

**FOR LEASE**

**230 N. J Street- Tulare, Ca  
Office Building**

**Manuel Ortiz**  
*Diversified Real Estate*  
Ph. 559.972.0909




220 North 'J' Street • Tulare, California 93274 • Office 559.972-0909 • Fax 559.400.7280  
manuel@manuelortizjr.com • www.manuelortizjr.com • Lic #01788064

## **FOR LEASE**

### **Commercial Office Building In Tower Square Tulare, Ca**

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Office building for lease in the Tulare Tower Square Complex. This building is very well located in Downtown Tulare near numerous businesses, national retailers, approximately 6 miles from Visalia. Neighboring national tenants include Eden Café, Brazilian Restaurant, Carl's Jr, O'Reilly Auto Parts, Wells Fargo, McDonald's, A&W, Starbucks, Subway, and many more! This building offers a lobby, break station with sink, microwave & mini fridge, 2 restrooms, 7 offices, and the larger office has its own private entrance with safe storage. Ample parking available in the parking lot directly in front and on the side of the building. Please call for further details.

\* **APN:** 176-111-026-000

\* **Location:** 230 No. J Street, Tulare, CA 93274

\* **Lease Price:** \$ 1800 month / \$ 1.02 S.F. monthly / 2% increase per year.

\* **Minimum** 2–3-year lease

\* **Total Building S.F.:** 1,787

\* **Lot size:** 2,778ac

\* **Property Type:** Office

\* **Subtype:** Professional

\* **Zoning Type:** Commercial (C-3)

\* **Internet Access to Comcast**

\* **7 individual offices**

\* **Ample parking available in shared parking lot.**

\* **New Carpet in all offices.**

\* **The Landlord is responsible for the respective expenses:** Water/Sewer, Trash Removal-Exterior Grounds and Bins, Driveways/Yard/Grass Etc., Roof/ Structural Maintenance, Interior/Exterior Maintenance, Property/Fire & Extended Coverage Insurance, Property Taxes.


*\* Disclaimer: The Information being provided was obtained from sources deemed to be reliable. Any interested party is advised to do their own due diligence regarding these properties and should not rely solely on the information provided.*

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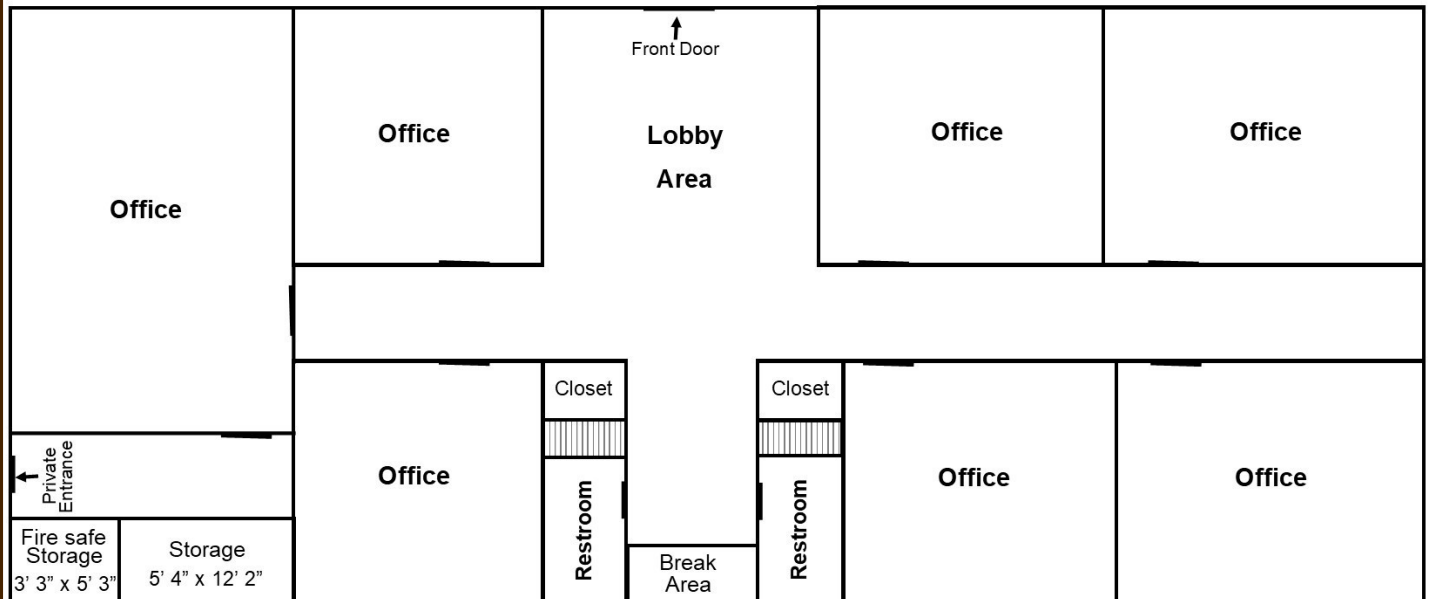
# **FOR LEASE**

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## **FLOOR PLAN**



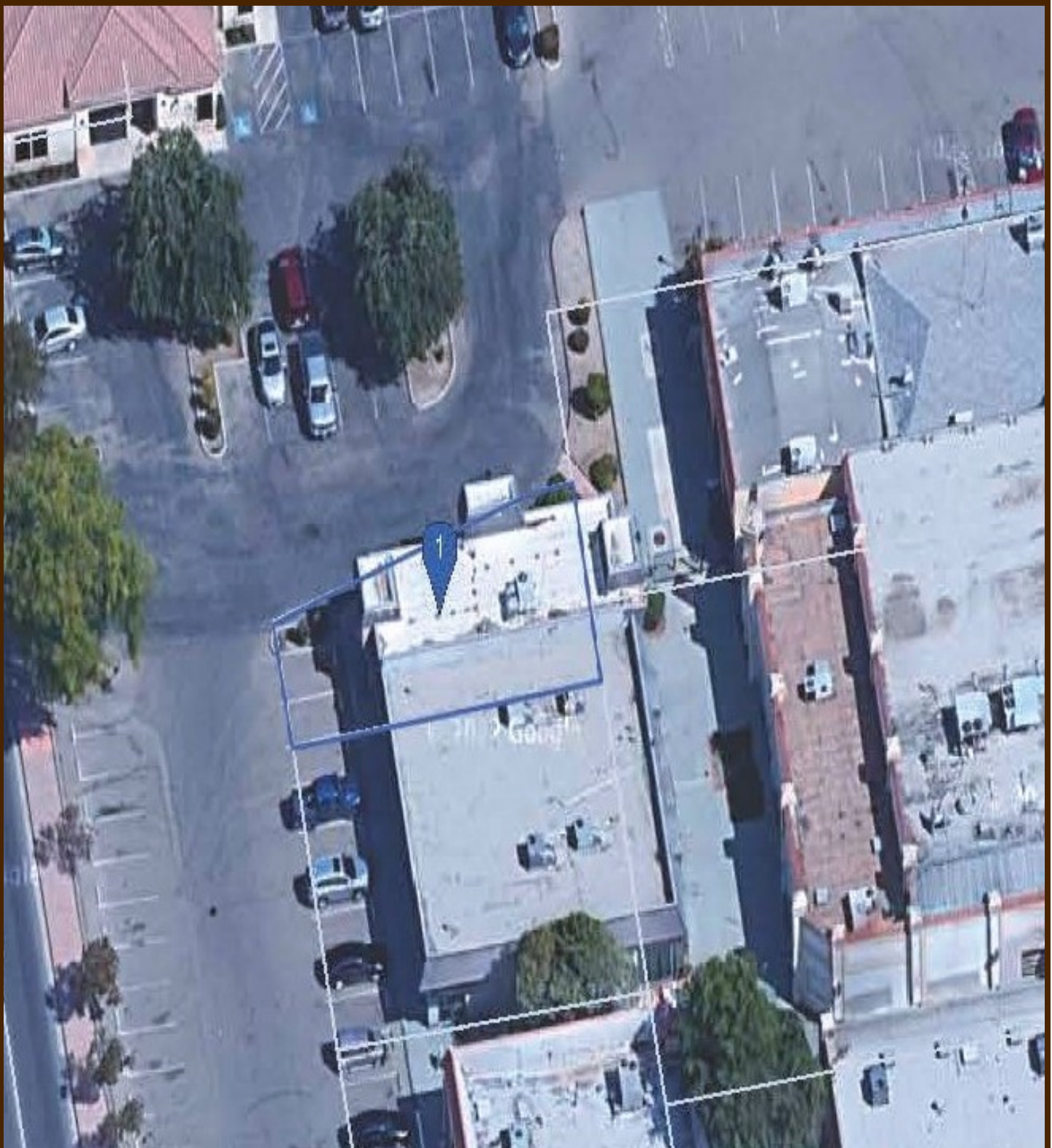
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