

AVAILABLE FOR LEASE

EXECUTIVE OFFICE SUITES

309 W. MAIN STREET

VISALIA, CALIFORNIA

For information, please contact:

CARTER MOONS

SALES ASSOCIATE

t 559-625-2128

m 559-840-5718

cmoons@pearsonrealty.com

CA RE Lic. #02439153

ZEEB
PEARSON COMMERCIAL

Independently Owned and Operated | Corporate License #00020875 | **zeebre.com**

OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

309 W. MAIN STREET, STE 131 & 135
VISALIA, CA

PROPERTY
INFORMATION

Office Size:	*Suite 131* - 193±SF *Suite 135* - 168±SF
Property Type:	Executive Offices
Zoning:	D-MU *(Downtown Mixed-Use)*
APN:	094-326-002 *(Tulare County)*

PROPERTY DESCRIPTION

Set in the heart of downtown Visalia, 309-317 W. Main Street is a well-maintained multi-tenant office building offering a professional environment just steps from the city's vibrant retail, dining, and civic core. The property has been thoughtfully configured to support a mix of executive suites and traditional office layouts, making it well-suited for professionals, small businesses, and established firms seeking a turnkey downtown presence.

The property's zoning is Downtown Mixed-Use *(D-MU)* and benefits from excellent walkability, with a Walk Score of 97, and is positioned within close proximity to the Tulare County Courthouse, City Hall, and the Main Street retail corridor. Tenants enjoy access to dedicated parking in the adjacent parking structure along with on-site private spaces, providing a level of convenience that is increasingly rare in dense downtown settings. With its central location, established tenant base, and flexible suite configurations.

Call to see

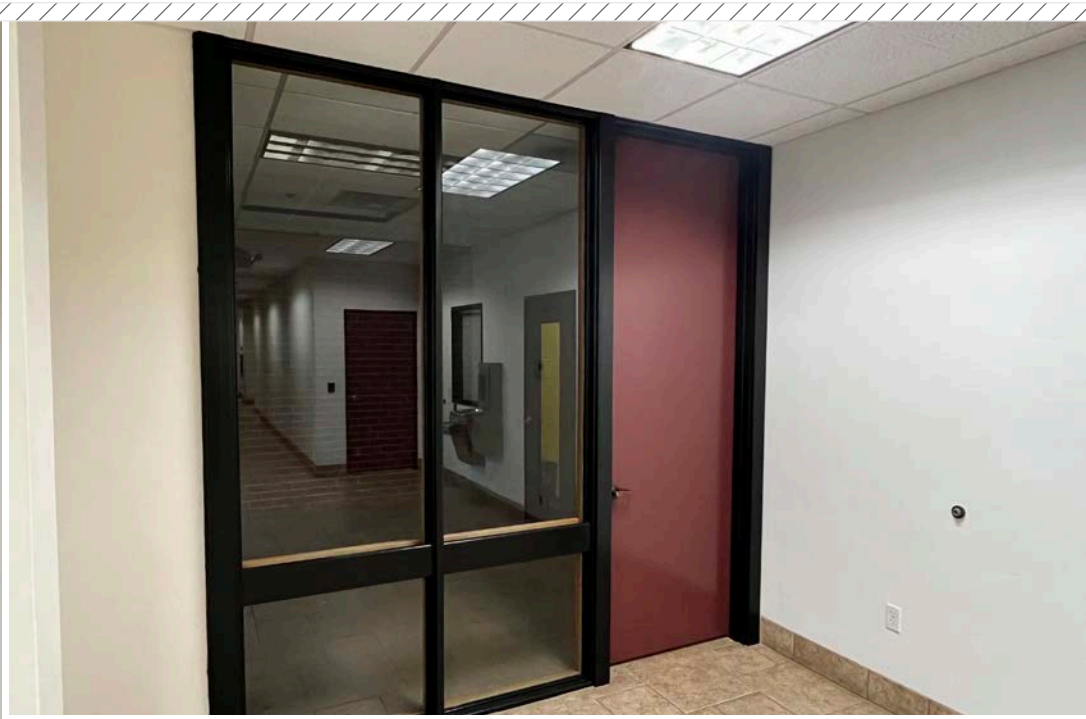


$750 MONTHLY
SUITE 131 LEASE RATE

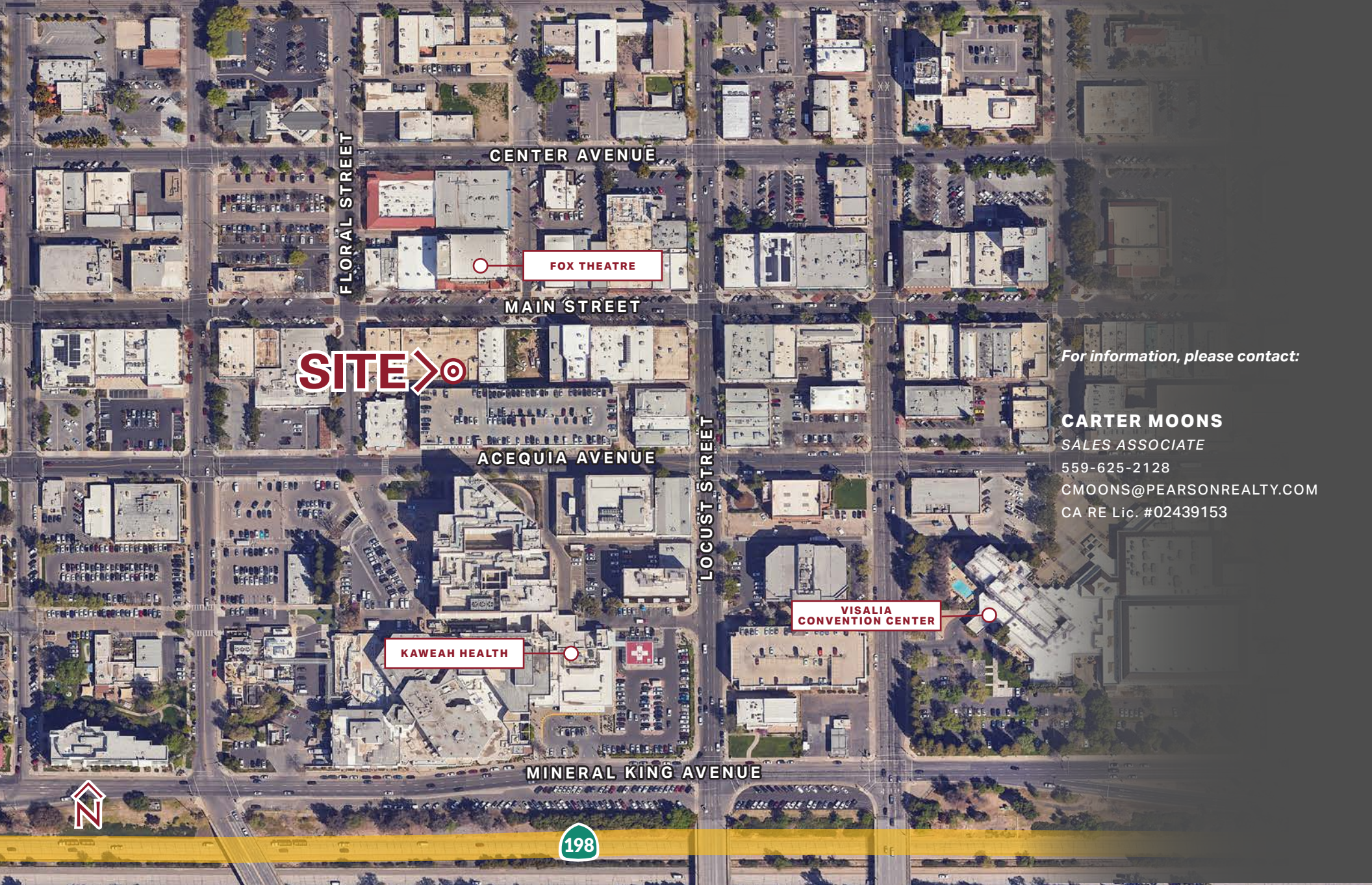
$700 MONTHLY
SUITE 135 LEASE RATE

FULL SERVICE
LEASE TYPE









For information, please contact:

CARTER MOONS
SALES ASSOCIATE
559-625-2128
CMOONS@PEARSONREALTY.COM
CA RE Lic. #02439153

ZEEB
PEARSON COMMERCIAL

Independently Owned and Operated | Corporate License #00020875 | **zeebre.com**
OFFICE: 3447 S. Demaree St., Visalia, CA 93277, t 559-625-2128
The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.