



FORMER CLUB ONE CASINO OFFICE/RETAIL SPACE FOR LEASE

1033 VAN NESS AVENUE
FRESNO, CA 93721



PROPERTY INFORMATION

TYPE: OFFICE/RETAIL

MARKET SECTOR: DOWNTOWN FRESNO

DESCRIPTION: APPROX 25,866 SF

ZONING: OFFICE

FOR LEASE: CALL FOR LEASE RATE

(559) 490-2500

FOR ADDITIONAL INFORMATION,
PLEASE CONTACT:

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JBITTER@FORTUNEASSOCIATES.COM

 **FORTUNE ASSOCIATES**
Commercial Real Estate Brokerage

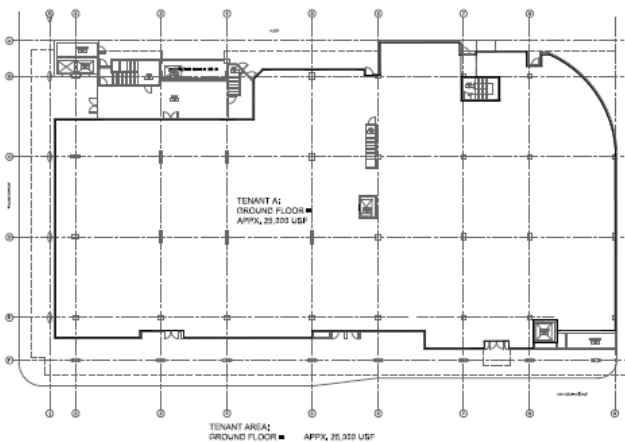
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470 E. HERNDON AVENUE, SUITE 200 | FRESNO, CALIFORNIA 93720 | (559) 490-2500 | FAX (559) 490-2520



1033 VAN NESS AVENUE
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FLOOR PLAN



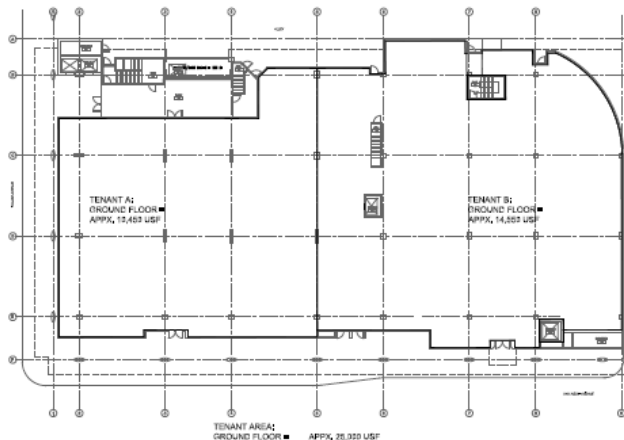
TENANT AREA:
GROUND FLOOR ■ APPX, 25,500 USF

**SCHEME 1 - 1 TENANT
MULTI TENANT PLANNING**



SCOTT RICK ARCHITECT
100 UNIVERSITY BLVD, SUITE 200
FRESNO, CA 93705

FRESNO PARK TOWER



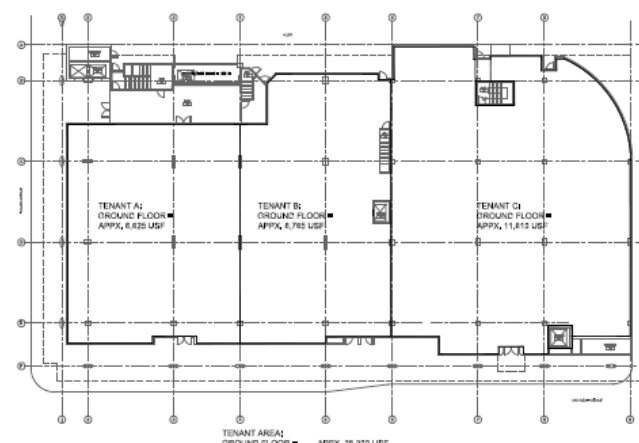
TENANT AREA:
GROUND FLOOR ■ APPX, 29,750 USF

**SCHEME 2 - 2 TENANTS
MULTI TENANT PLANNING**



SCOTT RICK ARCHITECT
100 UNIVERSITY BLVD, SUITE 200
FRESNO, CA 93705

FRESNO PARK TOWER



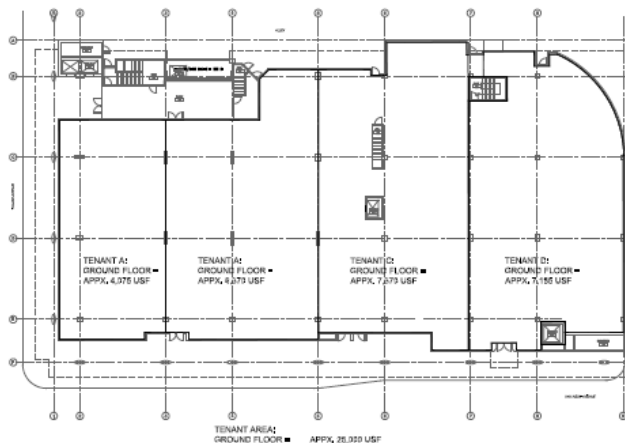
TENANT AREA:
GROUND FLOOR ■ APPX, 25,225 USF

**SCHEME 3 - 3 TENANTS
MULTI TENANT PLANNING**



SCOTT RICK ARCHITECT
100 UNIVERSITY BLVD, SUITE 200
FRESNO, CA 93705

FRESNO PARK TOWER



TENANT AREA:
GROUND FLOOR ■ APPX, 23,510 USF

**SCHEME 4 - 4 TENANTS
MULTI TENANT PLANNING**



SCOTT RICK ARCHITECT
100 UNIVERSITY BLVD, SUITE 200
FRESNO, CA 93705

FRESNO PARK TOWER

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INTERIOR PROPERTY VIEWS

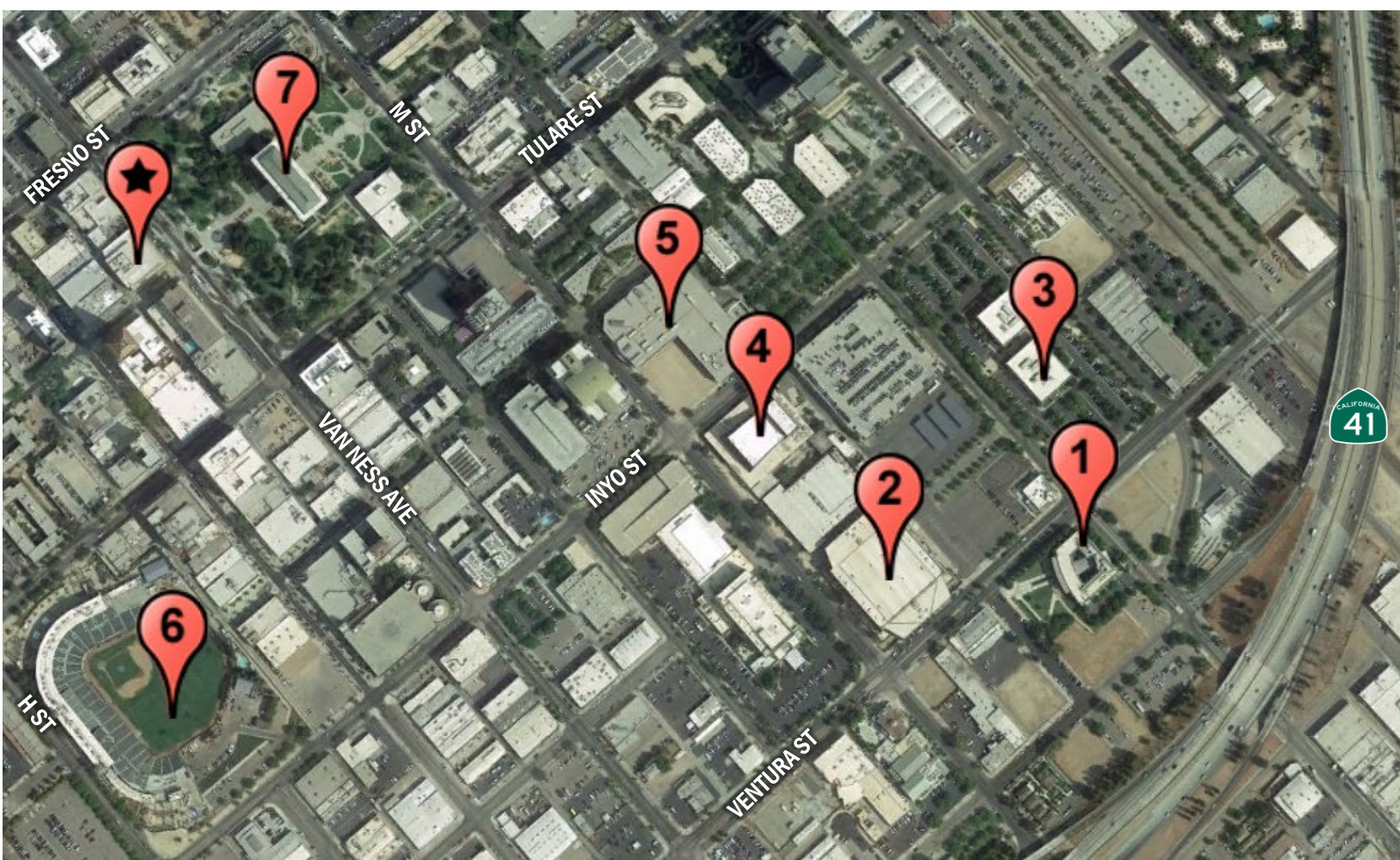


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1033 VAN NESS AVENUE
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AERIAL MAP



- 1- 5th Dist Court of Appeals
- 2- Selland Arena
- 3- PG&E
- 4- Saroyan Theatre
- 5- Exhibit Hall
- 6- Chukchansi Park
- 7- Fresno Superior Court

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