



AVAILABLE FOR LEASE

46,078± SF OFFICE BUILDING

616 & 660 P STREET

FRESNO, CA

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NEWMARK
PEARSON COMMERCIAL



FORTUNE ASSOCIATES
Agricultural & Commercial Real Estate Brokerage

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An aerial photograph showing the Chamlian Building, a large, historic brick structure with a flat roof, situated at the corner of P Street and Cesar Chavez Boulevard. The building is surrounded by parking lots, trees, and other urban buildings. In the background, a cityscape with various buildings and green spaces is visible under a clear blue sky.

A TESTAMENT TO TIME:

The Chamlian Building, formerly known as the Berven Rug Mills, Inc. and later the Wellman-Peck & Company Building, is a significant historical structure located at the corner of P Street and Cesar Chavez Boulevard. It reflects the commercial development of the early 20th century and stands as a testament to timeless architecture that endures.



**DRONE
FOOTAGE**

THE CHAMLIAN BUILDING

BUILDING INFORMATION



BUILDING INFORMATION

Building Size:	46,078± SF
Building Class:	Class B
Tenancy:	Single/Multi
Property Subtype:	Flex Office
Year Built:	1917
Zoning:	Urbanized
APN:	468-173-01 468-350-21

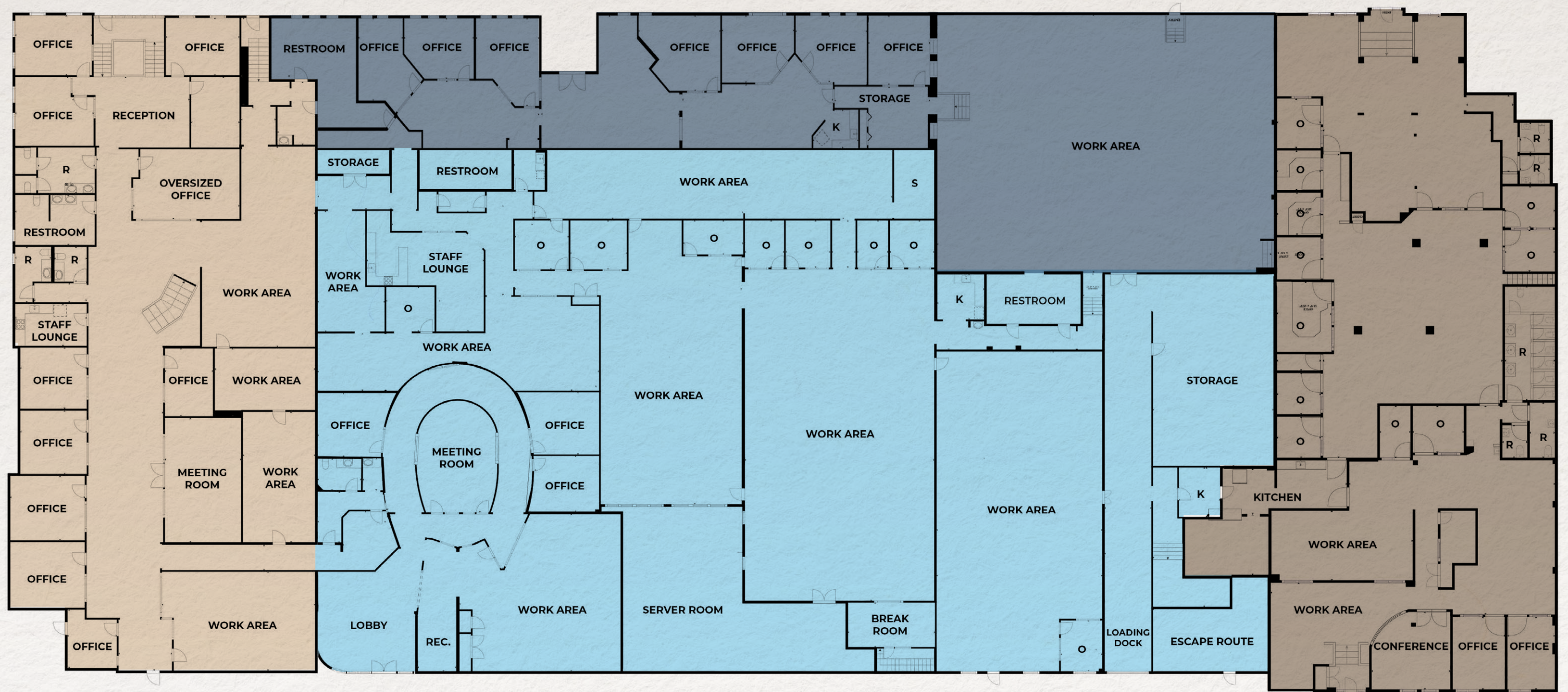
SUITE DETAILS

Suite A:	11,553± SF
Suite B:	7,490± SF
Suite C:	16,425± SF
Suite D:	10,610± SF
Basement:	24,787± SF
TOTAL:	70,865± SF

ARCHITECTURAL STYLE:

This building embodies the hallmark features of early 20th-century industrial architecture. Its design showcases sturdy brick masonry, open ceiling trusses that expose the structural framework, and exposed wooden support posts—all contributing to its authentic industrial character. Large multi-pane windows allow natural light to flood the interior, enhancing both functionality and atmosphere. The overall aesthetic reflects a distinctly utilitarian approach, prioritizing durability, practicality, and the efficient use of space.





SUITE A



360
VIEW

SUITE B



360
VIEW

SUITE C



360
VIEW

SUITE D



360
VIEW

OVERALL MAIN LEVEL
FLOOR PLAN



NOT TO SCALE



SUITE A

SUITE A

SUITE INFORMATION

Total Available Space: 11,553± SF
Main Floor: 7,728± SF
Lower Level: 2,378± SF
Upper Level: 1,447± SF

ASKING RENT

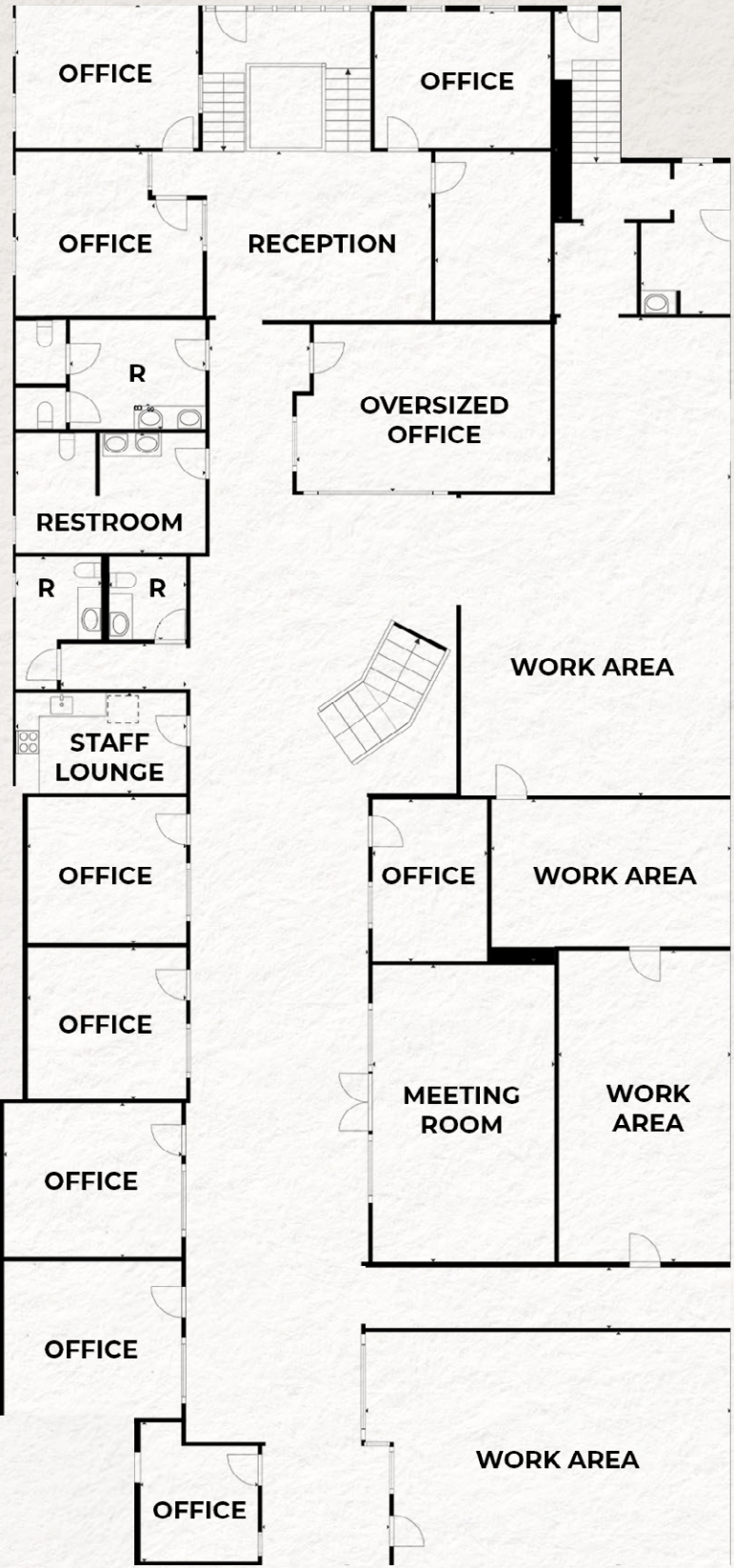
Lease Rate: \$1.85 PSF | NNN

SUITE FEATURES

- 13 Offices
- 1 Meeting Room
- 8 Flexible Office Spaces
- 2 Staff Lounges



SUITE A: MAIN LEVEL

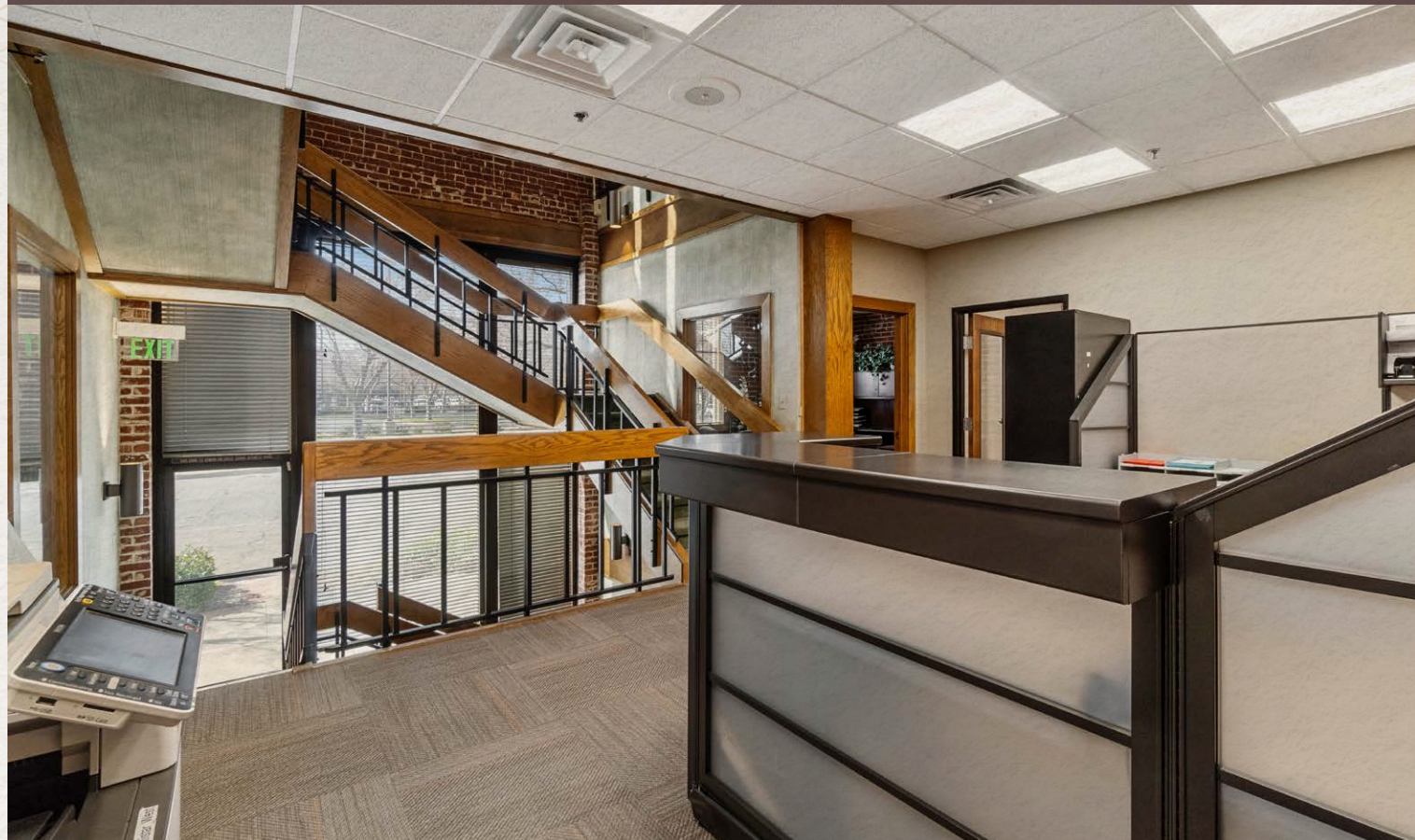


360
VIEW



NOT TO SCALE

MAIN LEVEL LOBBY AREA



CONFERENCE ROOM



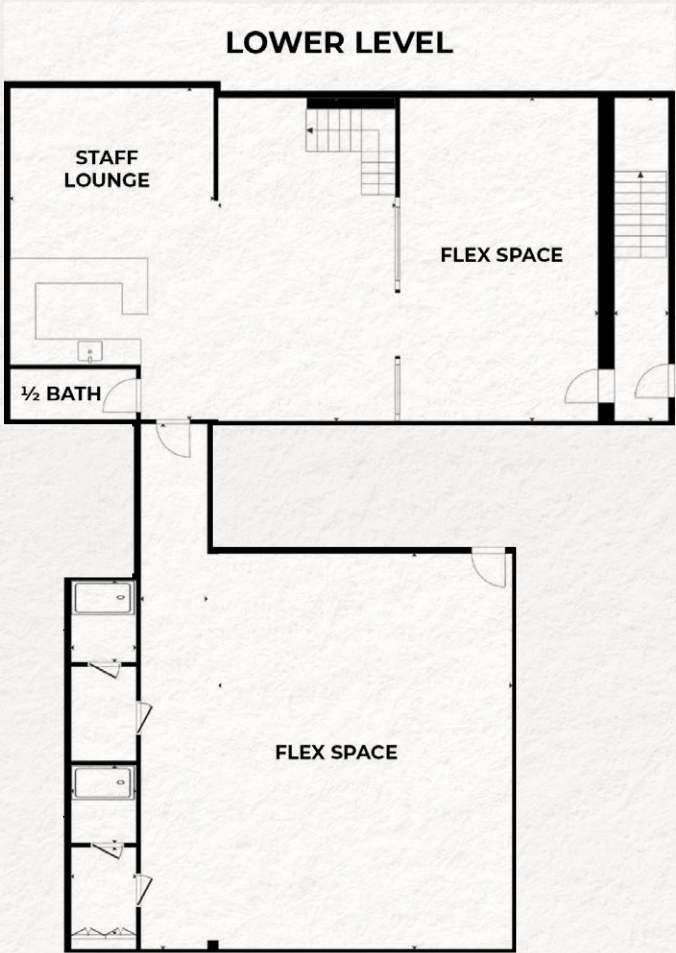
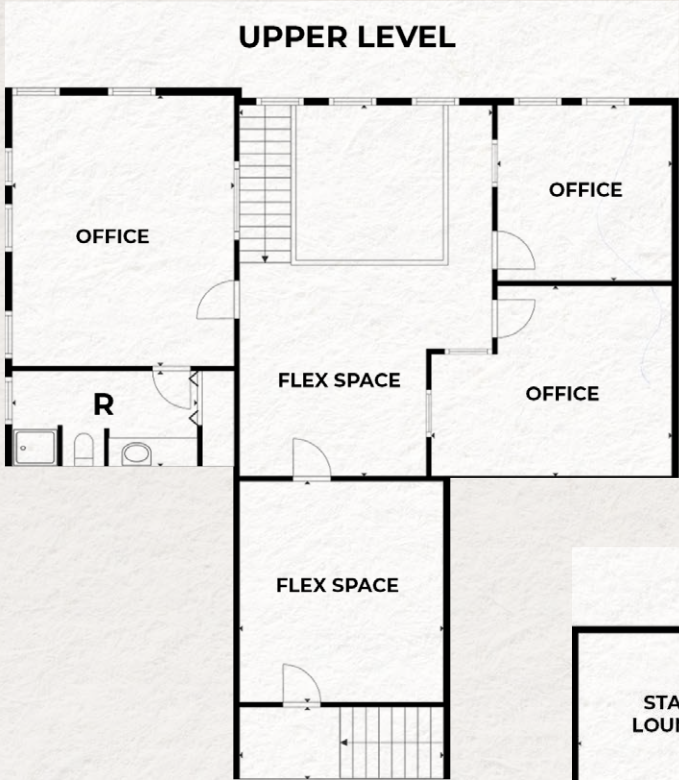
MAIN LEVEL LOBBY VIEW



PRIVATE OFFICE



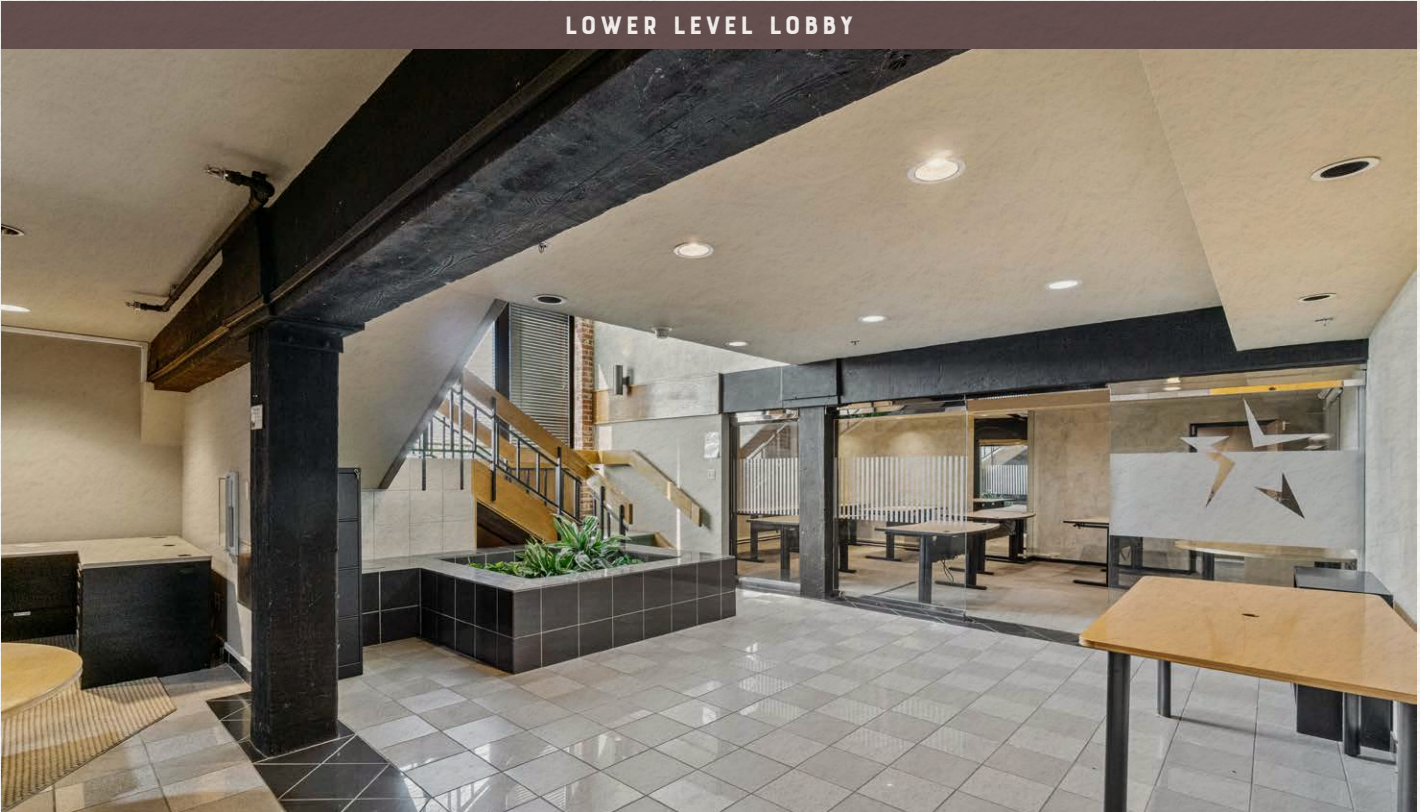
SUITE A: UPPER & LOWER LEVEL



360
VIEW



NOT TO SCALE





SUITE B

SUITE B

SUITE INFORMATION

Total Available Space: 7,490± SF

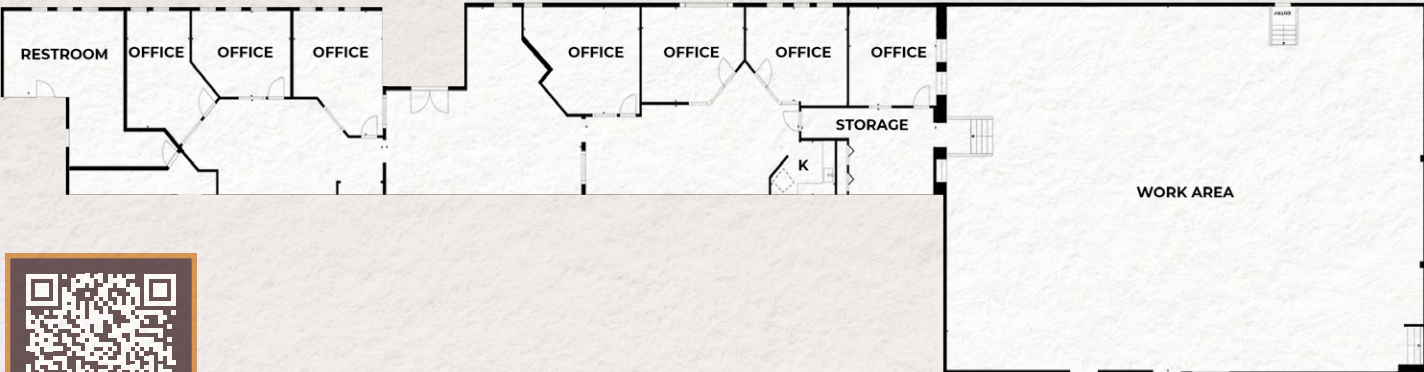
ASKING RENT

Lease Rate: \$1.85 PSF | NNN

SUITE FEATURES

- 7 Offices
- 1 Staff Lounge
- 1 Flexible Office Space

FLOOR PLAN



360
VIEW



NOT TO SCALE





SUITE C



SUITE C

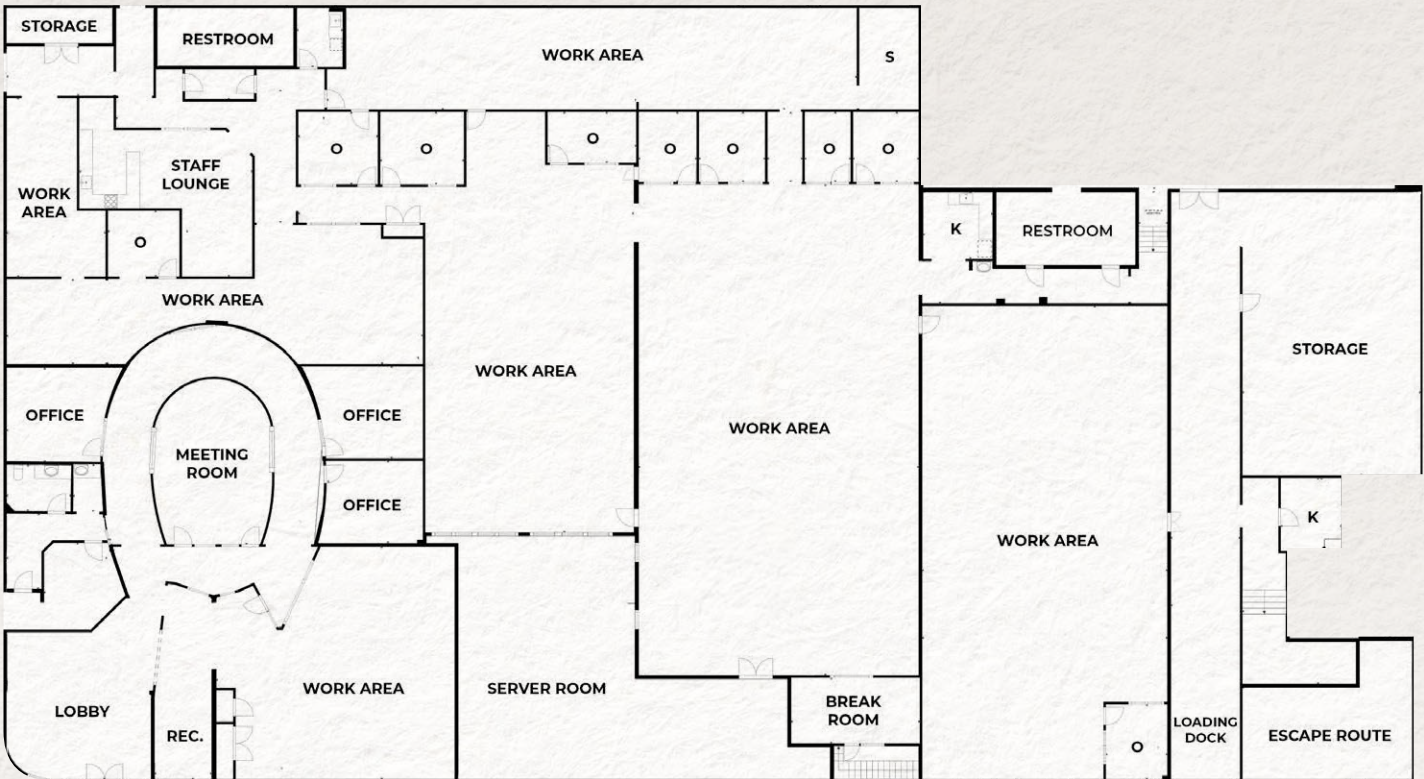
SUITE INFORMATION:
Availability: 16,425 ±SF

ASKING RENT
Lease Rate: \$1.85 PSF | NNN

SUITE FEATURES

- 12 Offices
- 1 Conference Room
- 6 Flexible Office Spaces
- 3 Staff Lounges
- 1 Server Room
- 1 Loading Dock

FLOOR PLAN



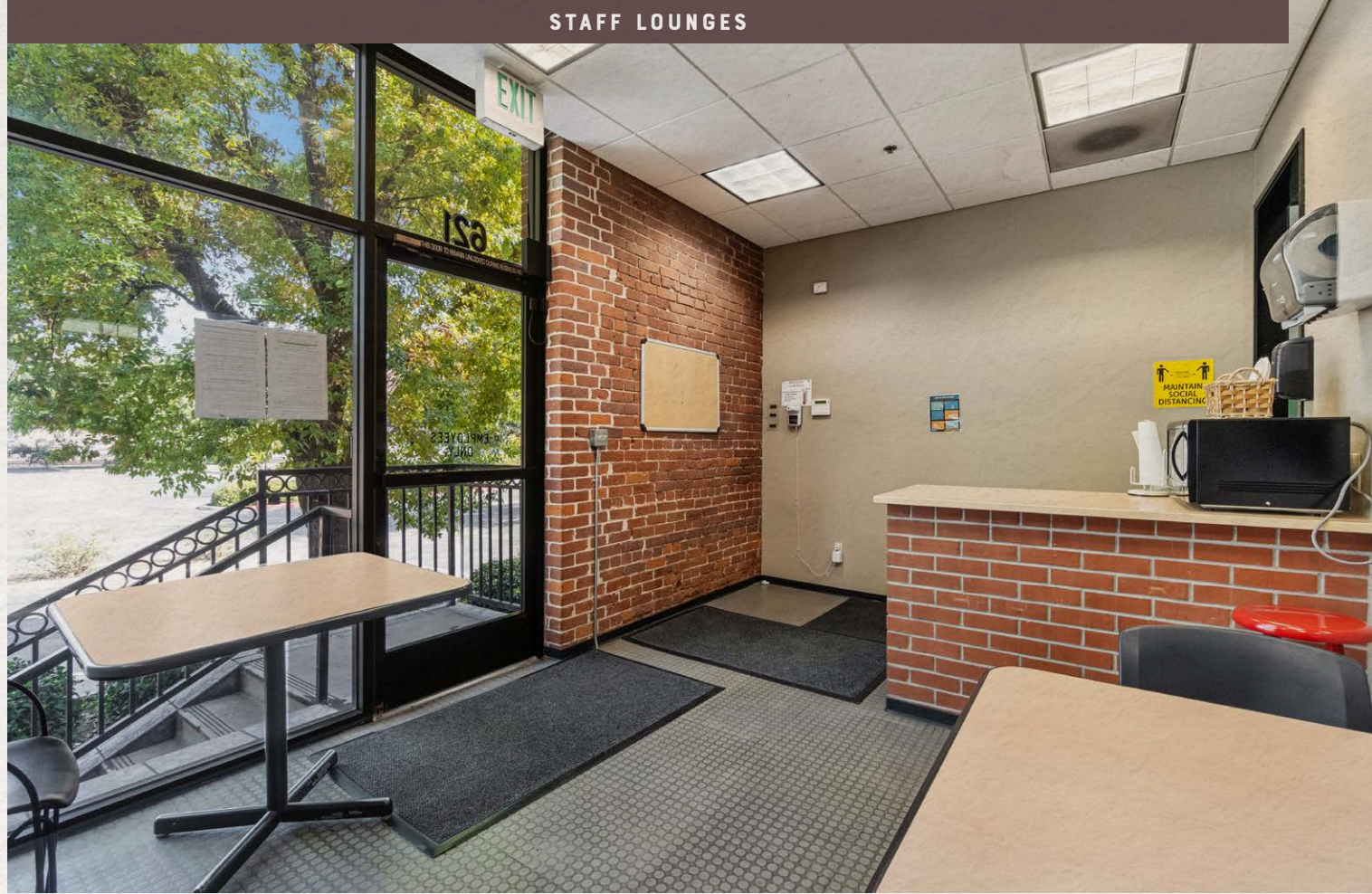
360
VIEW



NOT TO SCALE



STAFF LOUNGES





SUITE D



SUITE D

SUITE INFORMATION:

Availability: 10,610 ±SF

ASKING RENT

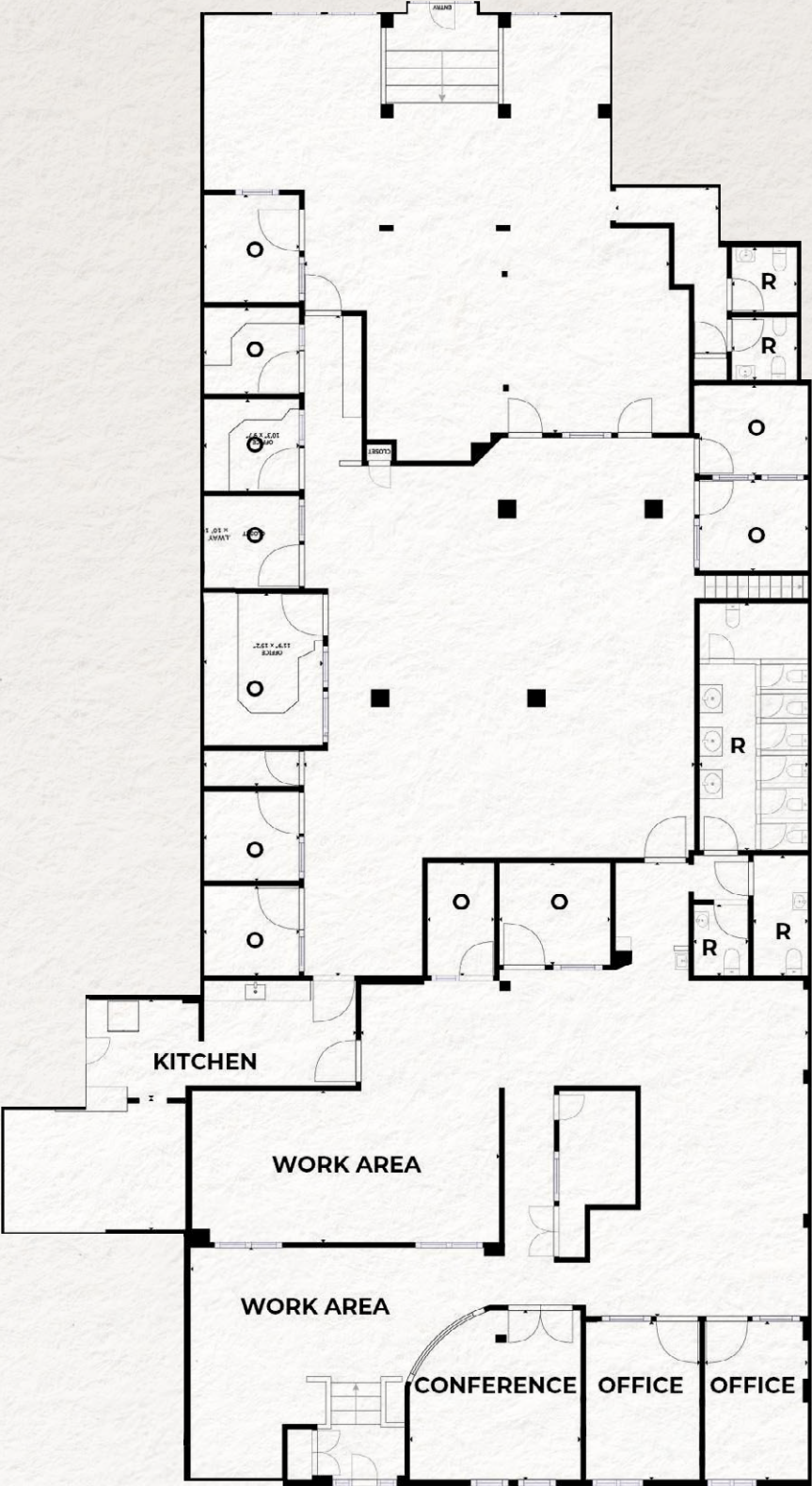
Lease Rate: \$1.85 PSF | NNN

SUITE FEATURES

- 13 Offices
- 1 Staff Lounge
- 2 Meeting Rooms
- 7 Flexible Work Spaces



FLOOR PLAN



360
VIEW



NOT TO SCALE





BASEMENT





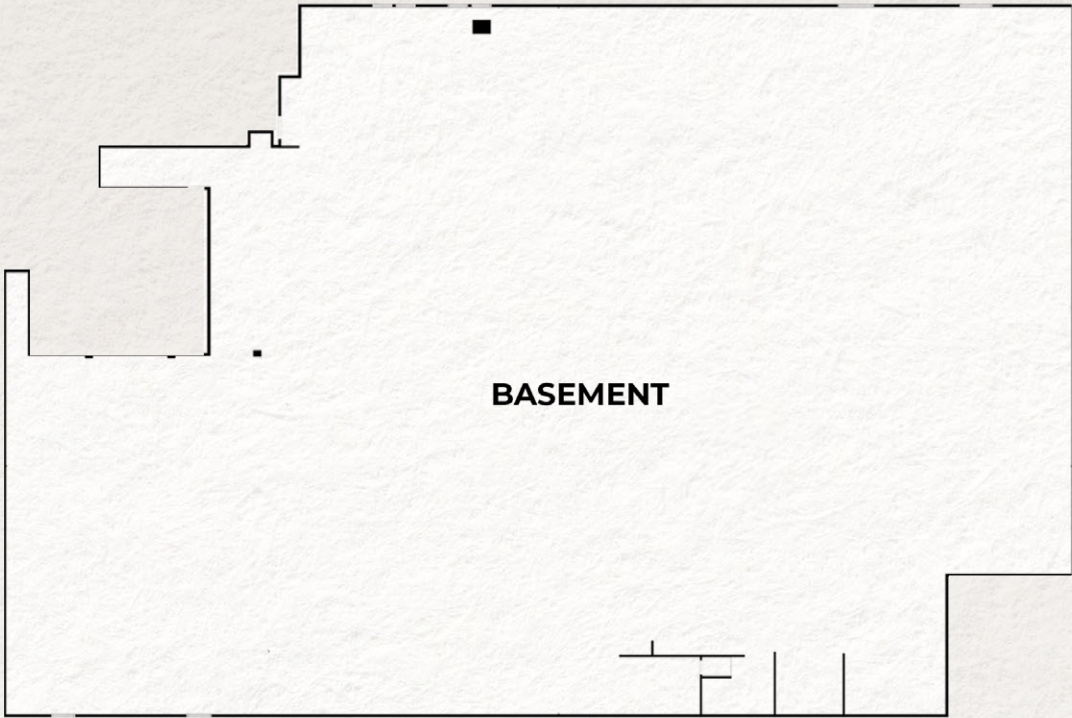
FLOOR PLAN

SUITE INFORMATION:

Availability: 24,787 ±SF

ASKING RENT

Lease Rate: Negotiable



STORAGE



NOT TO SCALE





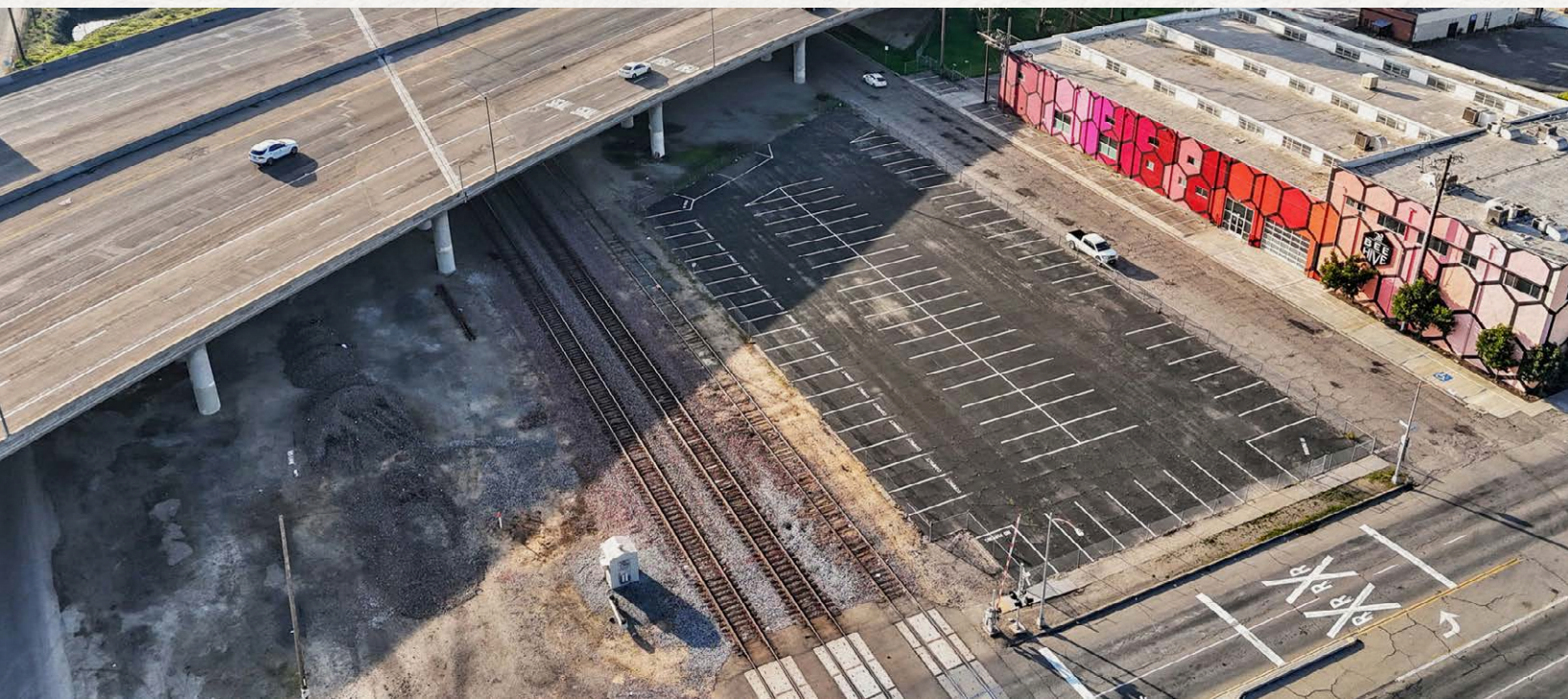
BUILDING FEATURES



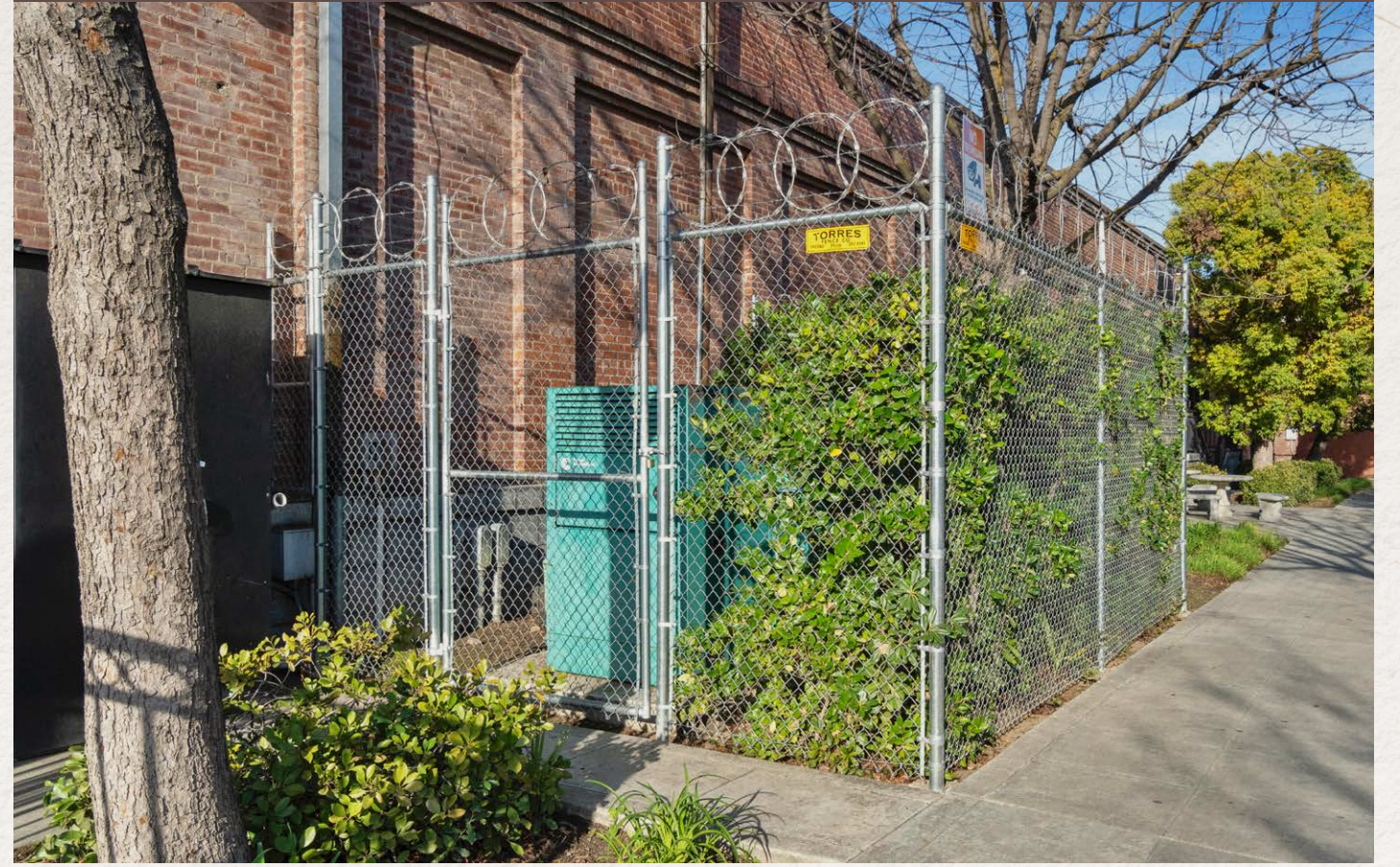
ADDITIONAL INFORMATION

PARKING DETAILS:

Although the building provides ample parking for employees and guests, it also offers additional adjacent parking to accommodate higher-capacity or service-related needs.



BACKUP GENERATOR



LOADING DOCK



FURNITURE

FURNITURE DETAILS:

Office furniture available for purchase.
Please consult agents for more details.

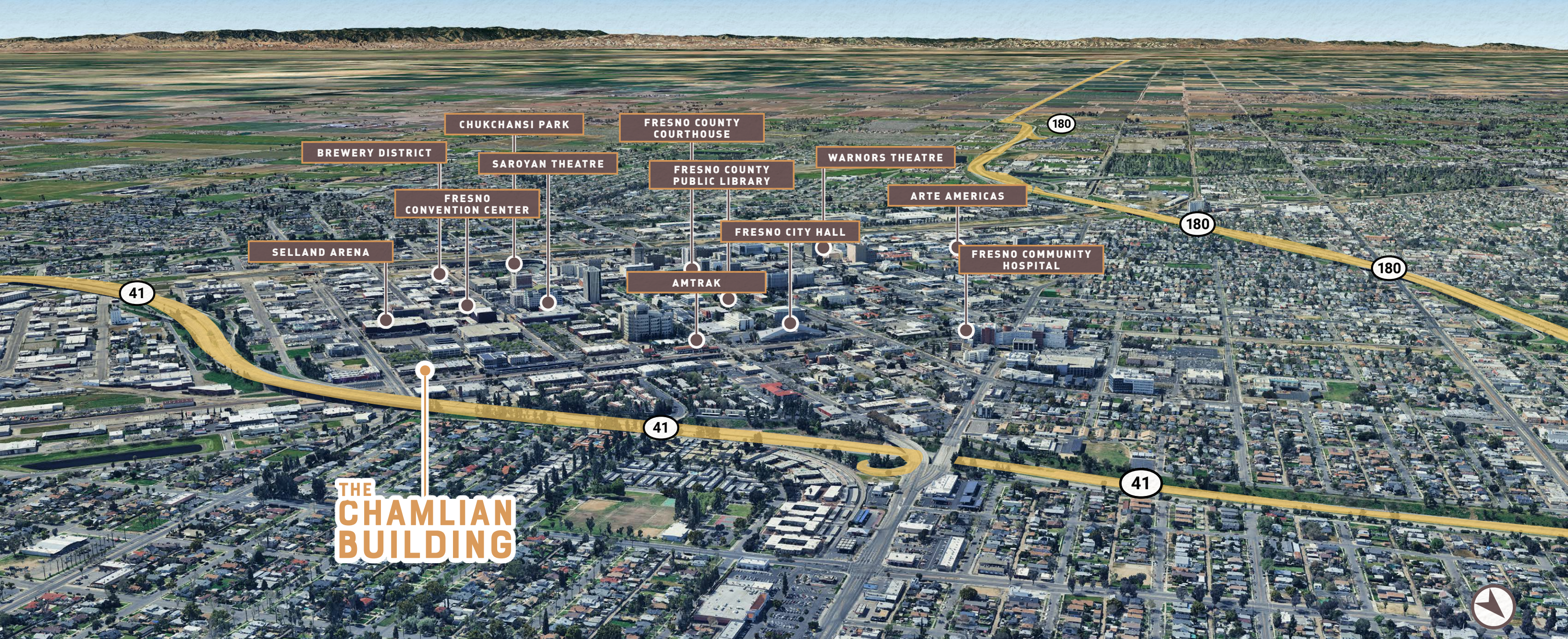




HONORING THE PAST WITH A MODERN VISION:

Downtown Fresno is undergoing revitalization, with new developments and investments enhancing its appeal. The neighborhood features a blend of historic charm and modern amenities, making it an attractive spot for businesses looking to establish a presence in a dynamic and evolving community. Nearby landmarks, dining options, and cultural attractions add to the vibrancy of the area, creating a well-rounded environment for work and leisure.

WELCOME TO
DOWNTOWN FRESNO



THE
CHAMLIAN
BUILDING

LOCATION
MAP





A GLIMPSE INTO THE INFINITE CHARM OF FRESNO



A DIVERSE PORTFOLIO OF OFFERINGS:

Fresno offers a blend of locally-owned businesses, diverse dining options, vibrant entertainment, and distinctive shopping experiences.

FRESNO'S SHOPPING SCENE

- Fashion Fair
- Sierra Vista Mall
- River Park
- Fig Garden
- Campus Pointe
- Marketplace at El Paseo & More!



A CULINARY ADVENTURE ON WHEELS:

These mobile eateries bring unique flavors to street corners, breweries, and events, making every bite an experience to remember.

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection	17,685	155,327	307,550
2024 Estimate	17,471	153,682	303,196
Growth 2024-2029	1.22%	1.07%	1.44%
Growth 2020-2024	-4.61%	1.05%	0.19%
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection	4,601	46,110	93,755
2024 Estimate	4,494	45,269	91,931
Growth 2024-2029	2.39%	1.86%	1.98%
Growth 2020-2024	-6.96%	2.22%	0.63%
2024 EST. AVERAGE HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Income	\$53,319	\$56,244	\$66,250

Source: — Claritas, LLC (2024)

CITY OF FRESNO DEMOGRAPHICS



GATEWAY TO NATURE:
Reach three national parks within a 90± minute drive from Fresno and Clovis.

YOSEMITE NATIONAL PARK

KINGS CANYON NATIONAL PARK

SEQUOIA NATIONAL PARK





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