FULL COMMISSION

2115 Kern Street • Fresno, California

NEC Van Ness Avenue   **RENT REDUCED!!**

R E L I

AVAILABLE FOR LEASE

"The Exchange Place" - Approximately ±825 - 5,015 Square Feet

- Parking Available
- Great Freeway Access - 2 blocks to Highway 99 on/off ramps
- Below Market Rent - As low as $.99/SF Full Service*

- Easy walk to Federal, State and County Courthouses, Family Court Services, Hotels, Restaurants, and Banks

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R E L I

ꞏꞏ ROBERT ELLIS ꞏꞏ
LEASING AND INVESTMENT, INC.

ROBERT ELLIS
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7502 NORTH COLONIAL AVENUE, SUITE 101 ꞏ FRESNO, CALIFORNIA 93711
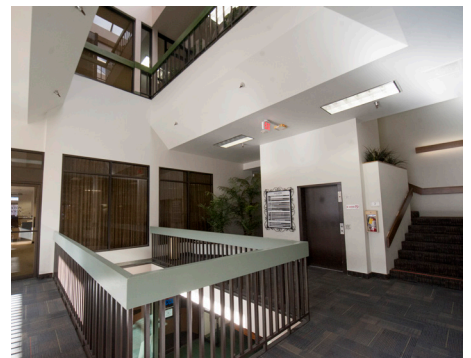rellis@reli1.com ꞏ www.reli1.com

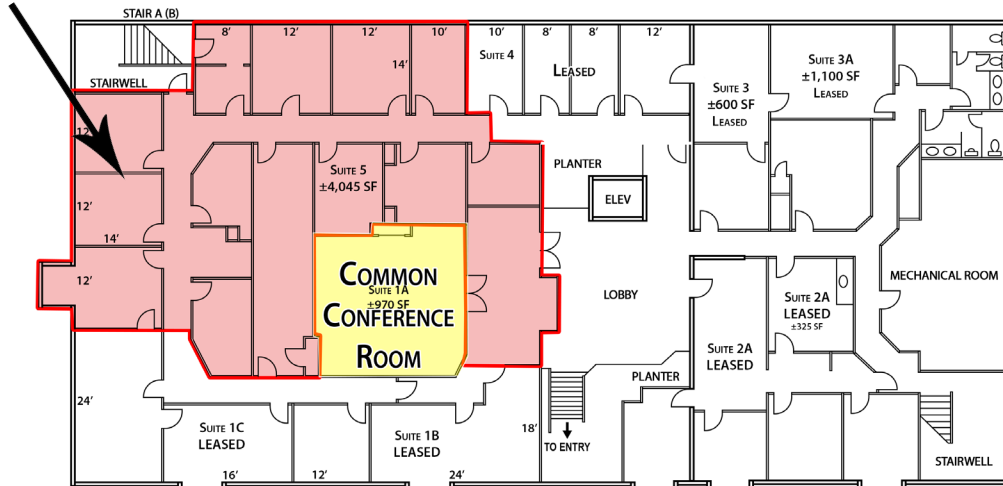# *2115 Kern Street • Fresno, California*

R E L I

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: Mezzanine Suite 102M: Approximately ± 825 SF - 2 Private Offices

Suite 1: Approximately ± 5,015 SF ($.99/SF) - 10 Private / Large Conference Room Can Split to ± 4,045 SF.

*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
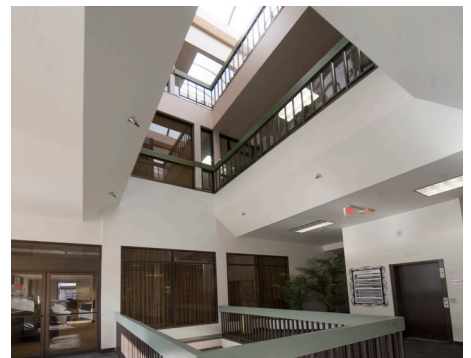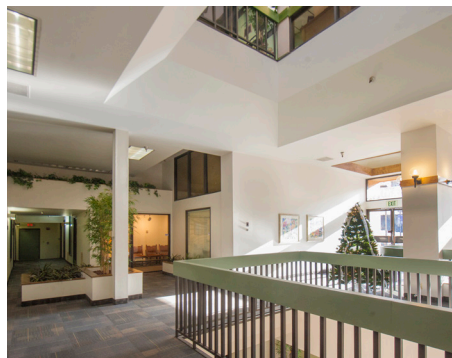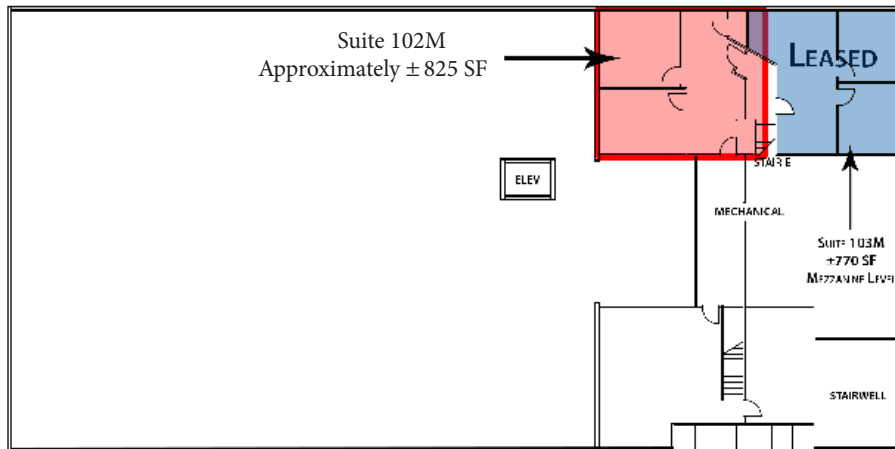
FLOOR PLAN

Suite 1
Approximately ± 5,015 SF

STAIR A (B)

STAIRWELL

8'   12'   12'   10'   10'   8'   8'   12'

14'

Suite 4

LEASED

Suite 3A
±1,100 SF
LEASED

Suite 3
±600 SF
LEASED

12'

12'

Suite 5
±4,045 SF

PLANTER

ELEV

14'

12'

COMMON
Suite 1A
±970 SF
CONFERENCE
ROOM

LOBBY

MECHANICAL ROOM

Suite 2A
LEASED
±325 SF

24'

Suite 2A
LEASED

Suite 1C
LEASED

Suite 1B
LEASED

18'

PLANTER

TO ENTRY

STAIRWELL

16'   12'   24'

Suite 102M
Approximately ± 825 SF

LEASED

ELEV

STAIR E

MECHANICAL

SUITE 103M
±770 SF
MEZZANINE LEVEL

STAIRWELL

On Site Conference Facility

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LOCATION AERIAL