

FULL COMMISSION
2115 Kern Street • Fresno, California
NEC Van Ness Avenue *RENT REDUCED!!*



AVAILABLE FOR LEASE

"The Exchange Place" - Approximately ±1,155 Square Feet

- Parking Available
- Great Freeway Access - 2 blocks to Highway 99 on/off ramps
- Easy walk to Federal, State and County Courthouses, Family Court Services, Hotels, Restaurants, and Banks



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2115 Kern Street • Fresno, California



PROPERTY INFORMATION

- Location:** Centrally located in Downtown Fresno at the northeast corner of Kern Street and Van Ness Avenue. Easy access to Highway 99.
- Description:** Downtown Fresno four story multi-tenant office and warehouse building. Office improvements consist of large common lobby area, reception area, conference room and private offices. Fire sprinklers throughout space. Flexible floor plan that can be modified to accommodate many types of uses. Downtown Fresno location allows for convenient access to many state and local agency offices, court houses and non-profit offices.
- Space Available:** 1st Floor Suite 101A: Approximately \pm 1,155 SF (\$1.35/SF) - \$1,560/mo.
3 Private Offices & Storage
All square footages include pro rata share of common areas
- Type of Lease:** Full Service - All normal utilities included, tenant to pay for janitorial - For Lease Space Only. Landlord pays Common Area Janitorial.
- Terms:** Term of Lease - Negotiable
- Zoning:** C-4 - Professional Office Use
- Parking:** Available Parking - (covered & uncovered)
Across the Street - City of Fresno garage & surface parking lots



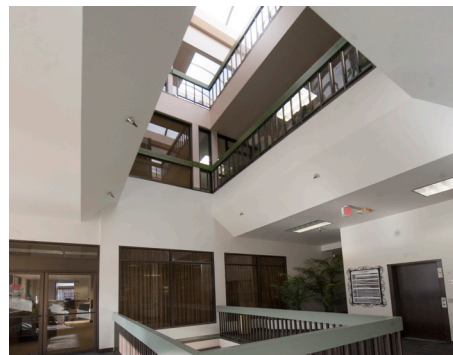
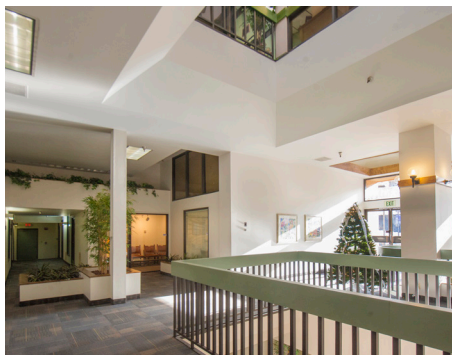
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FLOOR PLAN



Suite 101A
Approximately
± 1,155 SF
\$1,560/mo (\$1.35/SF)
Includes PG&E



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LOCATION AERIAL

