

**For Lease**

*UNITED WAY OFFICE BUILDING*

*4949 E. CESAR CHAVEZ BLVD., FRESNO*

*CONTACT*

Stumpf and Company

Veronica Stumpf

CA DRE Lic. #01906952

(559) 222-3058

[veronica@stumpfandcompany.com](mailto:veronica@stumpfandcompany.com)

2045 E. Ashlan Ave., #102

Fresno, CA 93726

Office: (559) 222-3058

[www.stumpfandcompany.com](http://www.stumpfandcompany.com)

**VIEW OUR LISTINGS**

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*PROPERTY HIGHLIGHTS*

- Various offices available, furniture included
- All-inclusive rent
- Flexible lease terms, month-to-month available
- Several shared amenities
- Ample onsite parking





# 4949 E. Cesar Chavez Blvd.

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## PROPERTY OVERVIEW

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### DESCRIPTION

The United Way Office Building offers low-maintenance, **all-inclusive office space with furniture included**. Available are private office suites, as well as individual desks. Tenants benefit from **several shared amenities** including conference rooms, break areas, a multi-purpose event room, copier room, and a warehouse. The building also features on-site reception and private security patrol. This building is **ideal for nonprofits, counselors, consultants, hybrid teams, virtual offices, and satellite offices**. United Way of Fresno and Madera Counties, the property owner, is a long-standing nonprofit that supports local families by funding programs for education, financial stability, and health.

### LOCATION

Located near the **corner of Willow and E. Cesar Chavez Blvd. in SE Fresno**, with prime street frontage in a busy shopping center near restaurants, retail, and residential neighborhoods. It's just **minutes from the Fresno Fairgrounds, Sunnyside High School, Fresno Pacific University, and Fresno County Social Services**. The site is also a two-minute walk from the Willow Station BRT stop.

### AVAILABLE

Office suites range from **200 SF to 1,535 SF (contiguous)**, with **flexible lease terms** for private offices starting at one year. Discounted rental rates are available for longer commitments. **Month-to-month desk rentals & virtual office options are also available**.

### RENTAL RATE

**\$2.50/SF per month, all-inclusive** of utilities, internet/telephone, janitorial, security, and on-site parking. **Rent discount offered for longer-term commitments (2+ years)**.

### PARKING

**Ample parking included in rent**. Approximately 25 on-site stalls, with additional spaces available throughout the shopping center.

### ZONING

**CMX** (Corridor/Center Mixed-Use) permits professional, medical, financial, counseling, nonprofit, and co-working office uses.

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Conference Room



Office - Suite 108



Multi-Purpose Room



Private Office Suite





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UPDATED AVAILABILITY

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Suite	Status	Approx. Size	Monthly Rent (\$2.50* PSF)	Description
105**	Available	689 SF	\$1,722.50	1 large office
106**	Available	846 SF	\$2,115.00	Large open office, storage room, 2 private restrooms, small break room with kitchenette
108	Available	626 SF	\$1,565.00	1 large office, small conference room, windows, furniture included
212/213	Available	200 SF	\$500.00	2 offices with interior door
Individual Desks	Available	---	Inquire	Desks in shared open area Available month-to-month
Multi-Purpose Room	Available for Tenants	1,227 SF	Included in Rent	1st floor large open multi-purpose room with tables and chairs
Conference Room - Large	Available for Tenants	1,005 SF	Included in Rent	1st floor conference room with TVs, table and chairs. Capacity: 75
Conference Room - Small	Available for Tenants	581 SF	Included in Rent	2nd floor conference room with table and chairs. Capacity approx. 25-30
Warehouse	Available for Tenants		Inquire	1st and 2nd floor storage with roll-up door, fenced yard, and pallet jacks

\*Rental rate reflects 1-year lease. Discounted rental rates offered for longer term commitments.

\*\* Suites 105 & 106 can be combined for approximately 1,535 square feet.

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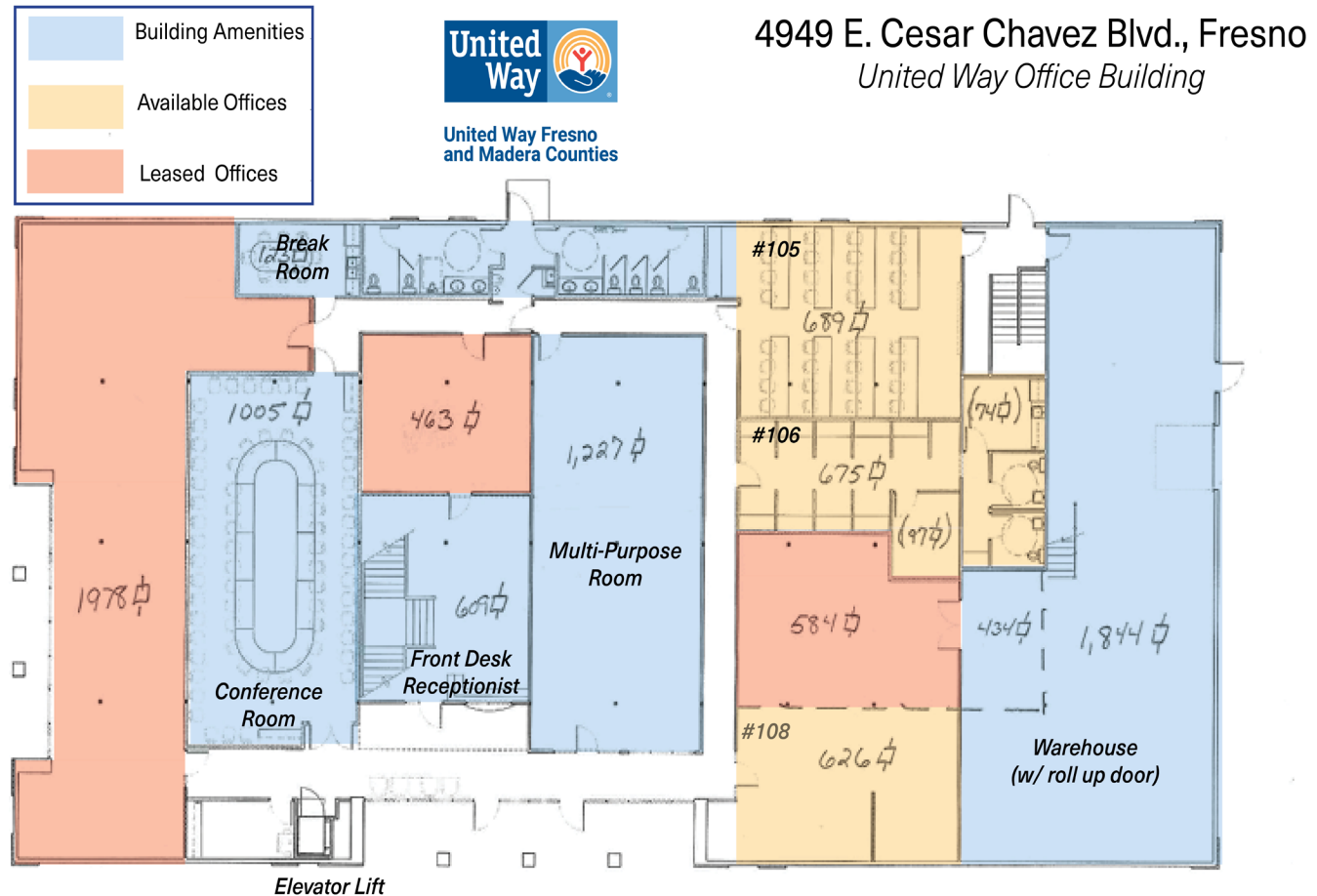
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**1st Floor**  
(Ground Floor)

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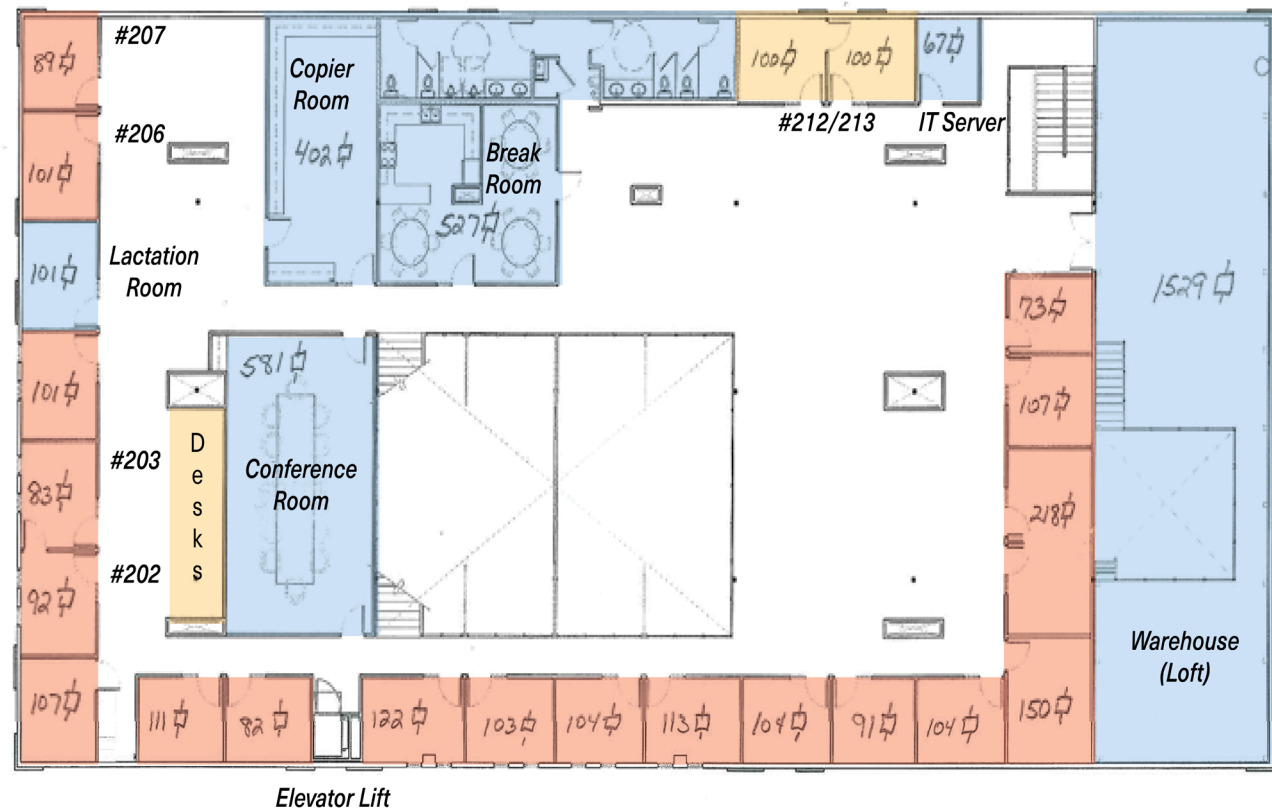
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Total Building Size: +/- 24,472 SF\* (as per tax records)

\*Tenant to verify square footage

2nd Floor