

*4949 E. KINGS CANYON RD., FRESNO, CA (FORMERLY 4949 E. CESAR CHAVEZ BLVD.)*

*CONTACT*

Stumpf and Company  
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[www.stumpfandcompany.com](http://www.stumpfandcompany.com)

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Although all information furnished regarding the subject property for sale and/or lease is from sources deemed reliable, this information has not been verified and no expressed representation is made nor is any to be implied as to the accuracy thereof and may be subject to errors, omissions, and change of price or lease without notice and to any special conditions imposed by our principal.



**PROPERTY HIGHLIGHTS**

- Various offices available, furniture included
- All-inclusive rent
- Flexible lease terms, month-to-month available
- Several shared amenities
- Ample onsite parking



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## PROPERTY OVERVIEW

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### DESCRIPTION

The United Way Office Building offers low-maintenance, **all-inclusive office space with furniture included**. Available are private office suites, as well as individual desks. Tenants benefit from **several shared amenities** including conference rooms, break areas, a multi-purpose event room, copier room, and a warehouse. The building also features on-site reception and private security patrol. This building is **ideal for nonprofits, counselors, consultants, hybrid teams, virtual offices, and satellite offices**. United Way of Fresno and Madera Counties, the property owner, is a long-standing nonprofit that supports local families by funding programs for education, financial stability, and health.

### LOCATION

Located near the **corner of Willow and E. Cesar Chavez Blvd. in SE Fresno**, with prime street frontage in a busy shopping center near restaurants, retail, and residential neighborhoods. It's just **minutes from the Fresno Fairgrounds, Sunnyside High School, Fresno Pacific University, and Fresno County Social Services**. The site is also a two-minute walk from the Willow Station BRT stop.

### AVAILABLE

Office suites range from **200 SF to 1,535 SF (contiguous)**, with **flexible lease terms** for private offices starting at one year. Discounted rental rates are available for longer commitments. **Month-to-month desk rentals & virtual office options are also available.**

### RENTAL RATE

**\$2.50/SF per month, all-inclusive** of utilities, internet/telephone, janitorial, security, and on-site parking. **Rent discount offered for longer-term commitments (2+ years).**

### PARKING

**Ample parking included in rent.** Approximately 25 on-site stalls, with additional spaces available throughout the shopping center.

### ZONING

**CMX** (Corridor/Center Mixed-Use) permits professional, medical, financial, counseling, nonprofit, and co-working office uses.

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Conference Room



Office - Suite 108



Multi-Purpose Room



Office - Suite 106



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UPDATED AVAILABILITY

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Suite	Status	Approx. Size	Monthly Rent (\$2.50* PSF)	Description
105**	Available	689 SF	\$1,722.50	1 large office
106**	Available	846 SF	\$2,115.00	Large open office, storage room, 2 private restrooms, small break room with kitchenette
108	Available	626 SF	\$1,565.00	1 large office, small conference room, windows, furniture included
212/213	Available	200 SF	\$500.00	2 offices with interior door
Individual Desks	Available	---	Inquire	Desks in shared open area Available month-to-month
Multi-Purpose Room	Available for Tenants	1,227 SF	Included in Rent	1st floor large open multi-purpose room with tables and chairs
Conference Room - Large	Available for Tenants	1,005 SF	Included in Rent	1st floor conference room with TVs, table and chairs. Capacity: 75
Conference Room - Small	Available for Tenants	581 SF	Included in Rent	2nd floor conference room with table and chairs. Capacity approx. 25-30
Warehouse	Available for Tenants		\$0.50 (in addition to base rent)	1st and 2nd floor storage with roll-up door, fenced yard, and pallet jacks

\*Rental rate reflects 1-year lease. Discounted rental rates offered for longer term commitments.

\*\* Suites 105 & 106 can be combined for approximately 1,535 square feet.



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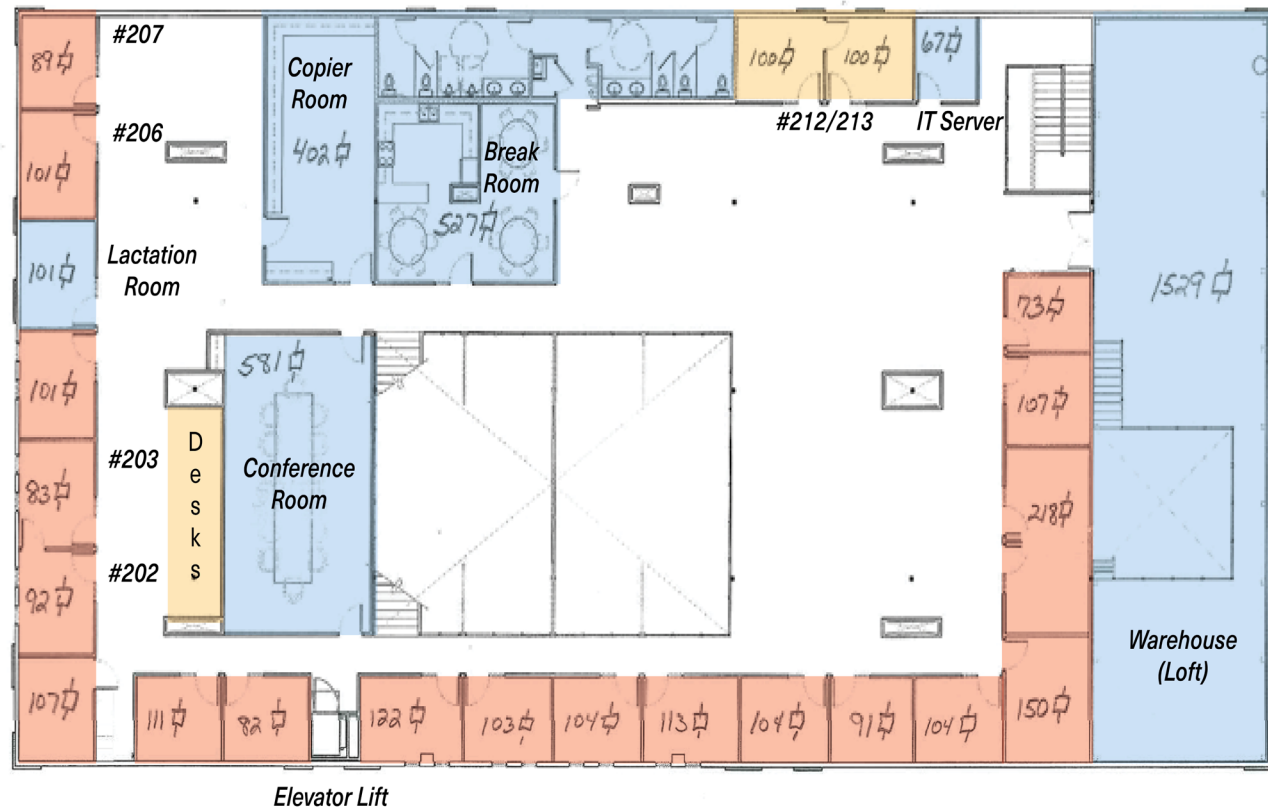
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Total Building Size: +/- 24,472 SF\* (as per tax records)  
\*Tenant to verify square footage

2nd Floor

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