

AVAILABLE FOR LEASE  
MULTI-TENANT OFFICE BUILDING

227 & 229 N. WEST STREET  
VISALIA, CA

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**NEWMARK**  
PEARSON COMMERCIAL

**ZEEB**  
COMMERCIAL REAL ESTATE

*Independently Owned and Operated* | Corporate License #00020875 | [newmarkpearson.com](http://newmarkpearson.com) | [zeebre.com](http://zeebre.com)

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**227 & 229 N. WEST STREET**  
VISALIA, CA

**PROPERTY**  
DESCRIPTION

Multi-Tenant office building with two suites, 2,503± square feet and 1,037± square feet. The larger space has reception, 4 private offices, large bull pin with cubicles in place available for additional fee. Also there is a large printer that may also be available. The 1,037± square foot space is leased to American Ambulance on a month-to-month basis and is available for a long term tenant. On-site fenced parking with 14 stalls.



# 227 & 229 N. WEST STREET

VISALIA, CA

## PROPERTY INFORMATION

<b>Availability:</b>	Two Suites
<i>227 N. West Street:</i>	<i>2,503± SF</i>
<i>229 N. West Street:</i>	<i>1,037± SF</i>
<b>Lot Size:</b>	8,712± SF
<b>Tenancy:</b>	Multiple
<b>Property Subtype:</b>	Office Building
<b>Ceiling Height:</b>	10'
<b>Building Class:</b>	B
<b>Parking Ratio:</b>	14 Stalls
<b>Year Built:</b>	1970
<b>Zoning:</b>	D-MU ( <i>Downtown Mixed Use</i> )
<b>APN:</b>	093-185-003 ( <i>Tulare County</i> )

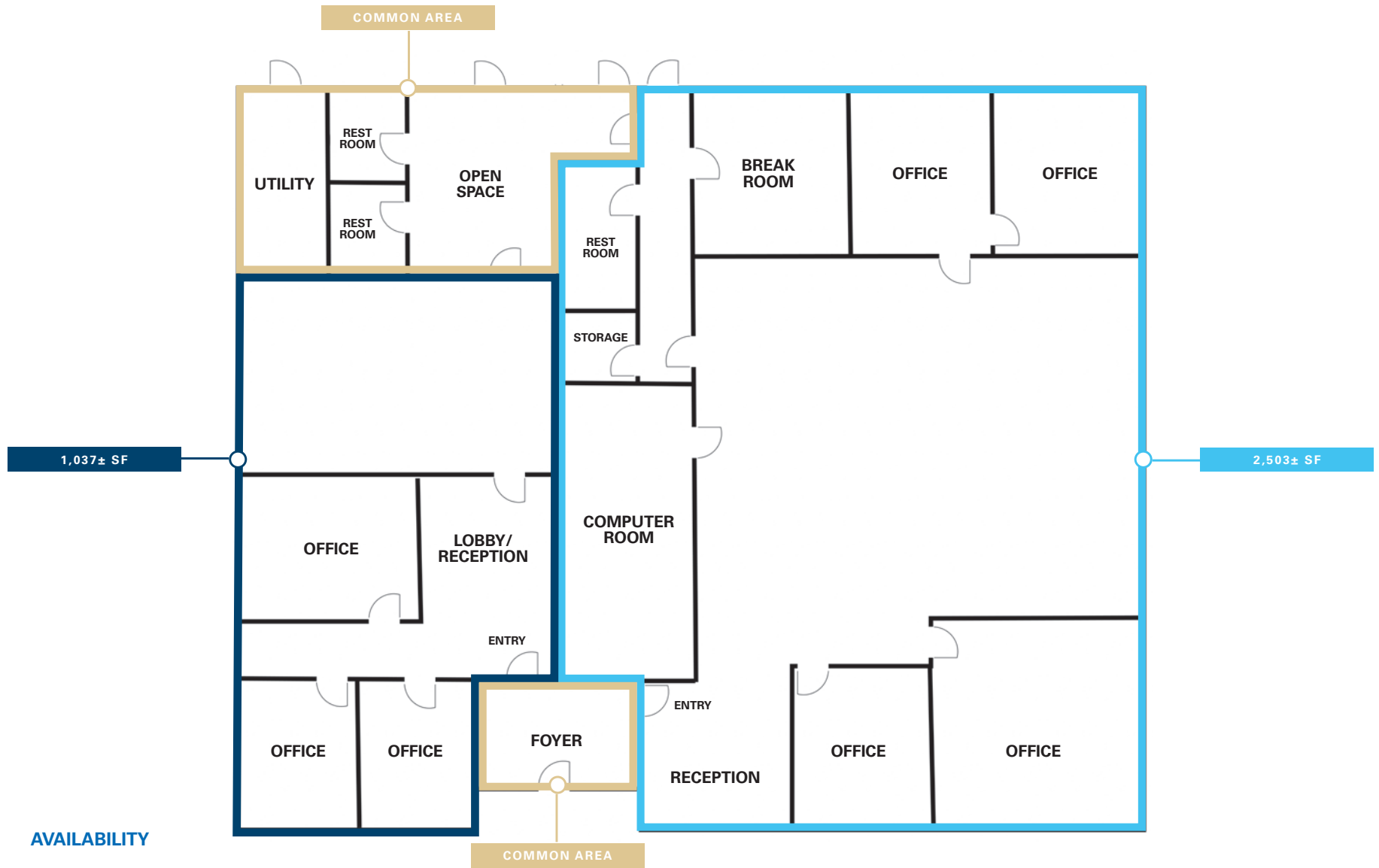
### HIGHLIGHTS

- Free Standing Building
- Secured Fenced Parking Lot
- Full Build-Out
- In Place Cubicles
- Kitchen
- Downtown District
- Close to Kaweah Health Medical Center
- Quick access to Highway 198



**\$1.50 PSF**  
LEASE RATE

**Gross**  
LEASE TYPE



**AVAILABILITY**

- 229 N. West Street - 1,037± SF
- 227 N. West Street - 2,503± SF



**227 & 229 N. WEST STREET**  
VISALIA, CA

**INTERIOR**  
IMAGES



**227 & 229 N. WEST STREET**  
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**PROPERTY**  
IMAGES



**227 & 229 N. WEST STREET**  
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**AERIAL**  
MAP



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