

OFFICE FOR LEASE

FULL SERVICE CLASS A OFFICE SPACE NEAR COURTHOUSE

1330 L St, Fresno, CA 93721



AVAILABLE

AVAILABLE SF: 1,384 - 5,310 SF

LEASE RATE: \$1.00 SF/Month (Full Service)

LOT SIZE: 0.34 Acres

BUILDING SIZE: 11,673 SF

BUILDING CLASS: A

ZONING: C-4

MARKET: Courthouse Park

SUB MARKET: Downtown Fresno

CROSS STREETS: Merced Street

PROPERTY FEATURES

- Full-Service Lease Including Utilities & Janitorial
- ±1,384 to ±5,310 SF Available
- One block to Courthouse Park
- Private Offices, Open Rooms, Multiple Entrance Points
- ?Common Restrooms and Elevator
- ?Landlord Willing To Complete Improvements
- Convenient Location Between CA-99, CA-41, & CA-180
- Up To 10 Private Parking Stalls Available

KW COMMERCIAL
559.302.8698



JARED ENNIS
Senior Commercial Associate
O 559.302.8698
C 559.302.8698
jaredennis@kw.com
CalDRE #01945284

KEVIN LAND
Commercial Director
O 559.359.4035
C 559.359.4035
kevin.land@kw.com
CalDRE #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.CentralCaCommercial.com

OFFICE FOR LEASE

FULL SERVICE CLASS A OFFICE SPACE NEAR COURTHOUSE

1330 L St, Fresno, CA 93721



PROPERTY OVERVIEW

±1,384 to ±5,310 SF Available: Full-Service Lease Including Utilities. Downtown office with off-street parking, one block to Courthouse Park. Suite A of ±2,389 SF has (7) private offices, (1) conference room, and (1) front reception/waiting area. Suite B of ±1,537 SF has (4) rooms (2 of which are private), and (1) front reception/waiting area. Suite D of ±1,384 SF has (3) large open rooms, (1) working sauna steam room, (1) private shower, and (1) private restroom. Spaces can be leased in conjunction with each-other for up to ±5,310 SF. Up to 10 on site parking stalls available.

LOCATION OVERVIEW

The property is located on L Street between Merced Street and Tuolumne Street in Downtown Fresno just one block to Courthouse Park. Property is just east of CA-99, south of CA-180, west of CA-41, and North of Fresno Street. On site parking stalls are available.



KW COMMERCIAL
559.302.8698



COMMERCIAL

JARED ENNIS
Senior Commercial Associate
O 559.302.8698
C 559.302.8698
jaredennis@kw.com
CalDRE #01945284

KEVIN LAND
Commercial Director
O 559.359.4035
C 559.359.4035
kevin.land@kw.com
CalDRE #01516541



COMMERCIAL

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.CentralCaCommercial.com

OFFICE FOR LEASE

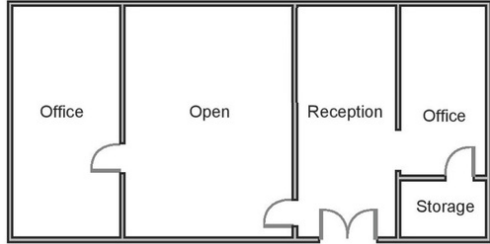
FULL SERVICE CLASS A OFFICE SPACE NEAR COURTHOUSE

1330 L St, Fresno, CA 93721

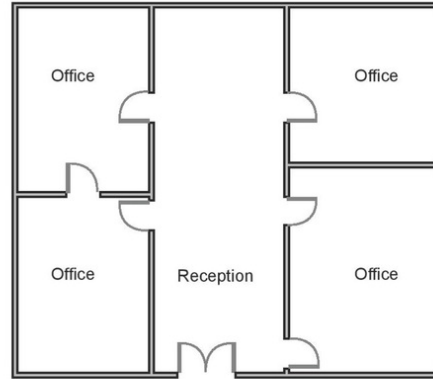


Floor Plans:

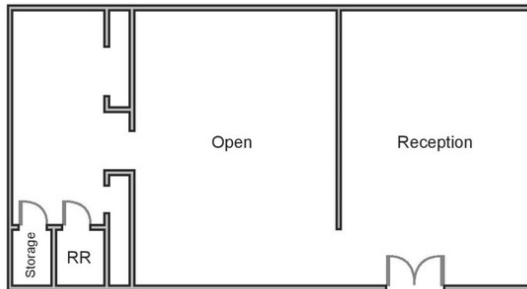
Suite B - 1,537± SF



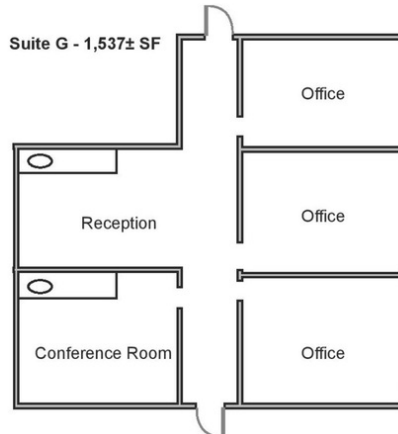
Suite C - 1,353± SF



Suite D - 1,384± SF



Suite G - 1,537± SF



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite A	Office Building	\$1.00 SF/MONTH	Full Service	2,389 SF	AVAILABLE NOW
Suite B	Office Building	\$1.00 SF/MONTH	Full Service	1,537 SF	AVAILABLE NOW
Suite D	Office Building	\$1.00 SF/MONTH	Full Service	1,384 SF	AVAILABLE NOW

KW COMMERCIAL
559.302.8698



COMMERCIAL™

JARED ENNIS
Senior Commercial Associate
O 559.302.8698
C 559.302.8698
jaredennis@kw.com
CalDRE #01945284

KEVIN LAND
Commercial Director
O 559.359.4035
C 559.359.4035
kevin.land@kw.com
CalDRE #01516541



COMMERCIAL™

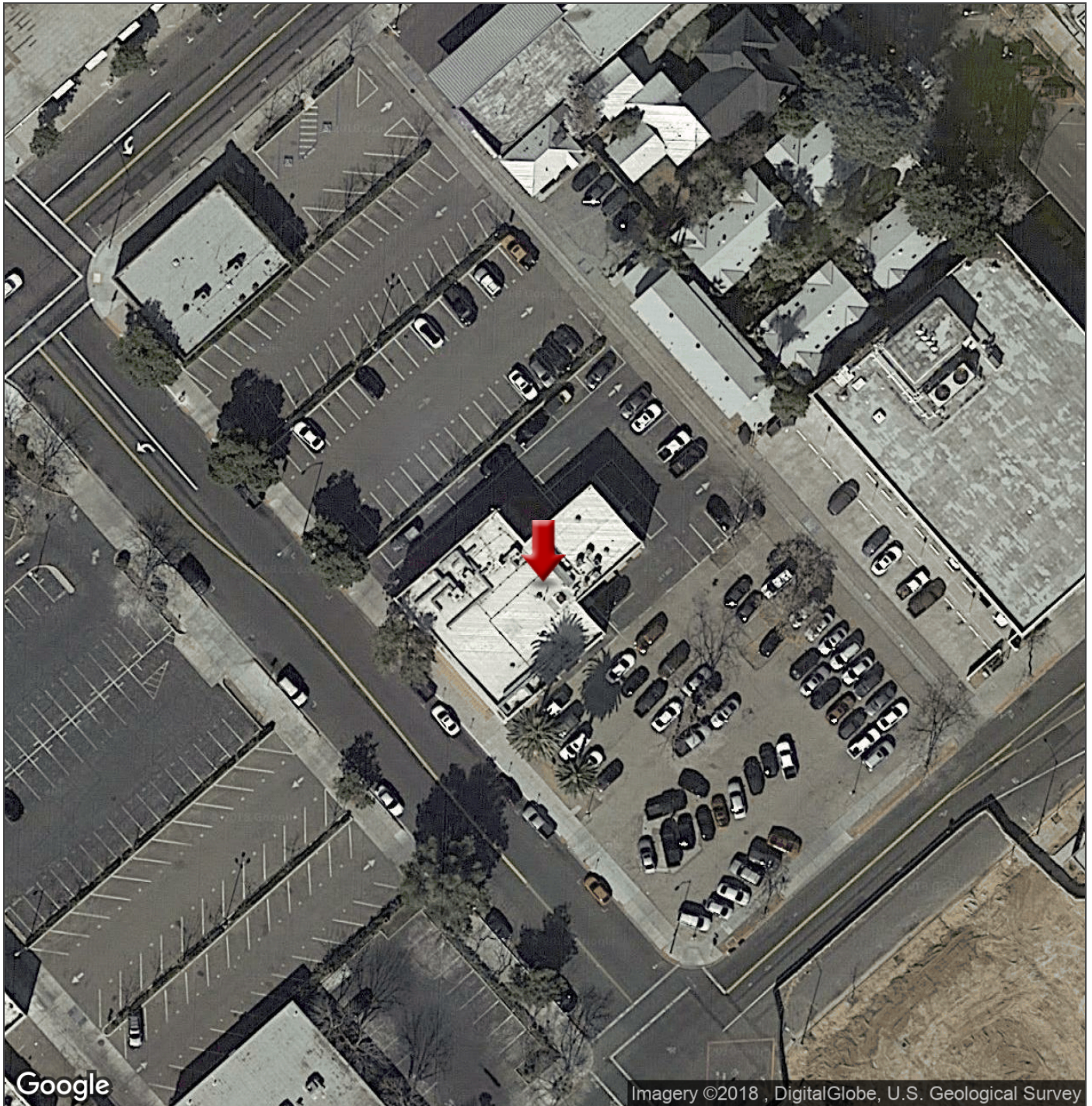
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.CentralCaCommercial.com

OFFICE FOR LEASE

FULL SERVICE CLASS A OFFICE SPACE NEAR COURTHOUSE

1330 L St, Fresno, CA 93721



KW COMMERCIAL
559.302.8698



COMMERCIAL

JARED ENNIS
Senior Commercial Associate
O 559.302.8698
C 559.302.8698
jaredennis@kw.com
CalDRE #01945284

KEVIN LAND
Commercial Director
O 559.359.4035
C 559.359.4035
kevin.land@kw.com
CalDRE #01516541



COMMERCIAL

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.CentralCaCommercial.com

OFFICE FOR LEASE

FULL SERVICE CLASS A OFFICE SPACE NEAR COURTHOUSE

1330 L St, Fresno, CA 93721



KW COMMERCIAL
559.302.8698



JARED ENNIS
Senior Commercial Associate
O 559.302.8698
C 559.302.8698
jaredennis@kw.com
CalDRE #01945284

KEVIN LAND
Commercial Director
O 559.359.4035
C 559.359.4035
kevin.land@kw.com
CalDRE #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.CentralCaCommercial.com

1330 L St, Fresno, CA 93721



KW COMMERCIALSM

KEVIN LAND
Commercial Director
O 559.359.4035
C 559.359.4035
kevin.land@kw.com
CalDRE #01516541



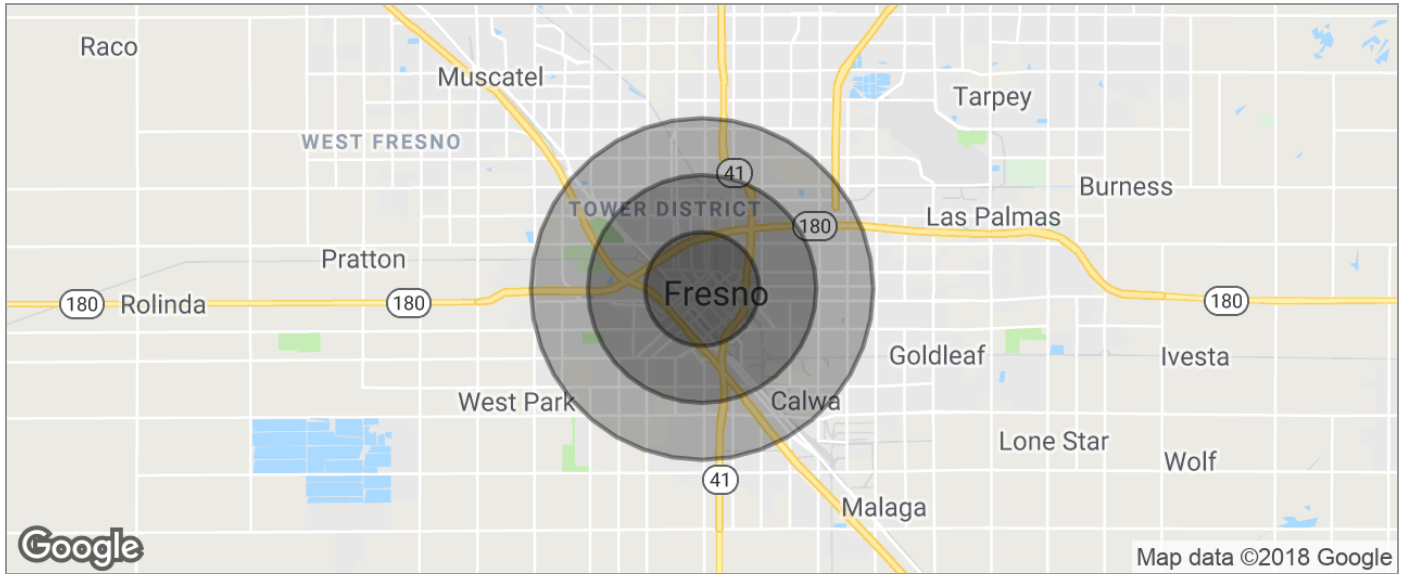
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.CentralCaCommercial.com

OFFICE FOR LEASE

FULL SERVICE CLASS A OFFICE SPACE NEAR COURTHOUSE

1330 L St, Fresno, CA 93721



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	19,964	66,993	142,082
MEDIAN AGE	27.6	26.9	27.1
MEDIAN AGE (MALE)	27.1	26.5	26.5
MEDIAN AGE (FEMALE)	29.6	28.1	28.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,051	19,021	40,869
# OF PERSONS PER HH	4.0	3.5	3.5
AVERAGE HH INCOME	\$31,258	\$35,097	\$38,731
AVERAGE HOUSE VALUE	\$227,634	\$233,136	\$216,431
RACE	1 MILE	2 MILES	3 MILES
% WHITE	35.8%	42.8%	44.3%
% BLACK	9.5%	10.1%	8.9%
% ASIAN	5.3%	8.5%	11.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	2.0%	1.2%	1.1%
% OTHER	44.2%	33.9%	31.2%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	68.9%	66.4%	63.2%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
559.302.8698



JARED ENNIS
Senior Commercial Associate
O 559.302.8698
C 559.302.8698
jaredennis@kw.com
CalDRE #01945284

KEVIN LAND
Commercial Director
O 559.359.4035
C 559.359.4035
kevin.land@kw.com
CalDRE #01516541



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.CentralCaCommercial.com