

# AVAILABLE FOR LEASE

Fast Plaza - Office Space



**For Additional Information  
Please Contact:**

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Redesigned Mixed Use  
Center in Downtown Hanford

**312 West Seventh Street - Hanford, California**

**Newmark Grubb**  
Pearson Commercial

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

[www.ngpearson.com](http://www.ngpearson.com)

*Independently Owned and Operated*

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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PROPERTY DETAILS

## PROPERTY DESCRIPTION

The subject building is a remodeled 2-story structure located in the heart of the downtown commercial district and within the redevelopment area. 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 11,903± square feet.

## PROPERTY DETAILS

### Available Space:

2nd Floor: 11,903± RSF (2,500± SF minimum)

### Lease Rate:

\$1.55 per RSF, NNN

### Tenant Improvement Allowance:

\$40.00 per USF

### Lease Term:

5 year minimum - free rent available

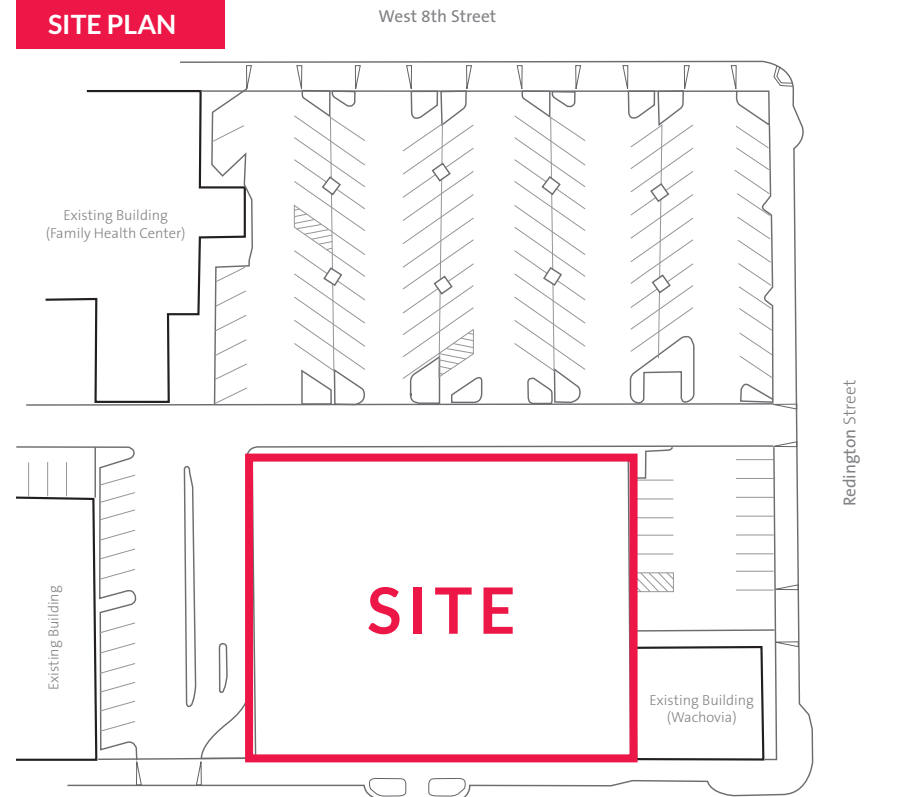
### Parking:

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

### Zoning:

D-C

## SITE PLAN



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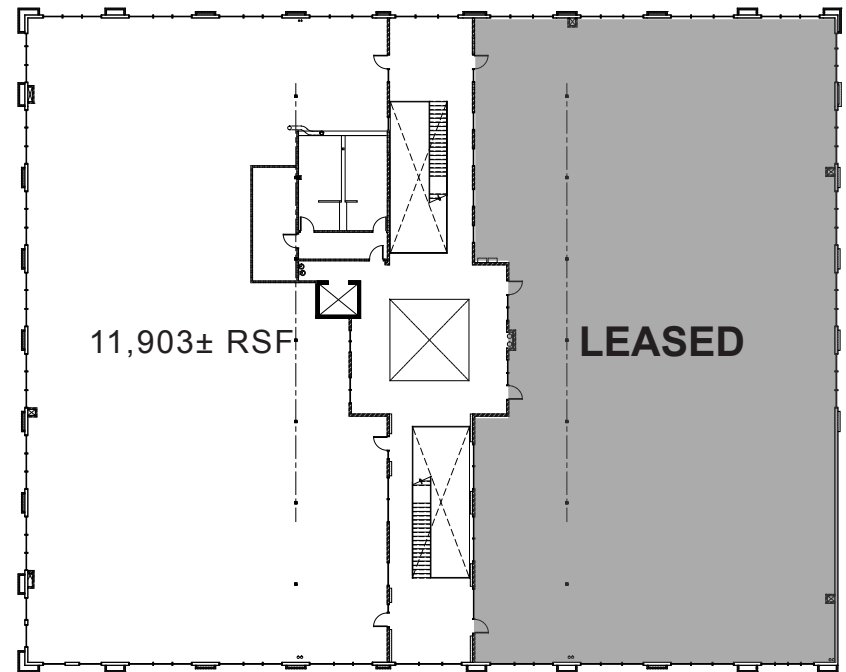
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FLOOR PLAN



## SECOND FLOOR



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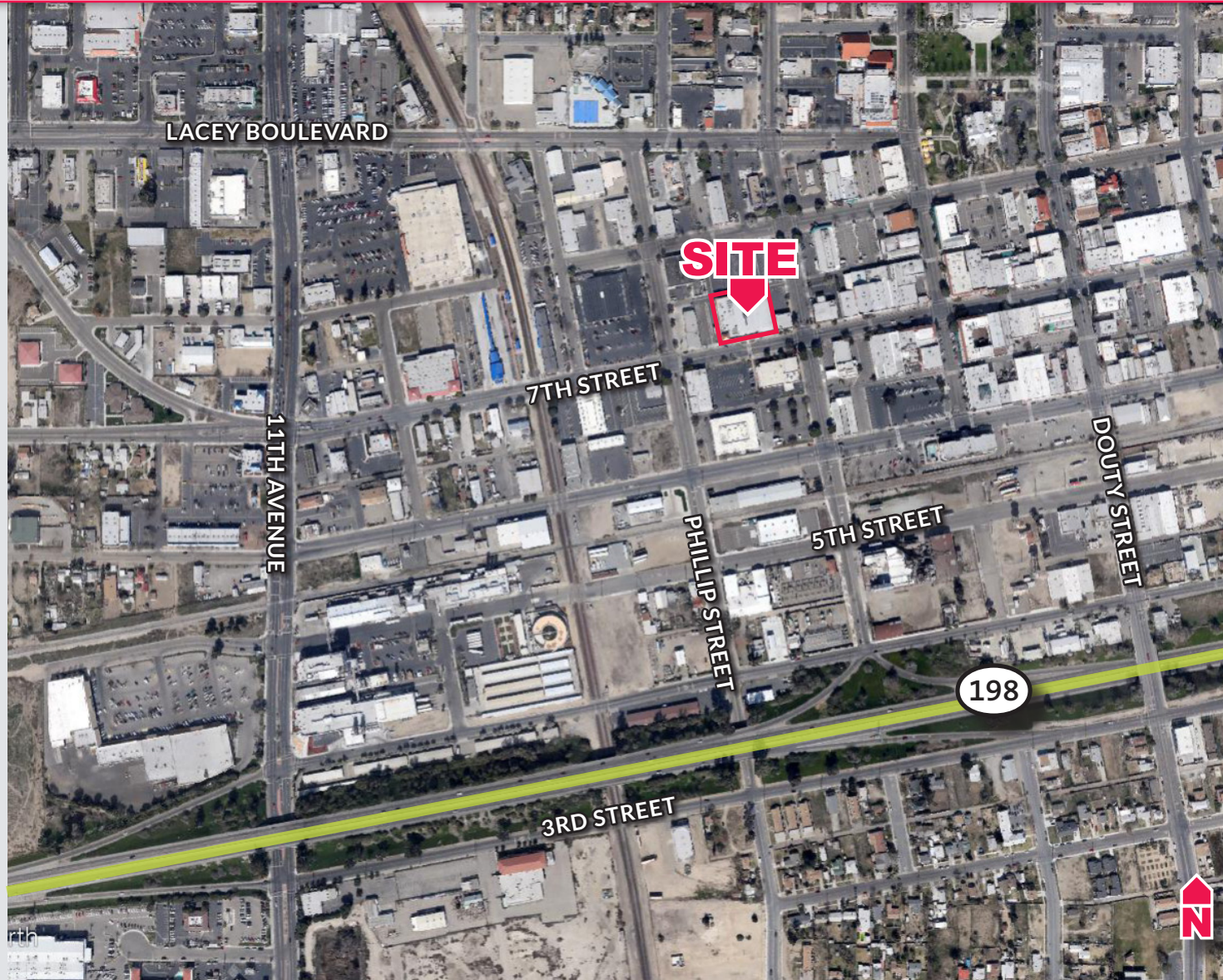
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AERIAL MAP



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