

OFFICE FOR LEASE

OFFICE SPACE AVAILABLE IN EXCELLENT CONDITION & MOVE-IN READY

1221 Van Ness Ave, Fresno, CA 93721



Lease Rate

**\$1.50
SF/MONTH**

OFFERING SUMMARY

Building Size:	47,040 SF
Available SF:	639 - 7,162 SF
Lot Size:	0.49 Acres
Number of Units:	12
Year Built:	1967
Renovated:	2023
Zoning:	DTC
APN:	466-154-21
Traffic Counts:	±23,404 CPD
Cross Streets:	Van Ness Ave & Fresno St
Market:	Fresno

PROPERTY HIGHLIGHTS

- ±639 to 7,162 SF Available - Can Be Combined
- Economical Spaces | Move-In Ready
- On-Site Parking and Abundant Street Parking
- Common Area Restrooms | On-site Door Man
- Next-Door to Fresno County Superior Court House
- Huge Daytime Population Base (±320,091 within 5 Miles)
- Well-Known Freestanding Office Building + Parking
- Private Offices, Open Rooms, Multiple Configurations
- Convenient Location Between CA-99, CA-41, and CA-180
- Excellent Presence Surrounded with Quality Tenants
- Avg Daily Traffic - Van Ness Ave: 10,693; Fresno St: 12,711

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PROPERTY DESCRIPTION

±639 to ±7,162 SF of "Class A" office suites consisting of various contiguous spaces. Each unit has access to common area restrooms located on each floor. High-traffic intersection near Fulton St retail corridor with many national and local retailers in close proximity. On site private parking lot (plus street) for various uses (ie. attorney practice, medical uses, professional office, and more). Easy access, abundant parking, and direct signage/exposure.

LOCATION DESCRIPTION

Attractive building perfectly positioned to offer easy access, strong demographics and traffic generators. Located off the corner of Fresno St & Van Ness Ave just East of CA-99, West of CA-41, North of Tulare St and South of CA-180. Nearby CA-41 Freeway, State Highway 99, 168 and 180 connect to all parts of central California. Surrounded by many national and regional retailers, and boast high traffic counts in Downtown Fresno and great population density. Professional manicured grounds and surrounded by neighboring national tenants include Starbucks, Denny's, Wells Fargo, Union Bank, West America Bank, CitiBank, DiCiccio's, United Security Bank, Cosmopolitan Italian Grill, Cherry Blossom Cafe, Central Valley Community Bank, Mediterranean Grill & Cafe, DD's Discounts, Cornerstone Coffee Company, Rare Earth Coffee, The Revue, Coffee Time, Toledito's Mexican Restaurant, Fulton Street Coffee, Triple A Burger, Security Bank, Los Panchos Mexican Restaurant and Cantina, La Torta, and many others!



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Move In Ready: #303-305	Available	914 SF	Full Service	\$1.50 SF/month	Fully Remodeled & move in ready space consists of a reception area/waiting room and (2) private offices.
Move In Ready: #310	Available	1,718 SF	Full Service	\$1.50 SF/month	(4) offices w/ brand new flooring & paint.
Move In Ready: #409	Available	639 - 1,566 SF	Full Service	\$1.50 SF/month	Consists of open waiting area & (1) private office.
Move In Ready: #500	Available	1,237 - 2,802 SF	Full Service	\$1.50 SF/month	Corner office that consists of (3) private offices, reception area & carpet throughout.
TI's Available: #300	Available	1,736 SF	Full Service	\$1.50 SF/month	Consists of a waiting room/reception area & (4) private offices w/ kitchen area.
TI's Available: #302	Available	1,297 SF	Full Service	\$1.50 SF/month	Consists of waiting room/reception area and (3) private offices
TI's Available: #400	Available	1,394 - 2,632 SF	Full Service	\$1.50 SF/month	Consists of (3) offices, waiting room/receptionist area & new flooring.
TI's Available: #450	Available	1,215 SF	Full Service	\$1.50 SF/month	Corner office that consists of a reception/waiting room, (1) private office and a large open area.
TI's Available: #501	Available	1,565 - 2,802 SF	Full Service	\$1.50 SF/month	Consists of (2) private offices, reception area, & a breakroom w/ sink.
TI's Available: #511	Available	933 - 3,178 SF	Full Service	\$1.50 SF/month	Consists of (2) private offices & reception area w/ storage room.
TI's Available: #600	Available	3,581 - 7,162 SF	Full Service	\$1.50 SF/month	Consists of (10) private offices, storage closet, large conference room with (2) private rooms.

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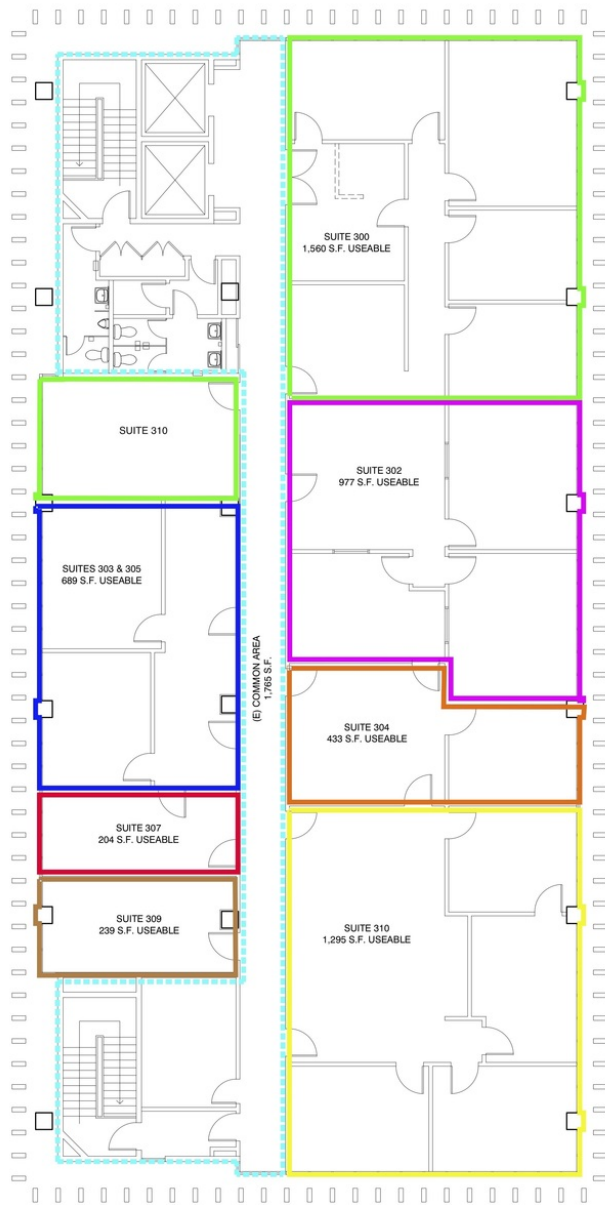
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TOTAL FLOOR SPACE: 7,162 S.F. (U)
TOTAL COMMON SPACE: 1,765 S.F.

REMAINING FLOOR SPACE: 5,397 S.F. (U)

LOAD FACTOR:
 $1,765 \text{ S.F.} / 5,397 \text{ S.F.} = 0.327\% \text{ (32.7\%)}$

BUILDING SQUARE	
THIRD FLOOR:	
SUITE #300	1,560 SQ. FT. (USAB)
SUITE #302	977 SQ. FT. (USAB)
SUITE #304	433 SQ. FT. (USAB)
SUITE #305	669 SQ. FT. (USAB)
SUITE #307	204 SQ. FT. (USAB)
SUITE #309	239 SQ. FT. (USAB)
SUITE #310	1,295 SQ. FT. (USAB)
COMMON AREA	1,765 SQ. FT. (USAB)
TOTAL SQUARE FOOTAGE: 7,162 SQ. FT. (USAB)	



INTERLINE
IN WALL
IN COMMON
IN WITHOUT
ARTS

3RD FLOOR AS-BUILT FLOOR

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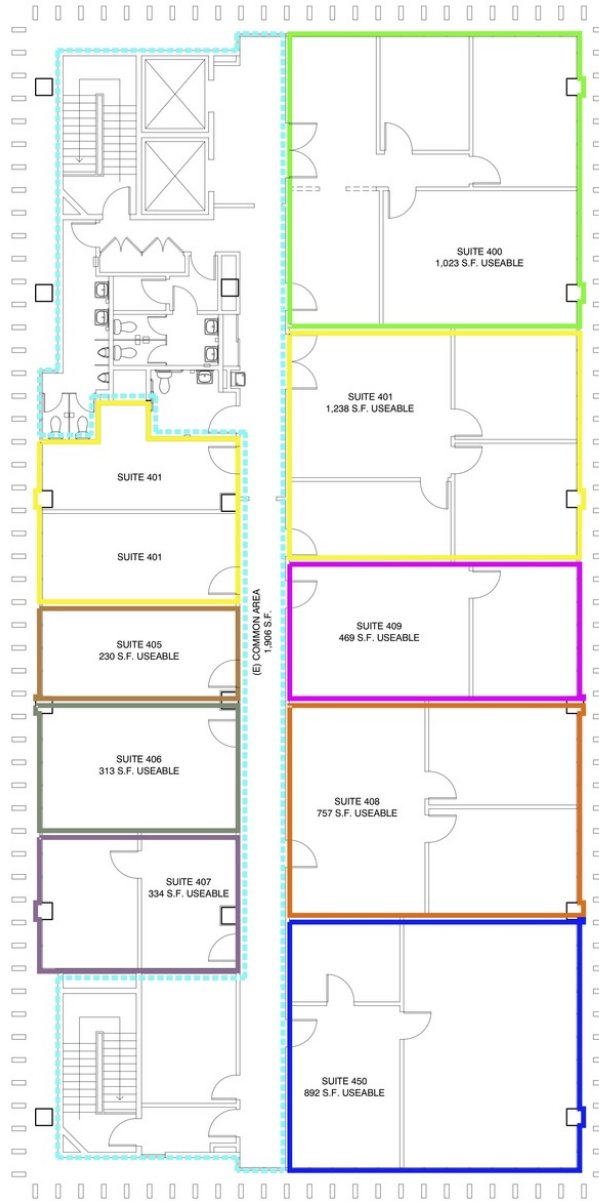
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TOTAL FLOOR SPACE: 7,162 S.F. (U)
TOTAL COMMON SPACE: 1,906 S.F.
REMAINING FLOOR SPACE: 5,256 S.F. (U)
LOAD FACTOR:
1,906 S.F. / 5,256 S.F. = 0.363% (36.3%)

BUILDING SQUARE	
FOURTH FLOOR:	
SUITE 400	1,023 SQ. FT. (USABLE)
SUITE 401	1,238 SQ. FT. (USABLE)
SUITE 405	230 SQ. FT. (USABLE)
SUITE 406	313 SQ. FT. (USABLE)
SUITE 407	334 SQ. FT. (USABLE)
SUITE 408	757 SQ. FT. (USABLE)
SUITE 409	469 SQ. FT. (USABLE)
SUITE 450	892 SQ. FT. (USABLE)
SUITE 451	1,023 SQ. FT. (USABLE)
COMMON AREA	1,906 SQ. FT. (USABLE)
TOTAL SQUARE FOOTAGE: 7,162 SQ. FT. (USABLE)	



4TH FLOOR AS-BUILT FLOOR

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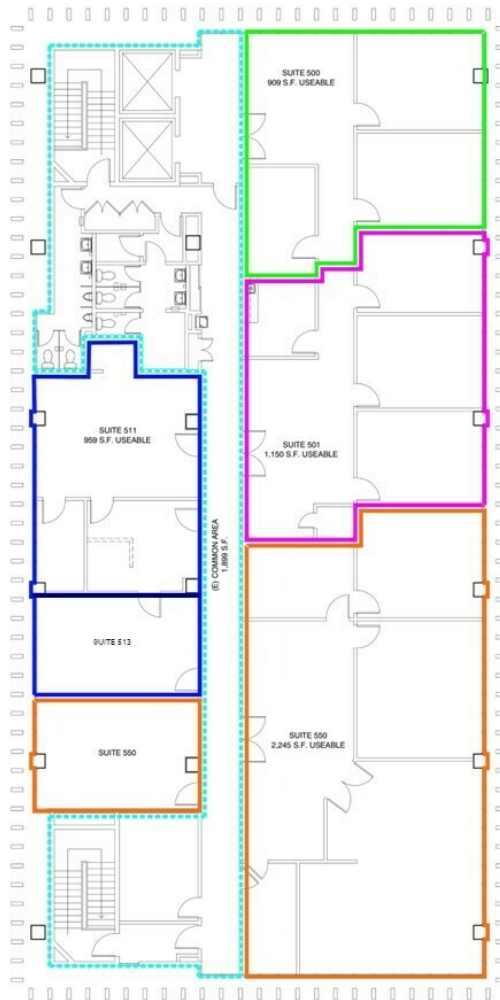
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TOTAL FLOOR SPACE: 7,162 S.F. (USEABLE)
TOTAL COMMON SPACE: 1,899 S.F.
REMAINING FLOOR SPACE: 5,263 S.F. (USEABLE)
LOAD FACTOR:
1,899 S.F. / 5,263 S.F. = 0.361% (36.1%)

BUILDING SQUARE FOOTAGE		
FIFTH FLOOR		
SUITE 500	400 SQ. FT. (USEABLE)	X,300 SQ. FT. (RENTABLE)
SUITE 501	1,500 SQ. FT. (USEABLE)	X,300 SQ. FT. (RENTABLE)
SUITE 502	900 SQ. FT. (USEABLE)	X,300 SQ. FT. (RENTABLE)
SUITE 503	2,340 SQ. FT. (USEABLE)	X,300 SQ. FT. (RENTABLE)
SUITE 504	1,800 SQ. FT. (USEABLE)	X,300 SQ. FT. (RENTABLE)
TOTAL SQUARE FOOTAGE		7,162 SQ. FT. (USEABLE) X,300 SQ. FT. (RENTABLE)

5TH FLOOR AS-BUILT FLOOR PLAN

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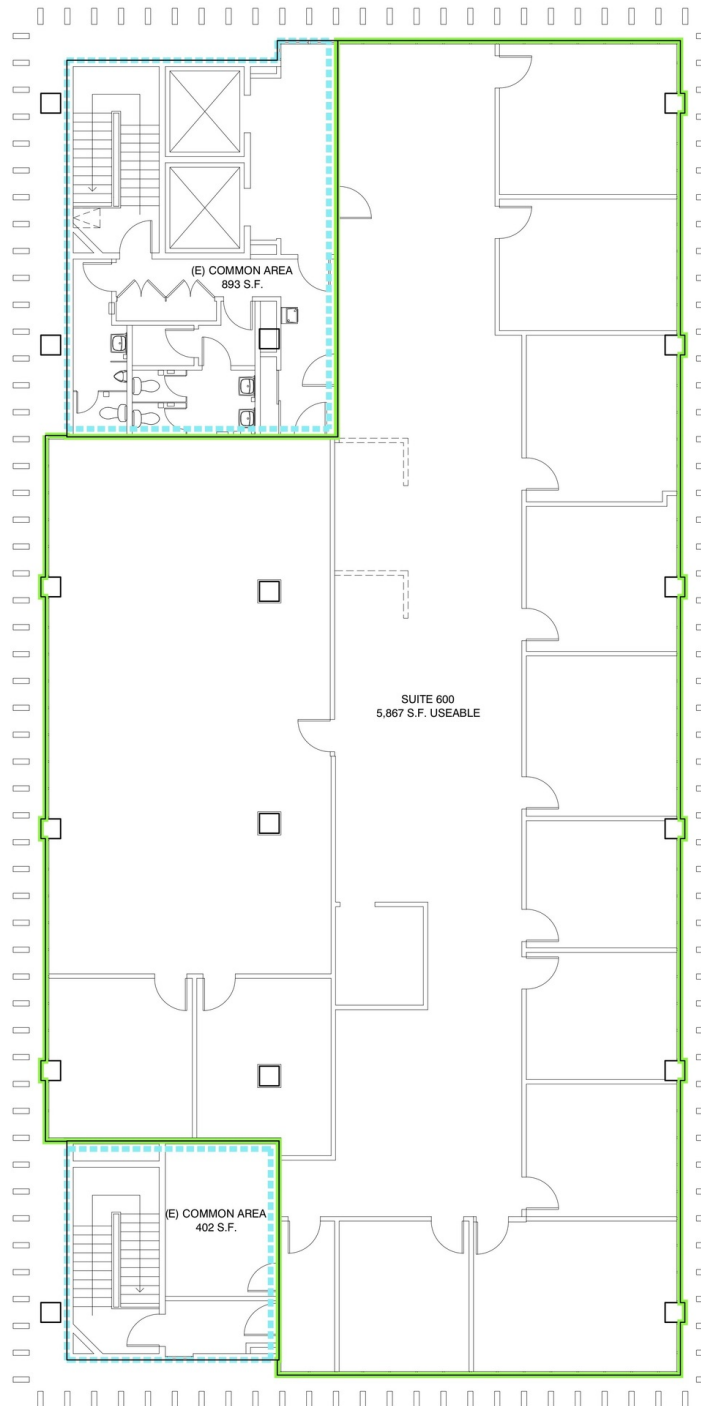
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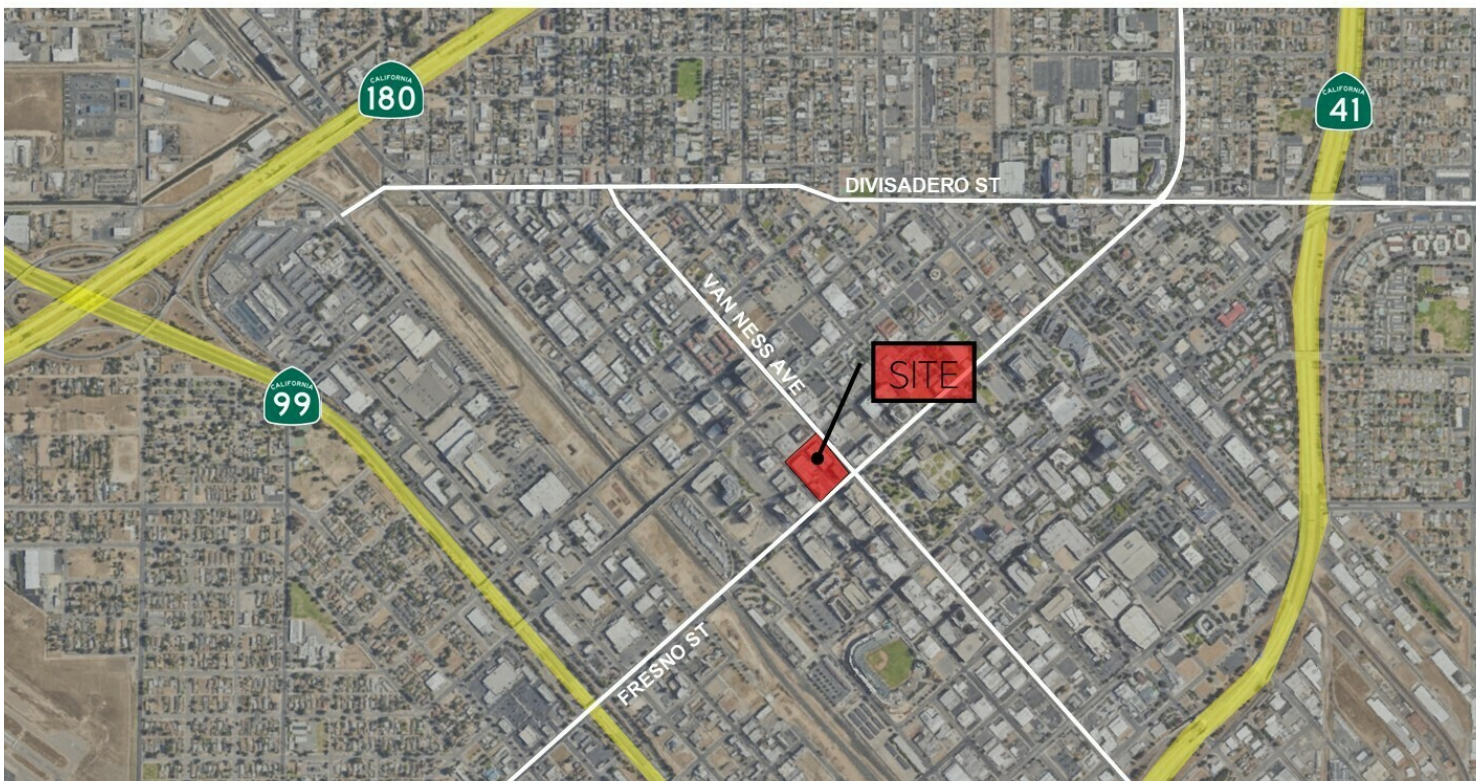
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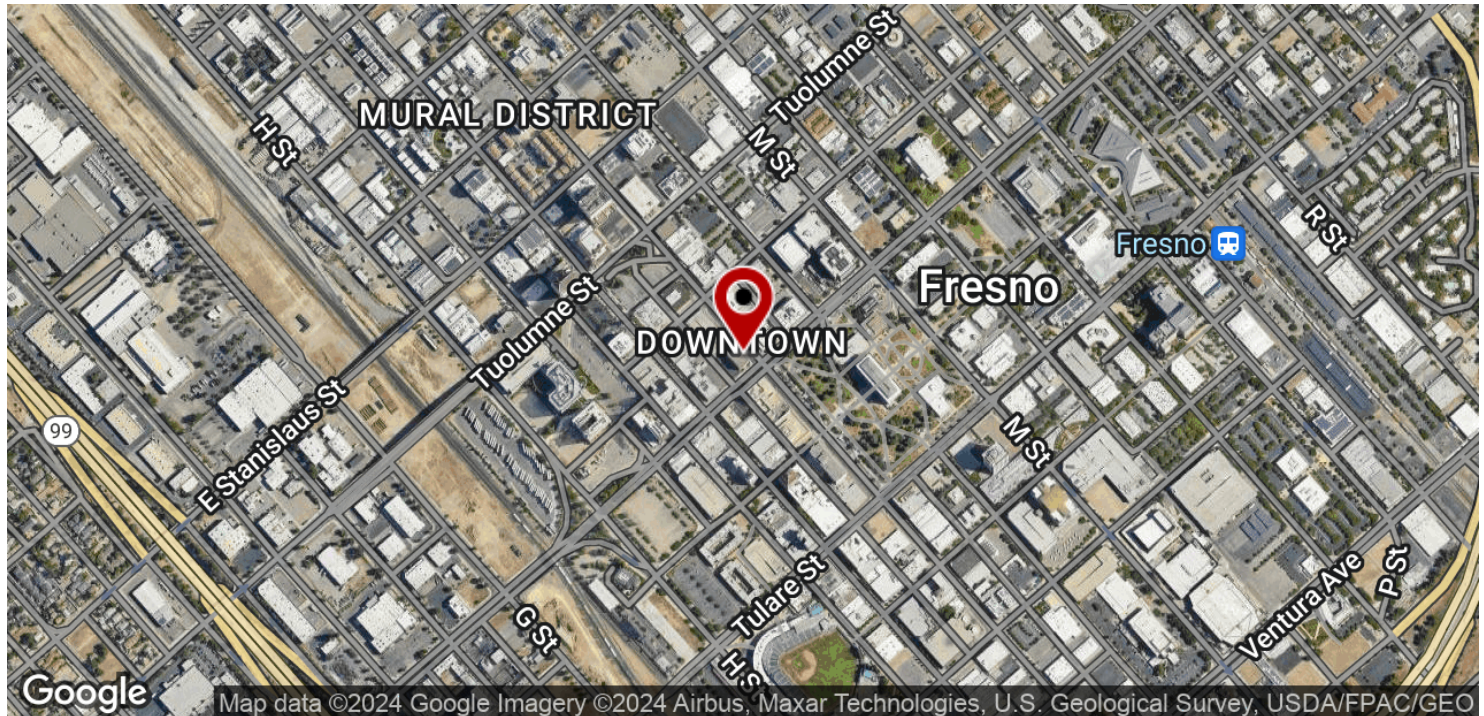
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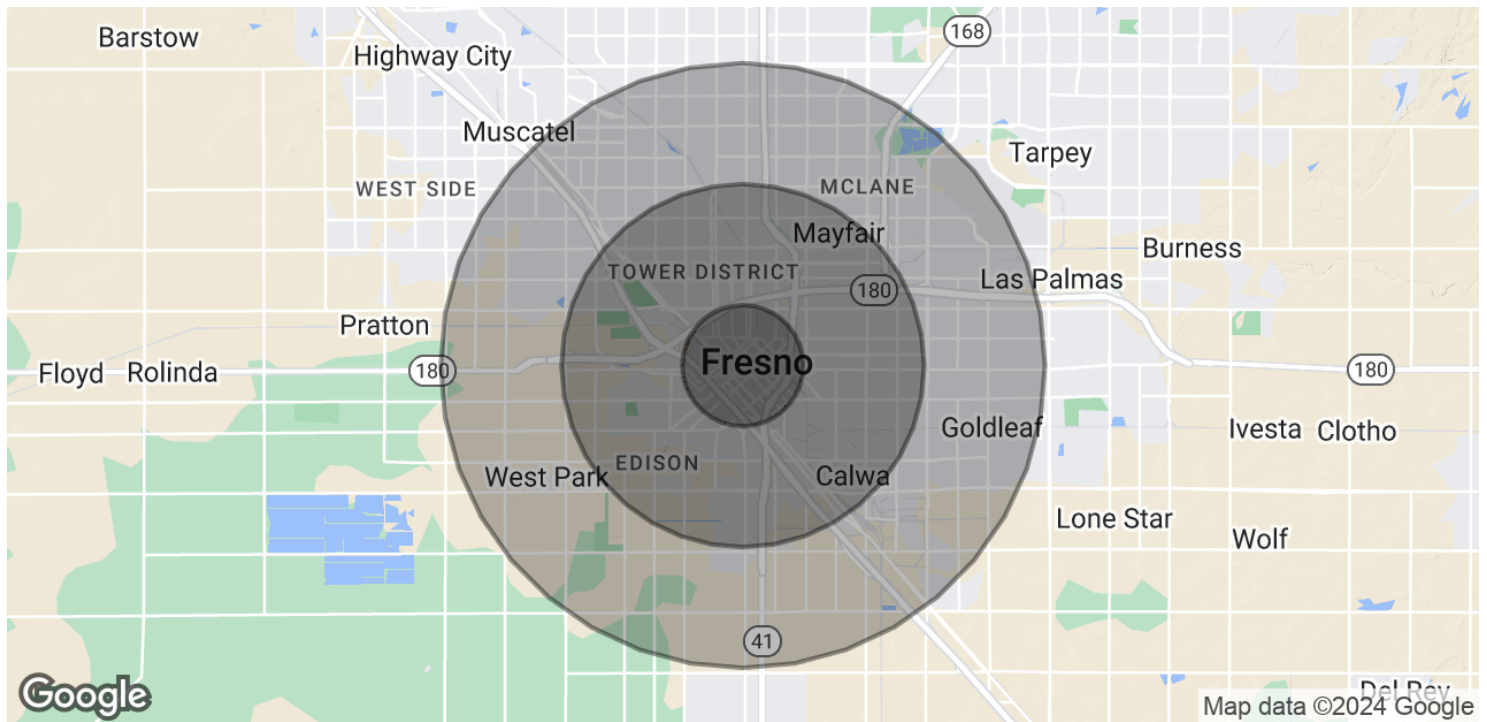
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,312	136,680	320,091
Average Age	27.4	27.0	28.2
Average Age (Male)	27.0	26.5	27.5
Average Age (Female)	29.4	28.1	29.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,721	39,033	96,385
# of Persons per HH	4.1	3.5	3.3
Average HH Income	\$30,409	\$38,328	\$41,934
Average House Value	\$226,702	\$215,626	\$217,808
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	69.5%	63.6%	58.3%

* Demographic data derived from 2020 ACS - US Census

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