

AVAILABLE FOR LEASE  
PROFESSIONAL OFFICE SPACE

1274 N. IRWIN STREET  
HANFORD, CA



For information, please contact:

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**ZEEB**  
PEARSON COMMERCIAL

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**Available Space:** 1,222± SF  
**Property Type:** Professional Office  
**Zoning:** O-R (*Office Residential*)  
**APN:** 010-105-015 (*Kings County*)

#### PROPERTY DESCRIPTION

This recently remodeled building is well-suited for a small medical practice or satellite office. The flexible layout supports medical or general professional office use.

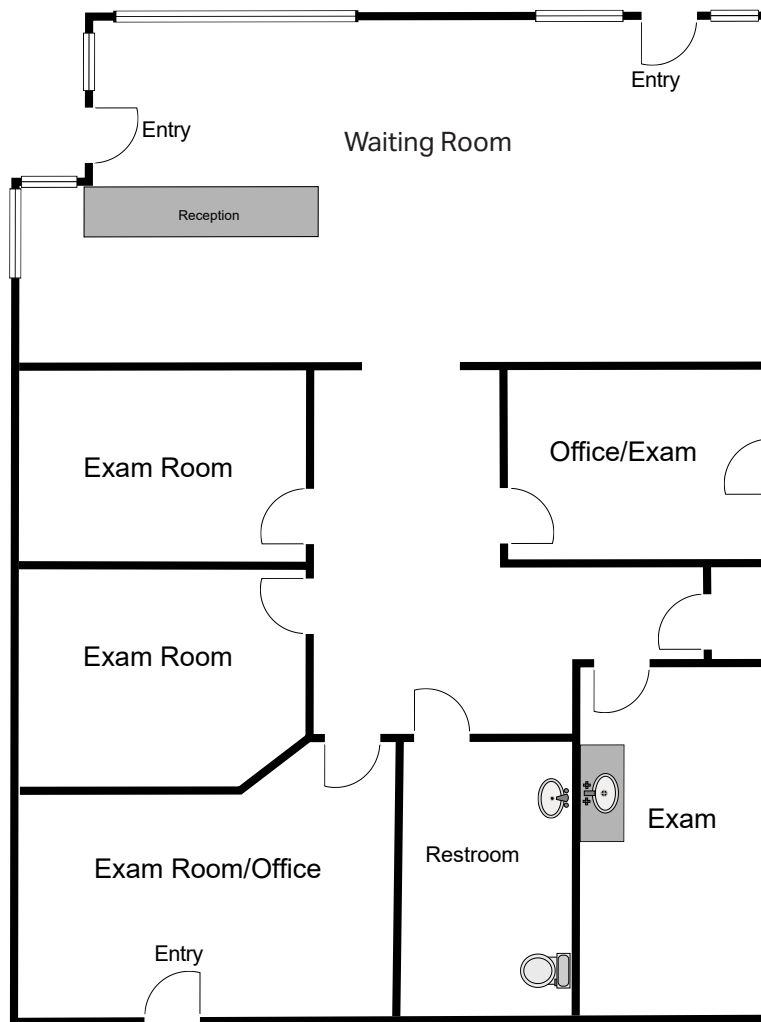
The floor plan includes a reception/waiting area, four exam rooms, one private office, and a restroom. Improvements include new flooring, interior paint, electrical, plumbing, and HVAC.

Located in a historical Hanford neighborhood, this property offers a practical and updated space for your business.

#### LOCATION DESCRIPTION

Located at 1274 N. Irwin Street in close proximity to several medical and dental offices. Easy access to Hwy 198 in Hanford.

*Call for details or to schedule a showing.*



**\$2.25**  
PER SF

**NNN**  
LEASE RATE

**1274 N. IRWIN STREET**  
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**PHOTOS**  
INTERIOR





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