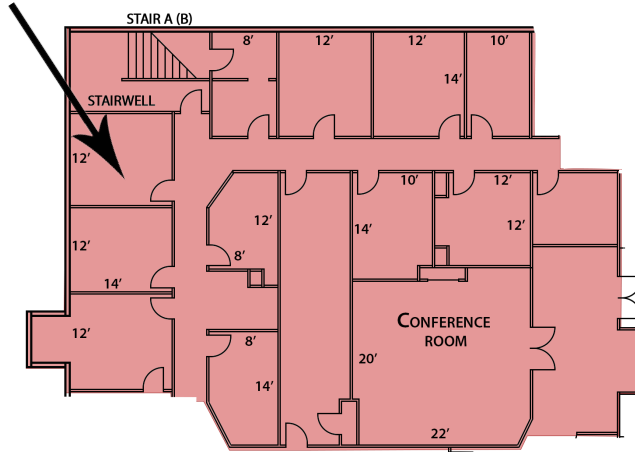
PROPERTY INFORMATION

- 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:** Mezzanine Suite 102M: Approximately ± 825 SF - 2 Private Offices
Suite 1: Approximately ± 5,015 SF **(\$.69/SF)*** - 10 Private / Large Conference Room
Can Split to ± 4,045 SF or individual suites on a month to month basis.
***Special rate in the first year!! Full Service!!**
- 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
- Parking:** Available Parking - (covered & uncovered)
Across the Street - City of Fresno garage & surface parking lots

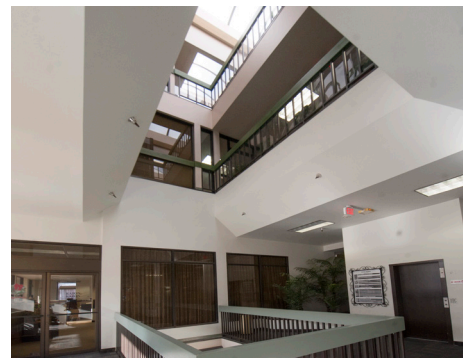
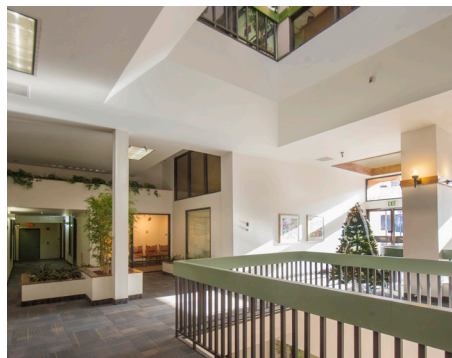
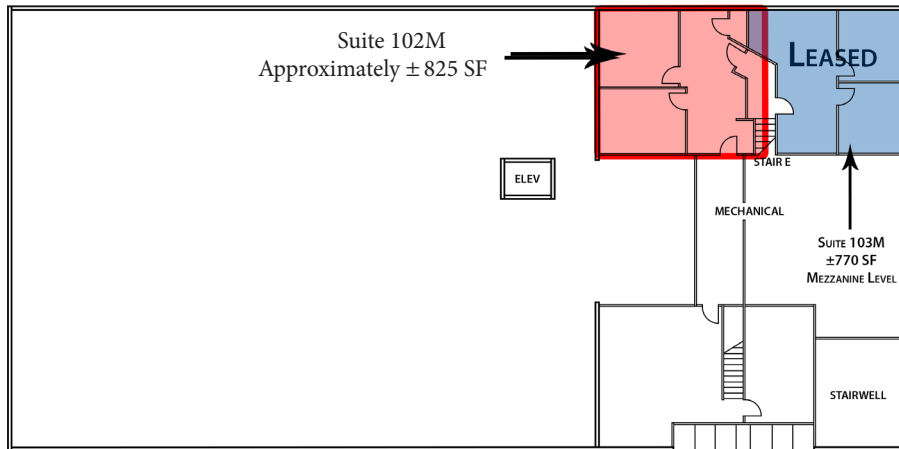


FLOOR PLAN

Suite 1
Approximately ± 5,015 SF



Suite 102M
Approximately ± 825 SF



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LOCATION AERIAL

