

For Lease

DOWNTOWN MEDICAL OFFICE

3032-3044 TULARE ST., FRESNO

*CONTACT EXCLUSIVE
LISTING BROKER*

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Although all information furnished regarding the subject property for sale and/or lease is from sources deemed reliable, this information has not been verified and no expressed representation is made nor is any to be implied as to the accuracy thereof and may be subject to errors, omissions, and change of price or lease without notice and to any special conditions imposed by our principal.

One Space Left!



PROPERTY HIGHLIGHTS

- Former medical office
- Ample on-site parking
- High-visibility frontage
- Immediate Hwy 41 access
- Medical/government services corridor



3042 Tulare St., Fresno

DESCRIPTION

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DESCRIPTION

For lease is a highly visible professional space in Downtown Fresno. The property is part of a multi-tenant center anchored by Modern Drug Pharmacy, a long-standing family-owned business. Other tenants include a medical clinic, a resource center, and construction consulting. Well-suited for medical, counseling, social services, and professional office users.

LOCATION

3032-3044 Tulare St., Fresno. Located in Downtown with immediate access to Freeway 41. The corridor sees an estimated 24,000 vehicles per day (2012 count). Just minutes from the Community Regional Medical Center, nearby medical office buildings, government facilities, City Hall, and the County Courthouse. Also close to major hotels, transit lines, established residential neighborhoods, and Downtown's retail and dining amenities.

AVAILABLE

3042 Tulare St. – ±1,850 SF

Former general physician's office featuring:

- Large front reception room with built-in receptionist counter
- Four exam rooms (three with sinks)
- Two clinical workrooms
- Two restrooms
- Storage or employee room
- Front entrance for patients/clients
- Secondary entrance from the parking lot for staff access

RENTAL RATE

\$1,943/month (\$1.05/SF). Tenant pays utilities. Rent incentives available.

PARKING

Private surface lot with approximately **30 parking stalls, included in rent.**

ZONING

DTN – Downtown Neighborhood (Activity Class B). Permitted uses: general office, medical, counseling, retail, educational/training, and similar service uses.

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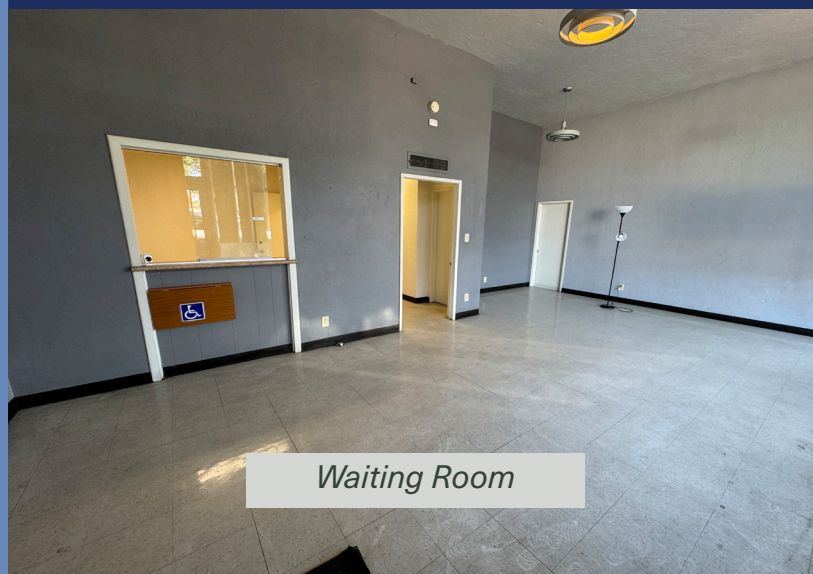
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Waiting Room



Exam Room



Clinical Workroom



Restroom

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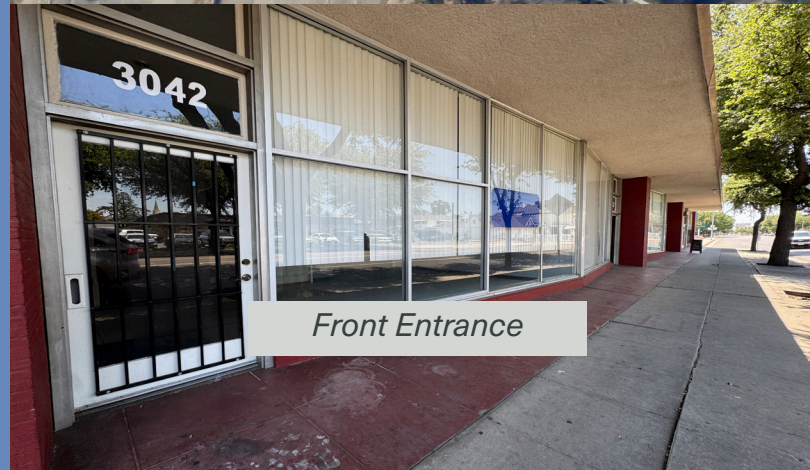
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Front Entrance



Pedestrian Access