

FOR LEASE



**135 Van Ness Ave
Fresno, CA 93721**

**Prime Downtown Fresno
Office/Warehouse Building**

**+/- 9,660 SF
Move-In Ready**

Contact for more information

559-448-1500

Derek Feramisco
derek@rccommercial.net
DRE# 01427540

Lynette Baker
myfresnoagent@gmail.com
DRE# 01477883



575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612

CONFIDENTIALITY AGREEMENT

Proprietary and Confidential Information

The information presented in the accompanying offering memorandum is proprietary and strictly confidential. It is intended solely for the review of the recipient as designated by RC Commercial. Disclosure to any other individual or entity requires prior written consent from RC Commercial.

Recipient Obligations

By accepting and reviewing this offering memorandum, the recipient agrees to maintain all information in the strictest confidence. The recipient shall not photocopy, duplicate, or distribute any portion of the memorandum without authorization. If the recipient determines they have no interest in the property at this time, the offering memorandum must be returned to RC Commercial.

Purpose and Limitations

This offering memorandum provides summary, unverified financial and physical details about the property to gauge preliminary interest. It is not a substitute for comprehensive due diligence. RC Commercial has not conducted an investigation and makes no warranty or representation regarding:

- The property's income, expenses, or projected financial performance;
- The size or square footage of the property and its improvements;
- The presence or absence of contaminants, including PCBs or asbestos;
- Compliance with local, state, or federal regulations;
- The physical condition of the improvements;
- The financial condition or business prospects of any tenant, or their intent to continue occupancy.

Information Reliability

The information in this offering memorandum is sourced from entities believed to be reliable. However, RC Commercial has not verified, nor will verify, the accuracy or completeness of this information and provides no warranty or representation thereof. Prospective buyers are responsible for conducting their own due diligence to verify all details presented.

Buyer Responsibilities

All potential buyers shall bear the costs and expenses associated with their investigation of the property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT DEREK FERAMISCO FOR MORE DETAILS.

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Property Description:

Versatile Downtown Flex Space with Premier DTN Zoning! Secure this highly adaptable 9,660 SF office/warehouse building perfectly situated at 135 Van Ness Ave in the heart of Downtown Fresno. Featuring rare and dynamic DTN (Downtown Neighborhood) mixed-use zoning, this property is an exceptional fit for creative flex space, professional offices, an urban showroom, a tech hub, or light distribution. The building sits on a 0.23-acre lot, two restrooms, two rollup doors, and offers an intelligent, functional layout.

Office & Warehouse Hybrid: An expansive open warehouse floor paired with professional administrative front offices.

Flexible DTN Zoning: Capitalize on Fresno's versatile downtown code allowing a broad blend of office, commercial, and creative industrial uses.

Unbeatable Logistics: Immediate, seamless access to major regional thoroughfares including Highway 41, Highway 99, and Highway 180.

High Visibility Location: Generous street frontage along Van Ness Ave providing excellent signage and strong brand exposure.

Don't miss out on establishing your business in Downtown Fresno's rapidly revitalizing mixed-use and commercial core. Call today to schedule a private tour!

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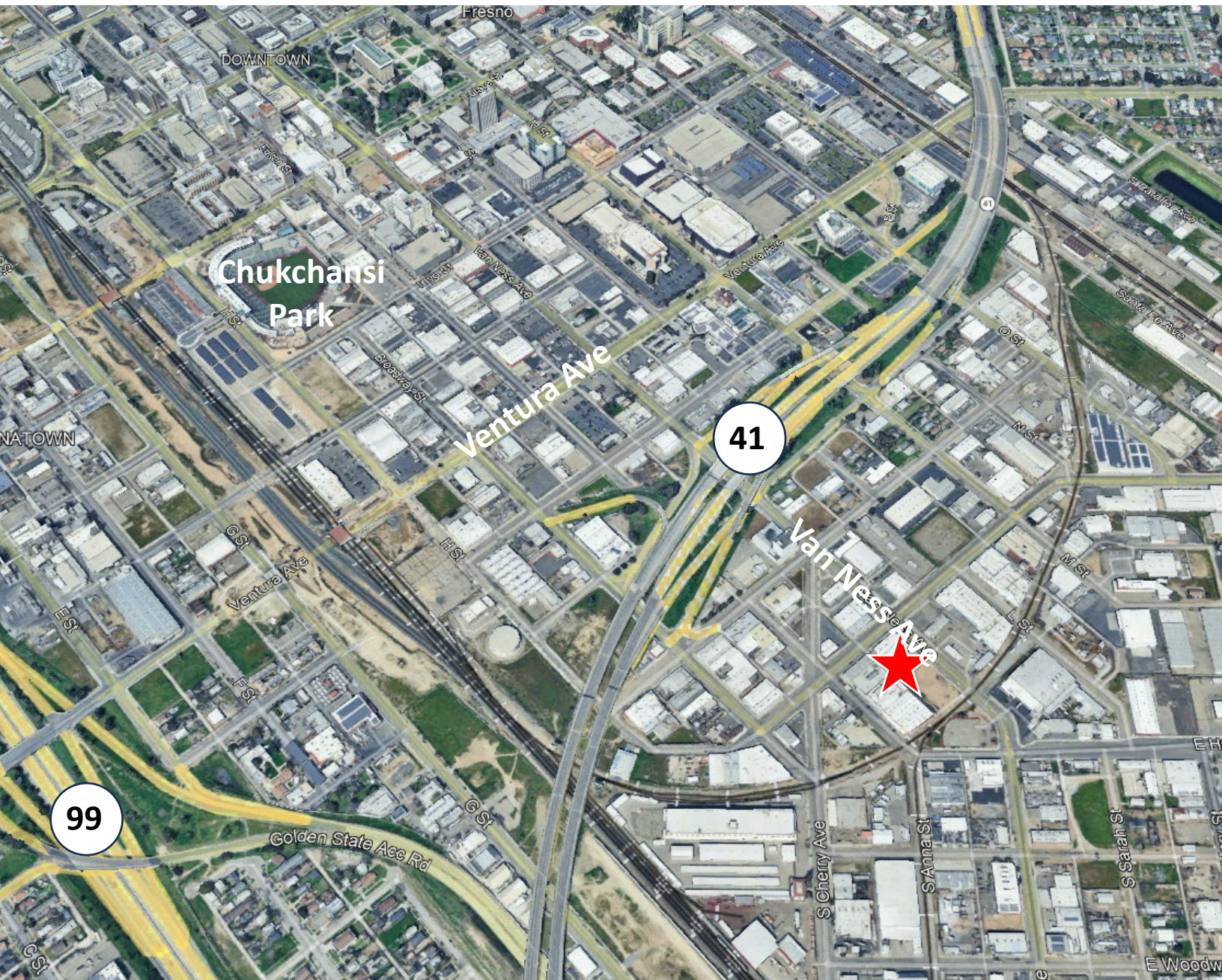


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Vicinity Map



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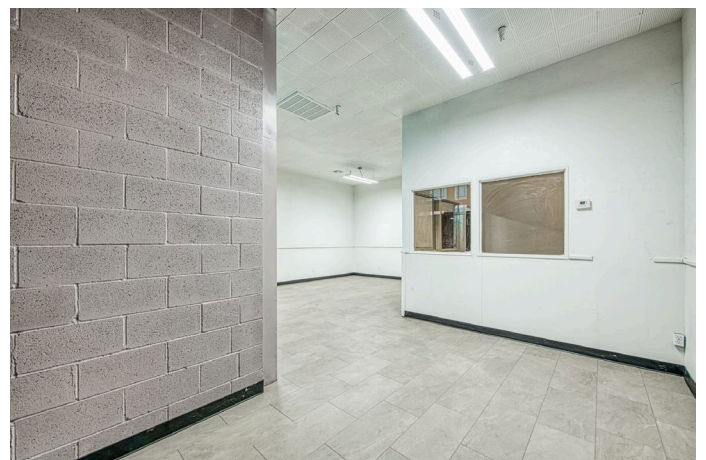
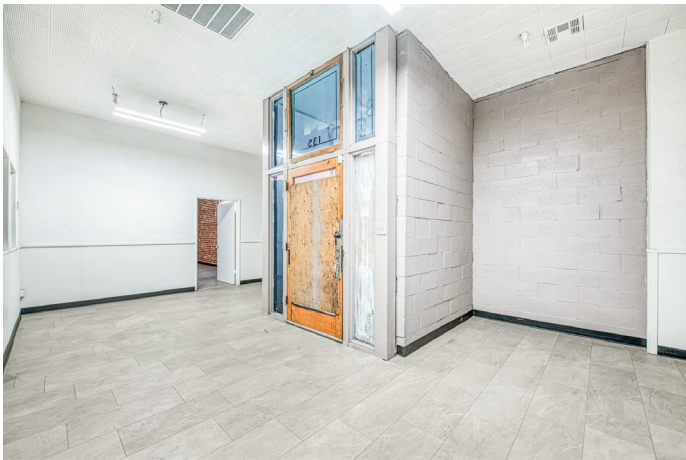


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