



GRUBB & ELLIS.
Pearson Commercial

OFFICE SPACE AVAILABLE FOR LEASE



312 West Seventh Street | Hanford, California

RETAIL SPACE ALSO AVAILABLE

Newly Redesigned Mixed Use Center in Downtown Hanford

FAST PLAZA

For Additional Information Please Contact:

Phil Souza

Senior Vice President | Office Division
559.447.6281
psouza@pearsonrealty.com
CA DRE# 00853867

Jeremy Reed

Senior Vice President | Office Division
559.447.6282
jreed@pearsonrealty.com
CA DRE# 01203327

Mark Giuliani

Sales Associate | Commercial Division
559.302.1902
mgiuliani@pearsonrealty.com
CA DRE# 01817755

Jessica Young

Marketing Specialist | Office Division
559.447.6281
jyoung@pearsonrealty.com
CA DRE# 01498704

THE PEARSON COMPANIES

FRESNO OFFICE | 7480 N Palm Ave Suite 101 Fresno CA 93711 | 559.432.6200
VISALIA OFFICE | 3447 S Demaree St Visalia CA 93277 | 559.732.7300

FROM INSIGHT TO RESULTS

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.
Independently Owned and Operated



GRUBB & ELLIS
Pearson Commercial

312 West Seventh Street | Hanford, California

Available Space:

37,321± SF (2,500 SF minimum)

Lease Rate:

\$1.55 per RSF, NNN

Tenant Improvement Allowance:

\$40.⁰⁰ per USF

Lease Term:

5 year minimum

Parking:

123 on-site stalls, 31 stalls bordering the building on 7th, 8th, and Redington Streets and 47 stalls across 8th Street.

Projected Occupancy:

Early 2010

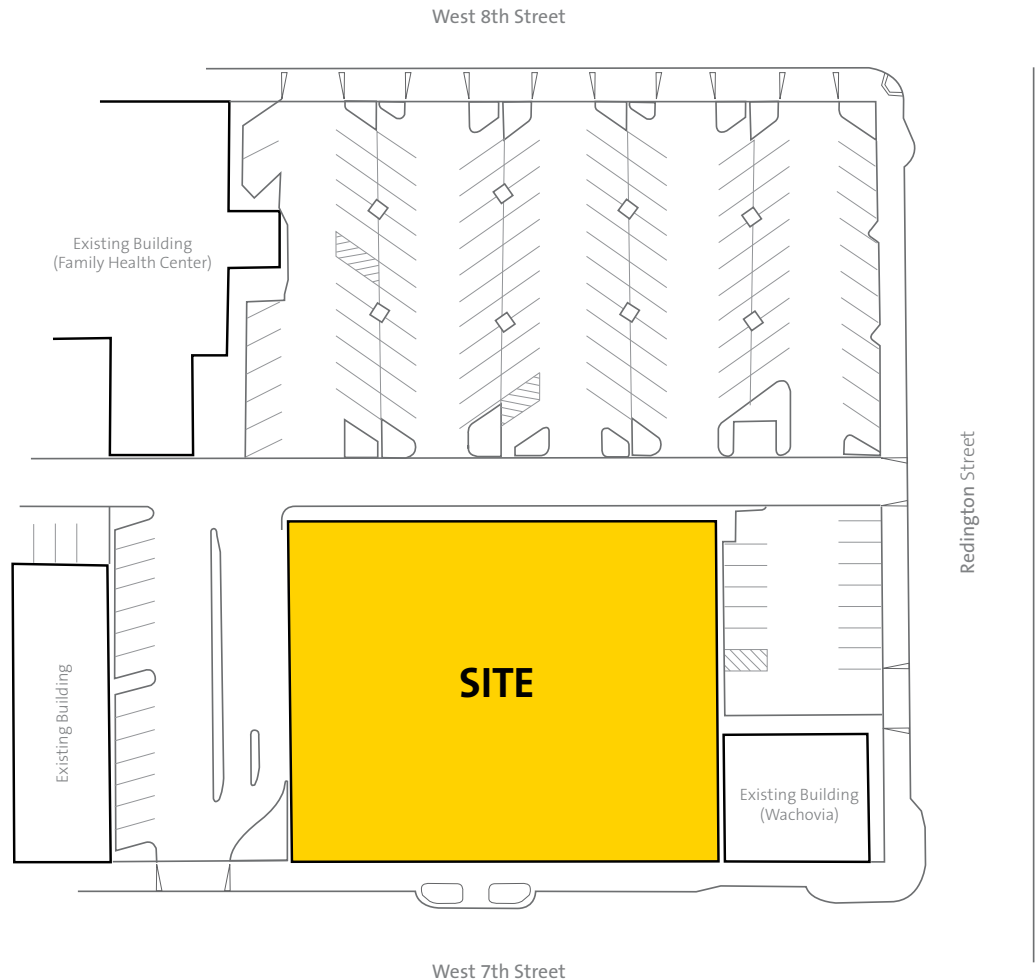
Zoning:

DC

Property Description:

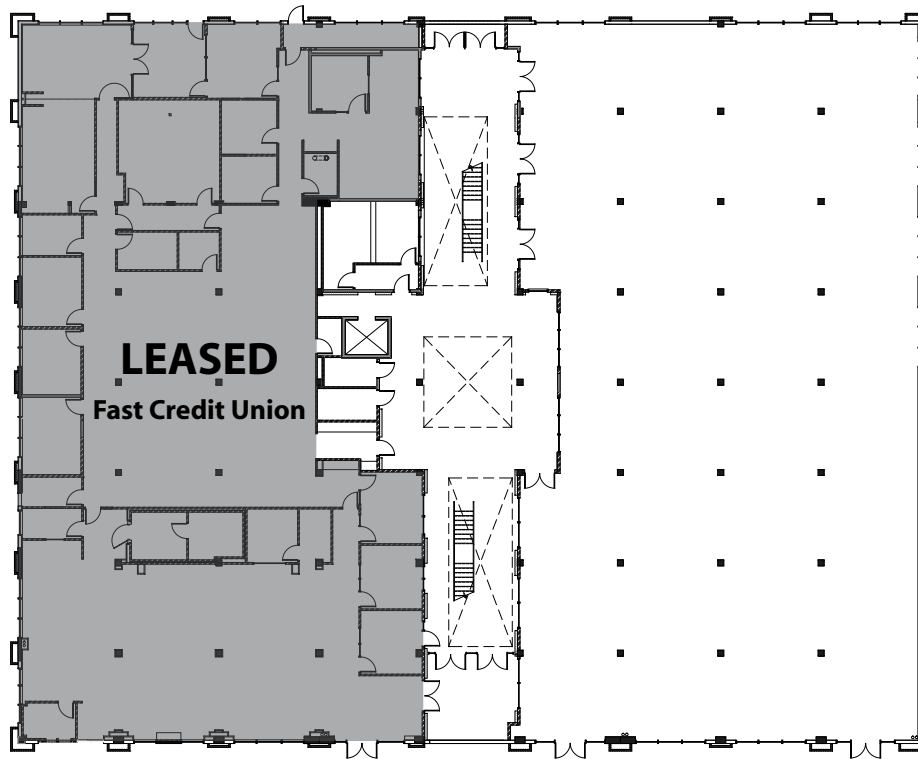
The subject building is a newly remodeled 2-story structure located in the heart of the downtown commercial district and within the redevelopment area. The project is designed for mixed use with retail or office uses on the first floor and professional office on the second floor. The second floor is serviced by an elevator. Additionally, there is an atrium on both floors. All amenities including banking, shopping, food services, and transportation are all within walking distance of the project. The building offers an upscale professional working environment for a variety of users from 2,500 to 37,321 square feet.

Site Plan

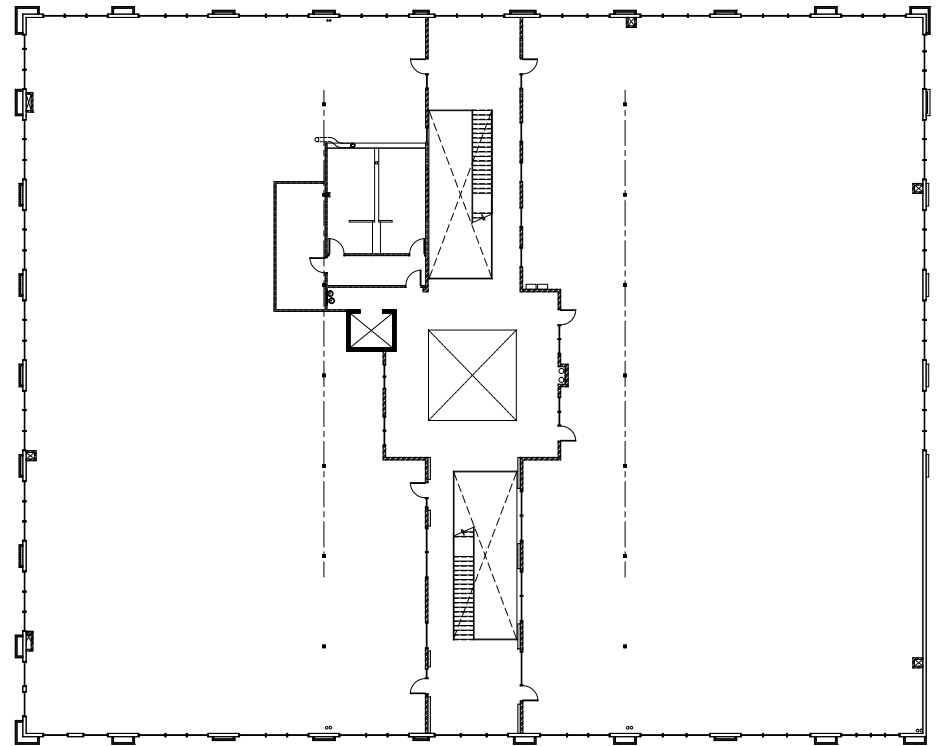


Floor Plans

First Floor:



Second Floor:



THE PEARSON COMPANIES

FRESNO OFFICE | 7480 N Palm Ave Suite 101 Fresno CA 93711 | 559.432.6200
VISALIA OFFICE | 3447 S Demaree St Visalia CA 93277 | 559.732.7300

FROM INSIGHT TO RESULTS

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

Independently Owned and Operated



GRUBB & ELLIS.
Pearson Commercial

312 West Seventh Street | Hanford, California

OFFICE SPACE AVAILABLE FOR LEASE

AERIAL MAP



**For Additional Information
Please Contact:**

Phil Souza

Senior Vice President | Office Division
559.447.6281
psouza@pearsonrealty.com
CA DRE# 00853867

Jeremy Reed

Senior Vice President | Office Division
559.447.6282
jreed@pearsonrealty.com
CA DRE# 01203327

Mark Giuliani

Sales Associate | Commercial Division
559.302.1902
mgiuliani@pearsonrealty.com
CA DRE# 01817755

Jessica Young

Marketing Specialist | Office Division
559.447.6281
jyoung@pearsonrealty.com
CA DRE# 01498704

THE PEARSON COMPANIES

FRESNO OFFICE | 7480 N Palm Ave Suite 101 Fresno CA 93711 | 559.432.6200
VISALIA OFFICE | 3447 S Demaree St Visalia CA 93277 | 559.732.7300

FROM INSIGHT TO RESULTS

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.
Independently Owned and Operated