

FULLY RENOVATED OFFICE FOR LEASE

6,818 SF
\$16.80/SF/YEAR NNN

213 Center Street
Hanford, CA 93230



Office for Sale



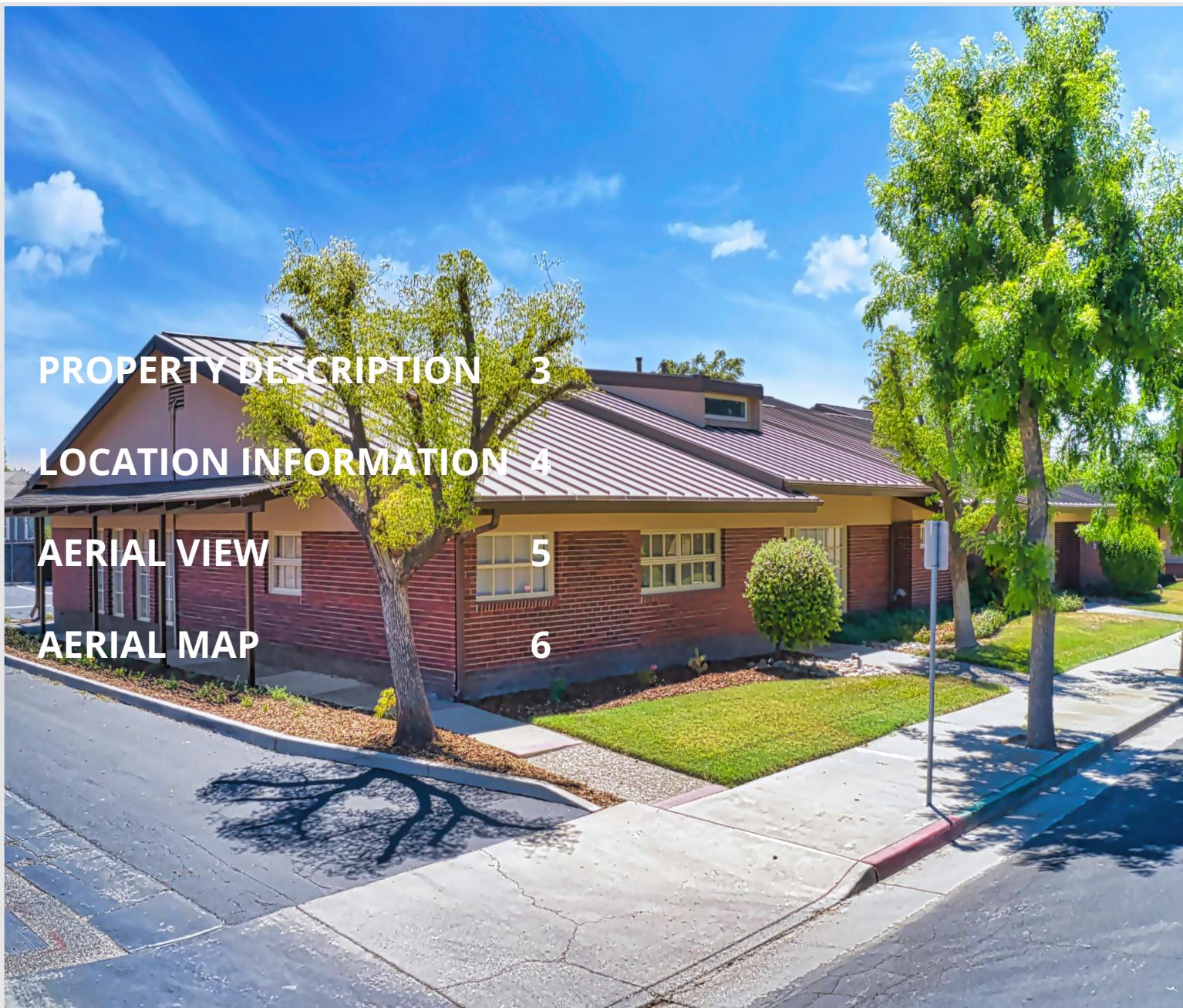
AUSTAR
HOLDINGS

24881 Alicia Parkway
STE E-108
Laguna Hills, CA 92653

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FULLY RENOVATED OFFICE

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PROPERTY DESCRIPTION



- 6,818 square feet free-standing office building
- Turnkey building with numerous improvements including new HVAC, new carpet, upgraded fire suppression system, drought tolerant landscaping, LED exterior lighting, awning rebuild and exterior painting, parking lot slurry seal, and remodeled interior
- Flexible space with multiple bullpen areas, individual offices, reception area, conference room, and storage rooms
- Large breakroom, two kitchenettes, and five private restrooms
- Ample parking with 29 parking spots in private lot
- Pitched standing seam metal roof with estimated twenty-five years of useful life remaining
- Property can be demised into two separate units



LOCATION DETAILS



- Located in center of historic Downtown Hanford, the county seat of Kings County
- Property is fewer than 500 feet from Hanford Police Department and U.S. Post Office
- Highly desirable location, property has been continuously occupied for twenty years
- Well-known, established building surrounded by quality tenants
- Five-minute walk to legendary Superior Dairy Ice-cream
- Within walking distance to banks, restaurants, and Civic Center Park



AERIAL VIEW

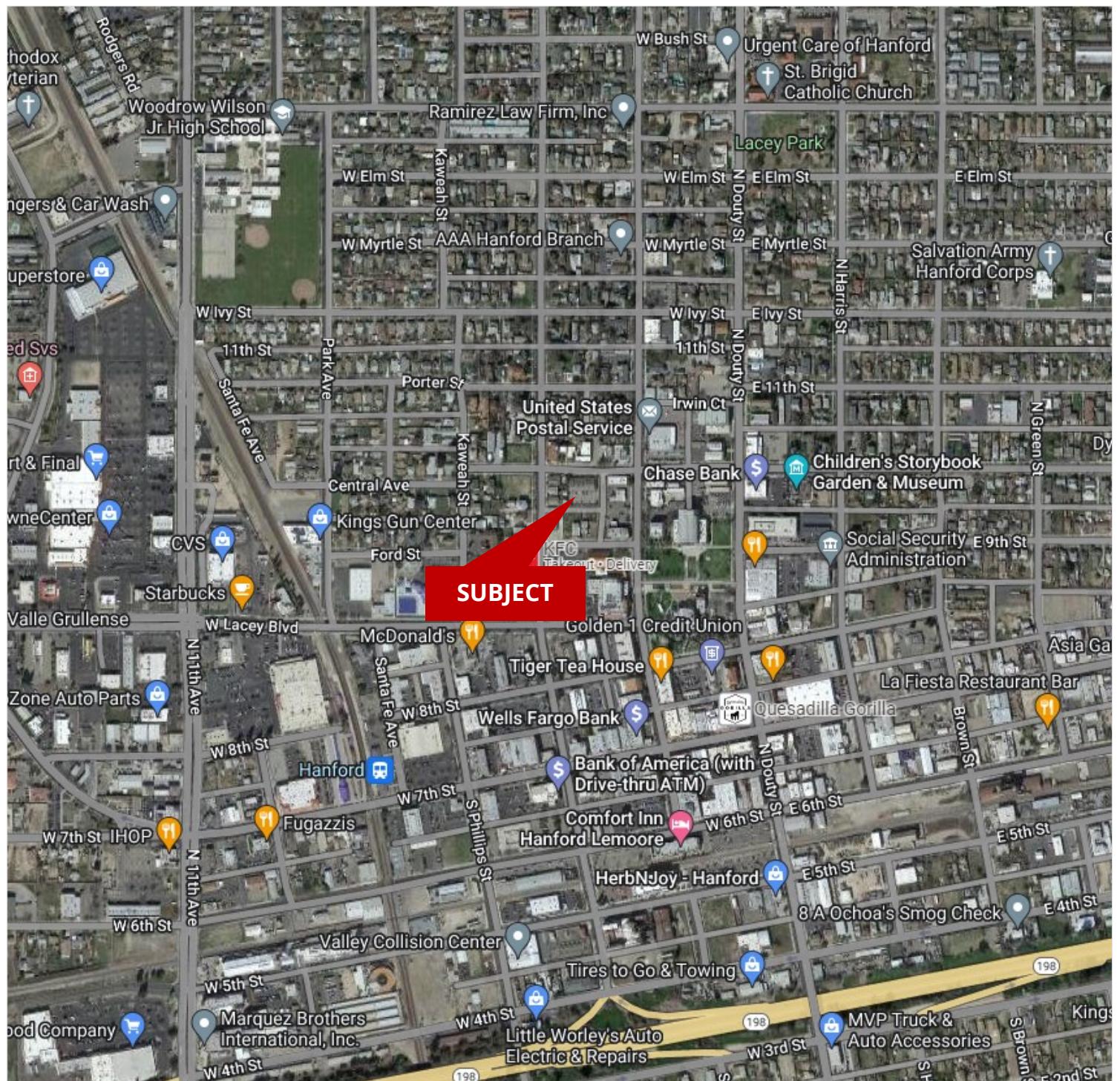


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AERIAL MAP



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