



AVAILABLE FOR SALE OR LEASE

**616 & 660
P STREET
FRESNO, CA 93721**

**FOR INFORMATION,
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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.

THE CHAMLIAN BUILDING



DRONE
FOOTAGE

BUILDING OVERVIEW



ASKING PRICE
\$13,900,000.00

LEASE RATE*
\$1.85 PSF | NNN

BUILDING INFORMATION

Building Size:	61,136± SF*
Building Class:	Class B
Tenancy:	Single/Multi
Property Subtype:	Flex Office
Year Built:	1917
Zoning:	Urbanized
APN:	468-173-01 468-350-21
*Note:	Excludes Basement

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
Add'l. Office Space:	2,000± SF
Currently Leased to Z-Blinds:	13,058± SF
TOTAL:	85,923± SF

ARCHITECTURAL STYLE

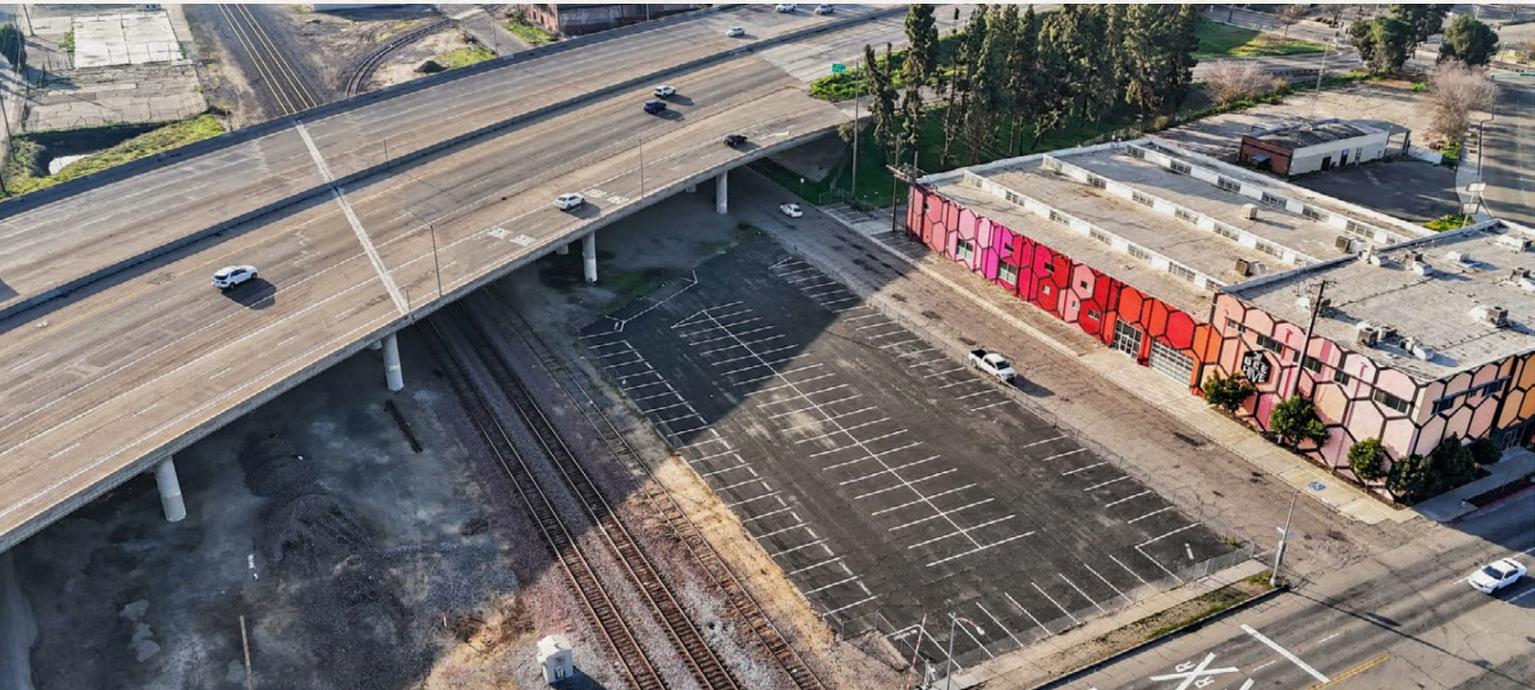
This building embodies the hallmark features of early 20th-century industrial architecture. Its design showcases sturdy brick masonry, open ceiling trusses that expose the structural framework, and exposed wooden support posts—all contributing to its authentic industrial character. Large multi-pane windows 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.



BUILDING FEATURES

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.



FURNITURE DETAILS

Office furniture available for purchase.

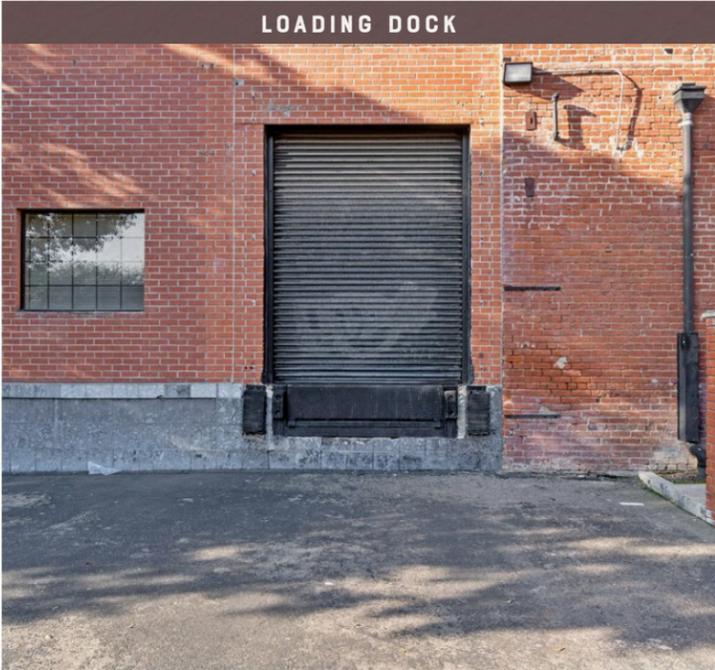
Please consult agents for more details.

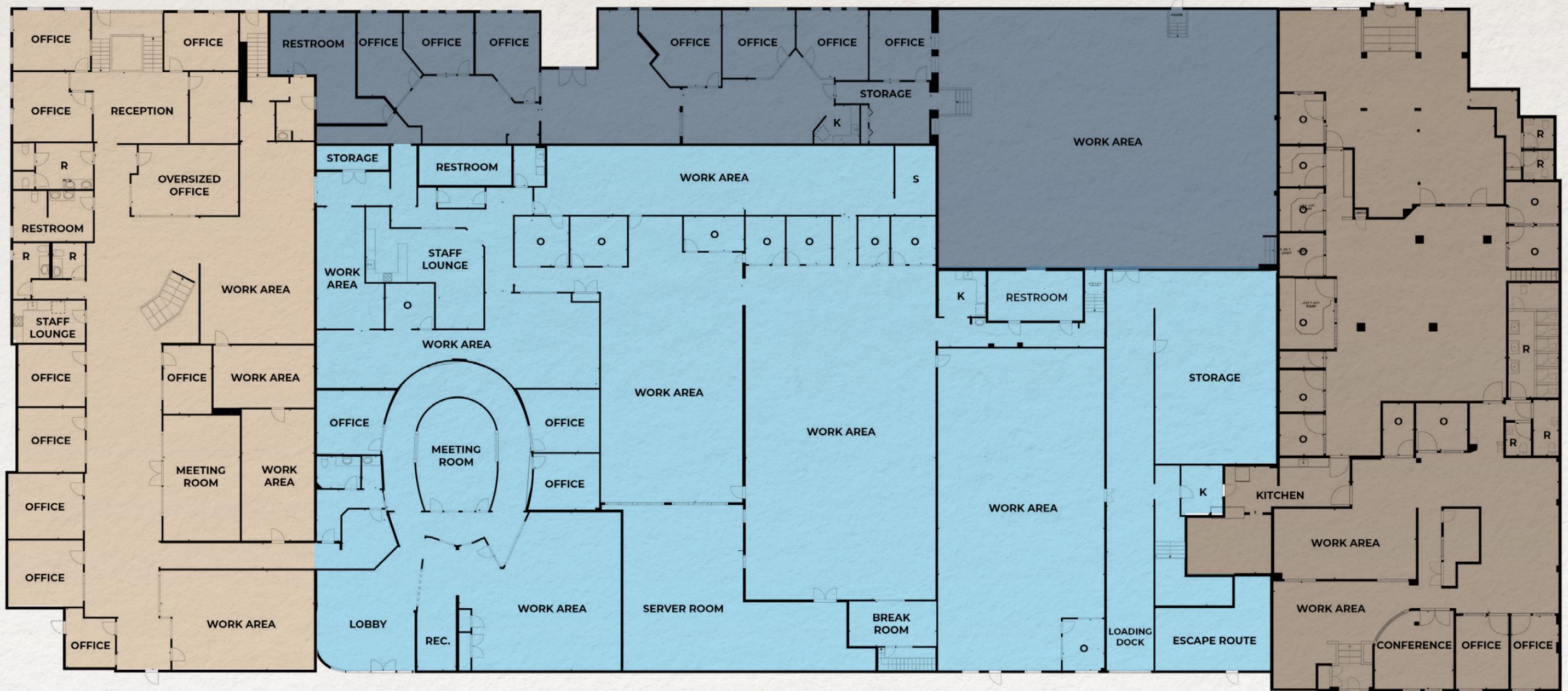


BACKUP GENERATOR



LOADING DOCK





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 INFORMATION

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

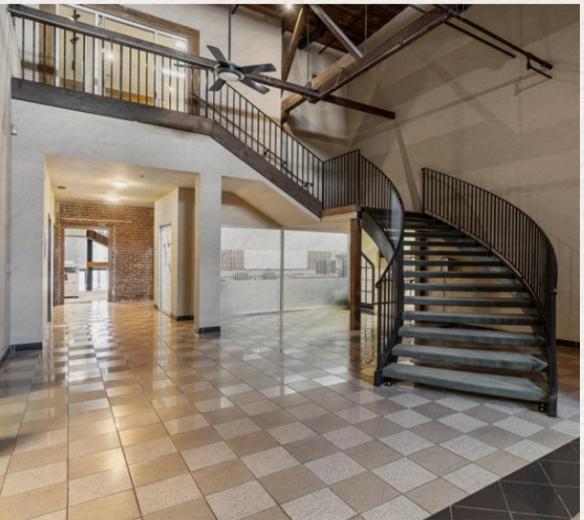
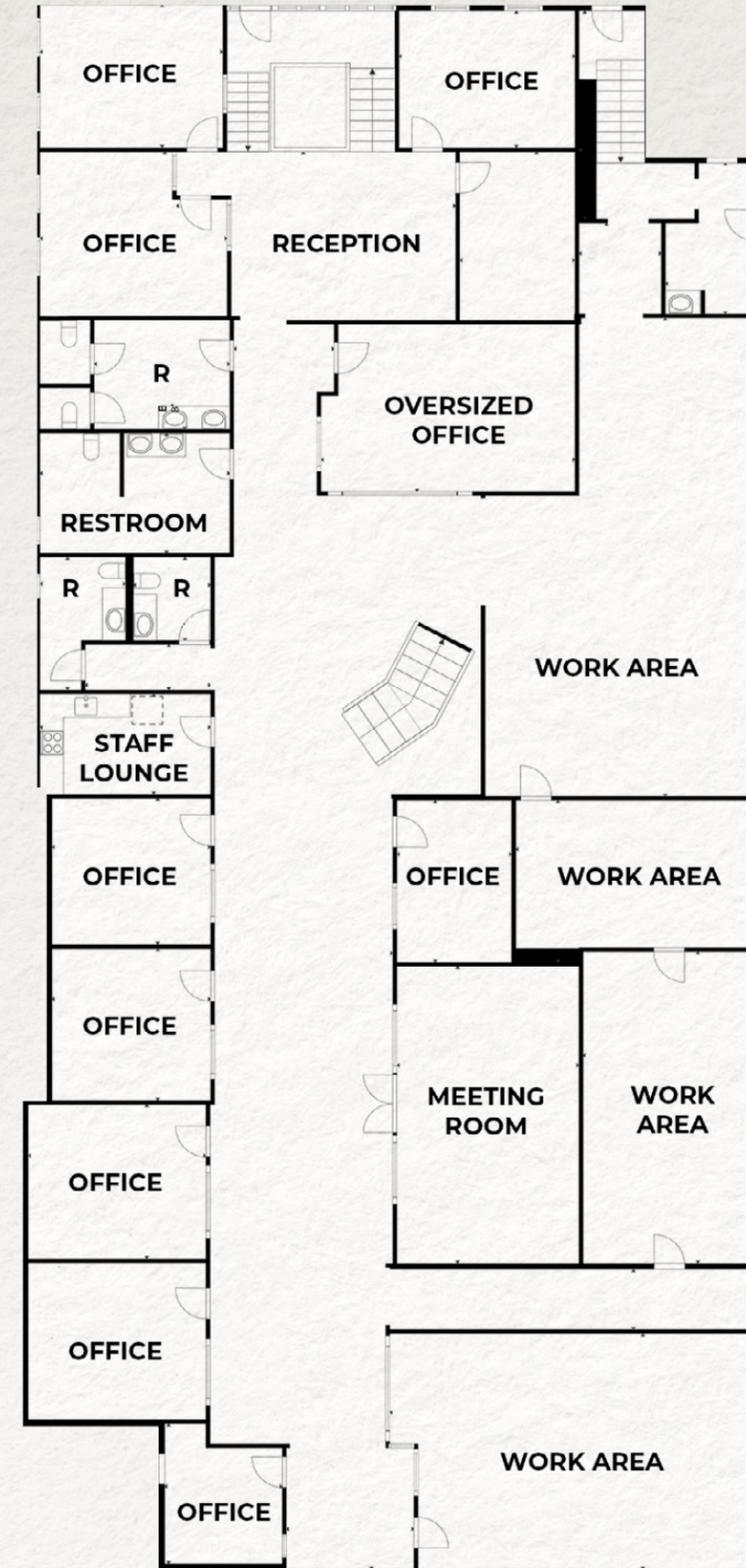


LEASE RATE
\$1.85 PSF | NNN

SUITE FEATURES

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

SUITE A: MAIN LEVEL



MAIN LEVEL LOBBY AREA

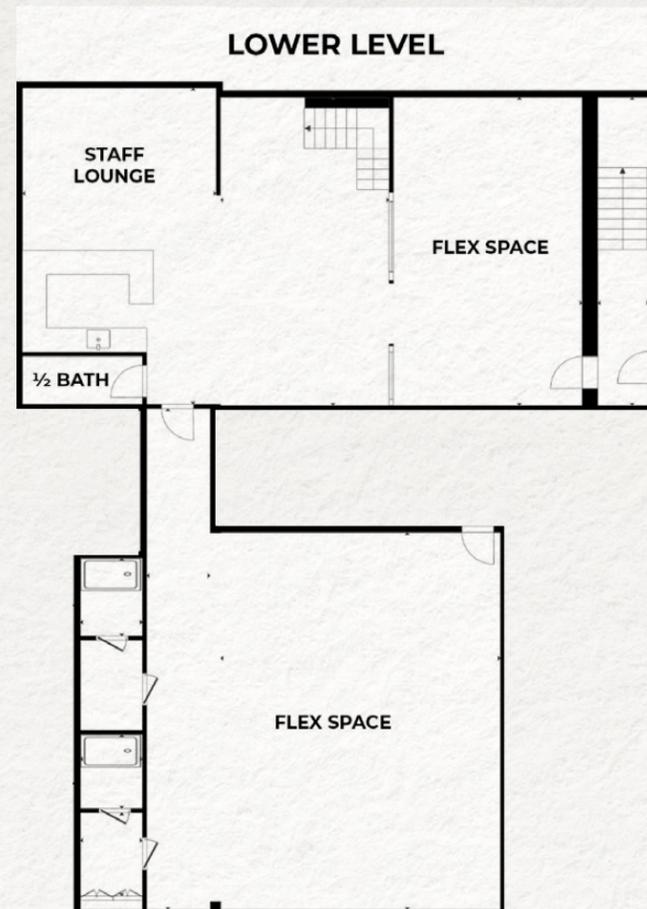
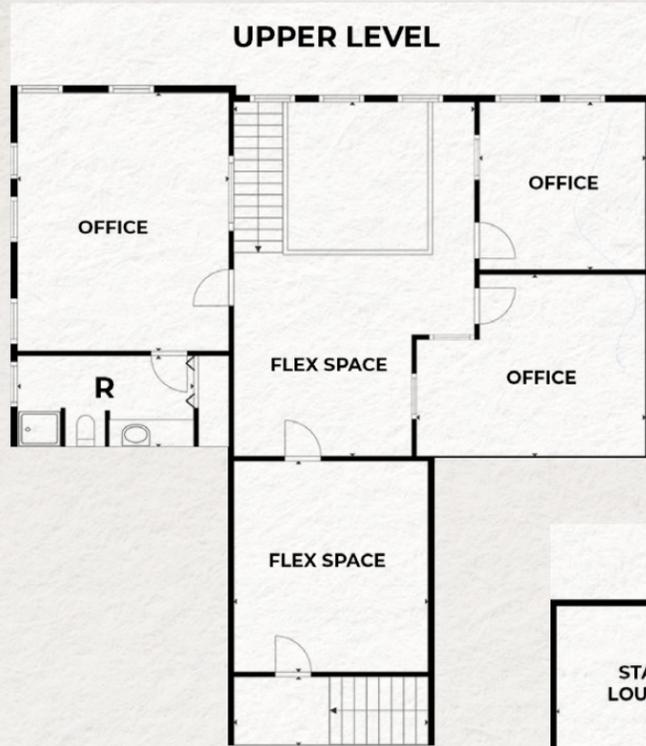


360
VIEW



NOT TO SCALE

SUITE A: UPPER & LOWER LEVEL



360
VIEW



NOT TO SCALE

UPPER LEVEL OFFICE



UPPER LEVEL OFFICE



LOWER LEVEL LOBBY



LOWER LEVEL LOUNGE AREA



LOWER LEVEL FLEXIBLE OFFICE SPACE



SUITE B

SUITE INFORMATION

Total Available Space: 7,490± SF



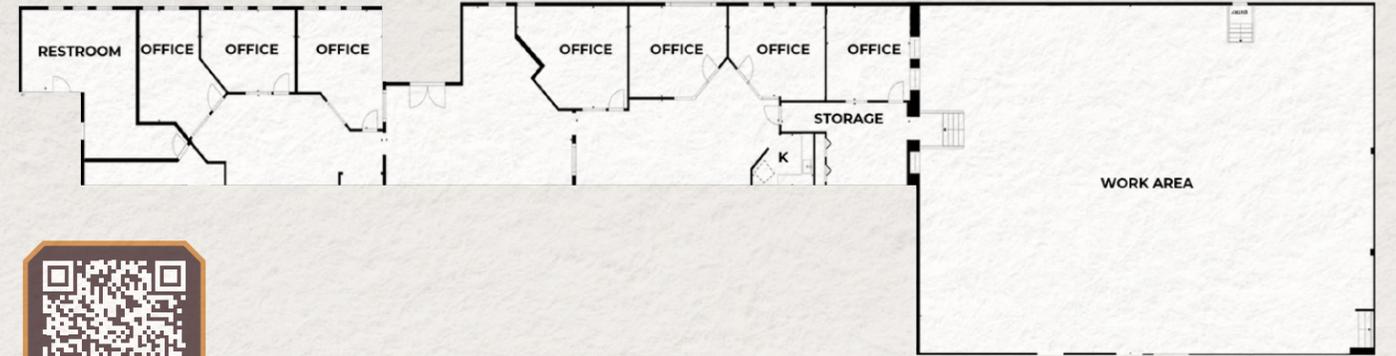
LEASE RATE

\$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 INFORMATION

Availability: 16,425 ±SF

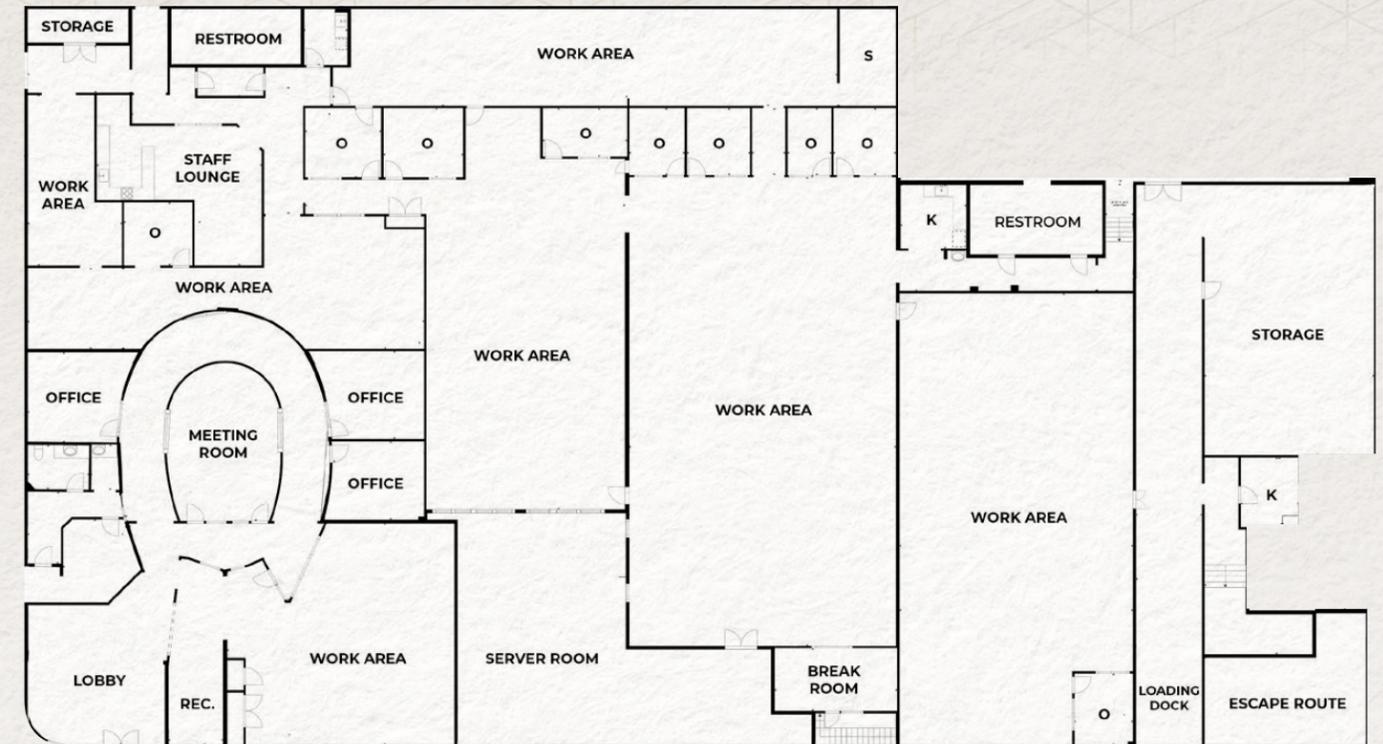


LEASE RATE
\$1.85 PSF | NNN

SUITE FEATURES

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

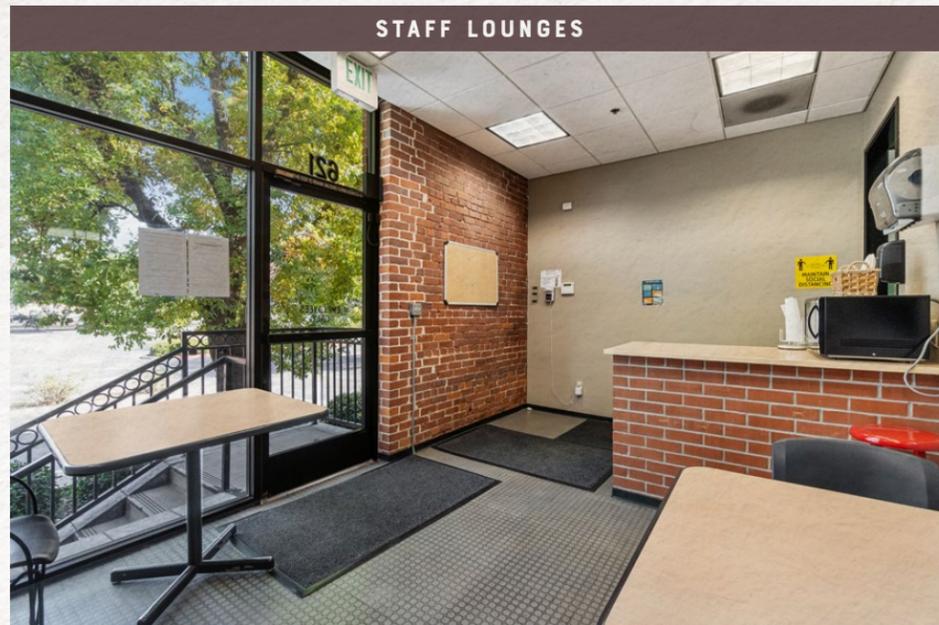
FLOOR PLAN



360
VIEW



NOT TO SCALE



SUITE D

FLOOR PLAN

SUITE INFORMATION

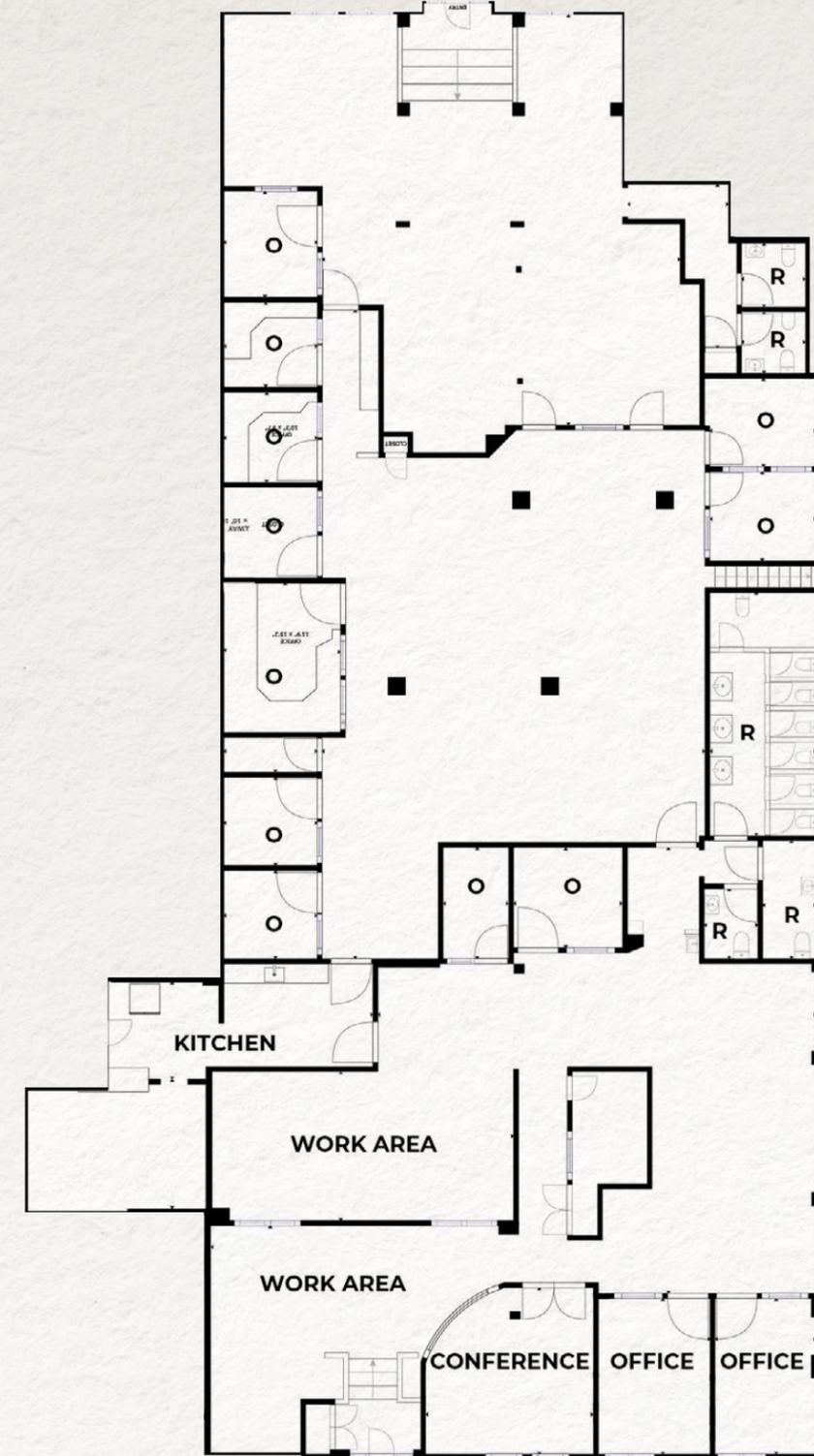
Availability: 10,610 ±SF



LEASE RATE
\$1.85 PSF | NNN

SUITE FEATURES

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



360
VIEW



NOT TO SCALE

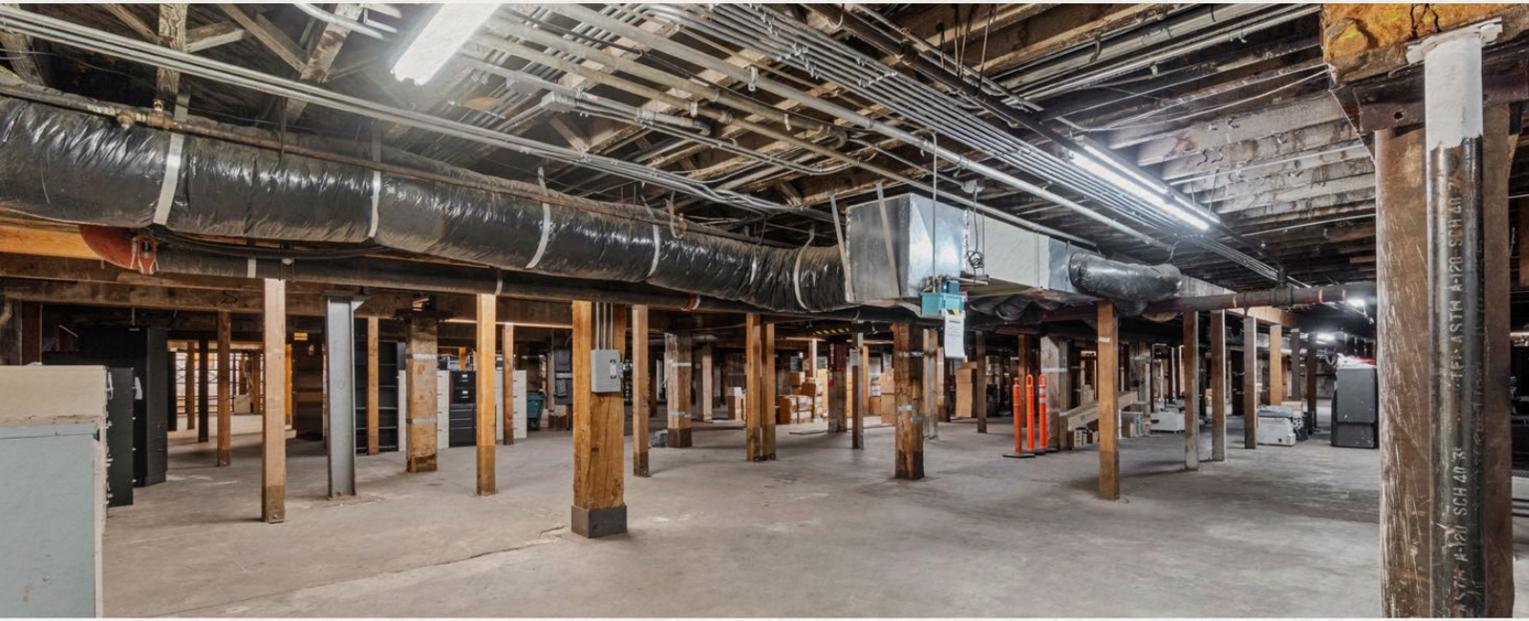
BASEMENT

SUITE INFORMATION

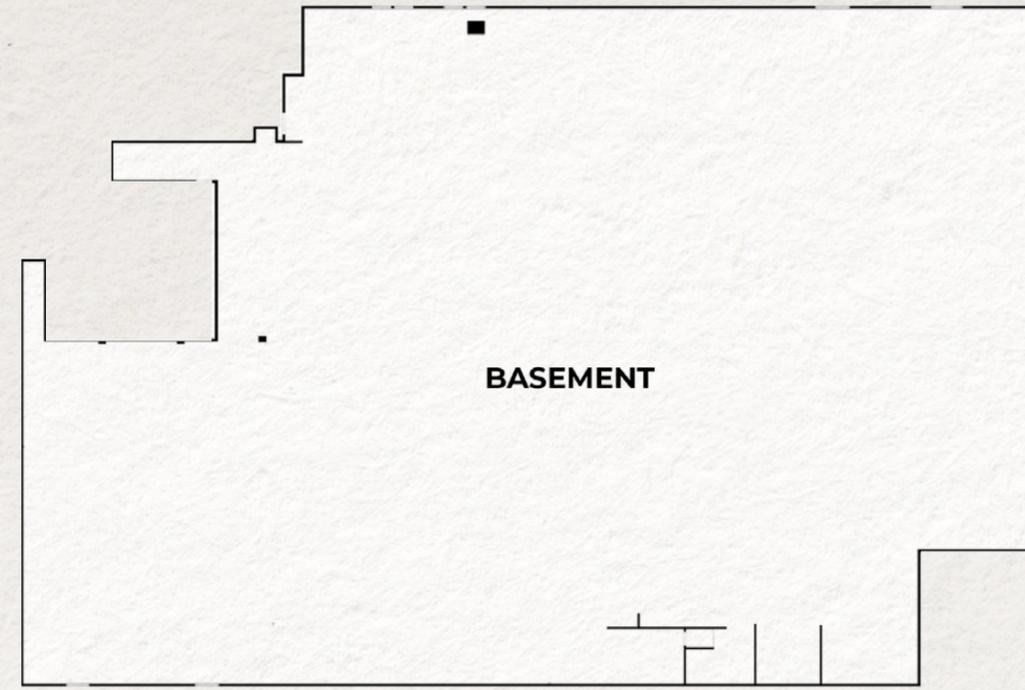
Availability: 24,787 ±SF



LEASE RATE
Negotiable



FLOOR PLAN



BASEMENT

STORAGE



NOT TO SCALE





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 OVERVIEW



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!



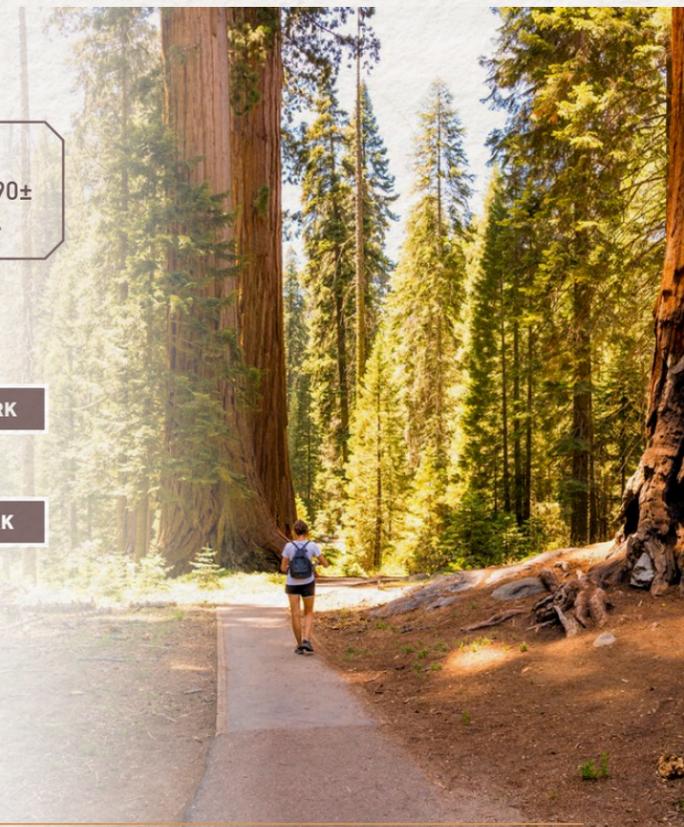
A CULINARY ADVENTURE ON WHEELS

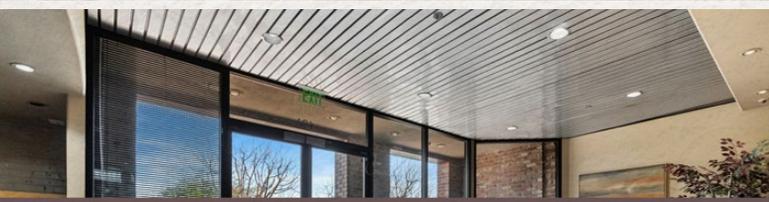
These mobile eateries bring unique flavors to street corners, breweries, and events, making every bite an experience to remember.

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	17,203	149,253	295,868
2025 Estimate	17,292	150,877	298,023
Growth 2025-2030	-0.51%	-1.08%	-0.72%
Growth 2020-2025	-5.59%	-0.67%	-1.51%
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection	4,405	44,255	89,992
2025 Estimate	4,412	44,471	90,311
Growth 2025-2030	-0.17%	-0.49%	-0.35%
Growth 2020-2025	-8.65%	0.54%	-1.13%
2025 EST. AVERAGE HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Income	\$53,385	\$58,617	\$68,684

Source: — Claritas, LLC (2026)

CITY OF FRESNO DEMOGRAPHICS





660 & 661 P STREET



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