

Manuel Ortiz Real Estate

Immediate Availability

# Professional Office Suite

Offering Memorandum | ±771 SF | 222 N. J Street, Tulare, California

Listing Agent: Manuel Ortiz  
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# Executive Summary



## Property Details

Type: Office Suite  
Size: ±771 SF  
Location: Tulare, CA  
Availability: Immediate



## Lease Terms

Rate: \$1.35/SF Monthly  
Annual: \$16.20/SF  
Lease Type: Modified Gross

### Investment Highlights

- Efficient ±771 SF layout with private offices and open workspace
- Flexible configuration for multiple workstation setups
- Central Tulare location in a well-maintained building
- Cost-effective modified gross lease structure
- Ideal for professional and administrative users

# Property Overview & Suite Configuration

## Suite Features

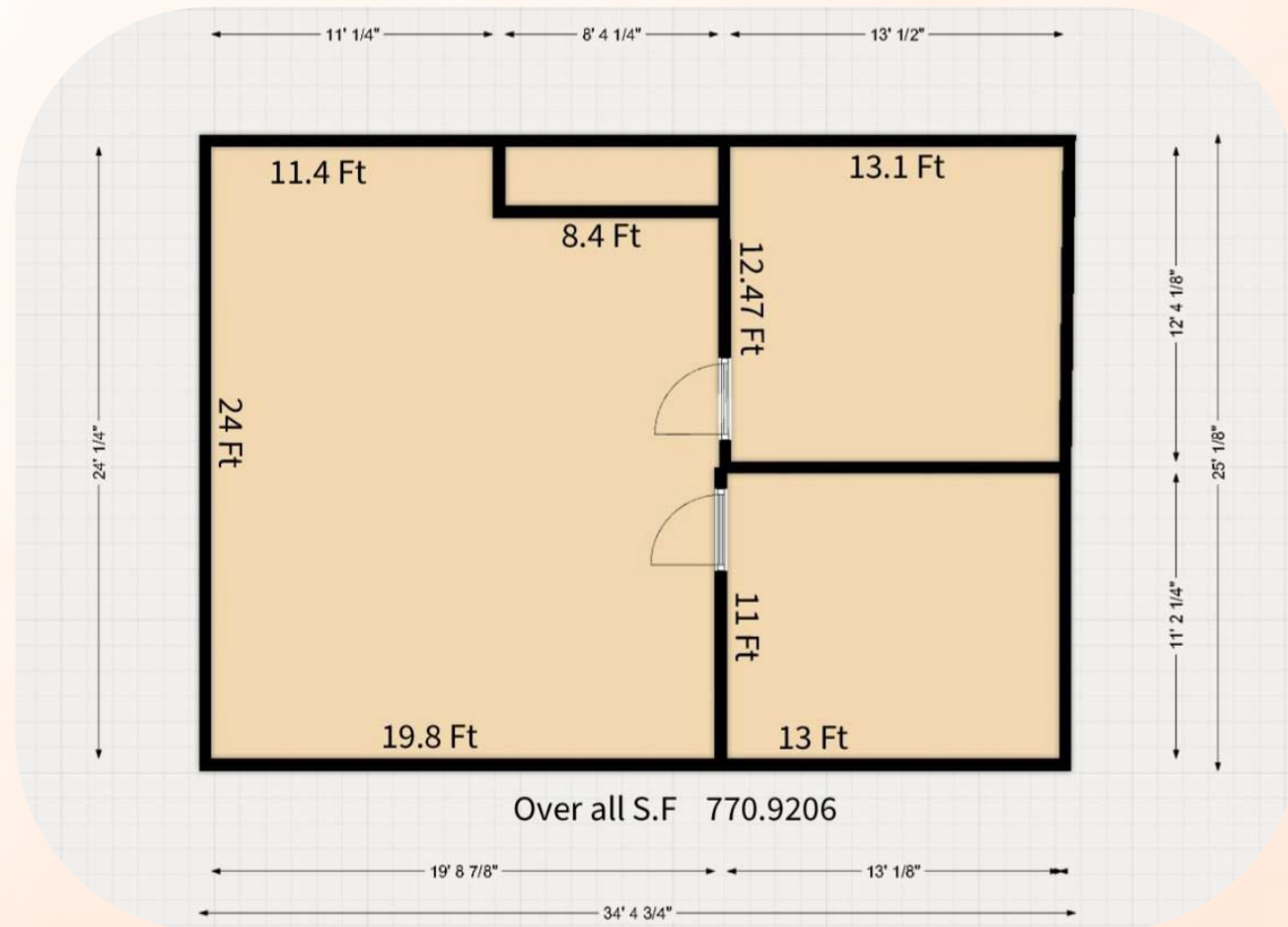
- Two (2) private offices with professional finishes
- Large open work area ideal for collaborative workstations
- Flexible layout allowing customization and workstation additions
- East-side main entrance with direct, convenient access
- Optional interior entry through front office (subject to ownership approval)
- Efficient  $\pm 771$  SF footprint designed for small businesses and professional users



## Building Features

- Professionally maintained property with consistent upkeep
- Convenient access and strong visibility within central Tulare
- Suitable for a wide range of professional and administrative office uses
- Modified Gross lease structure simplifies tenant expense management
- Landlord covers water, trash, property taxes, insurance, and CAM
- Immediate availability — ready for tenant build-out or move-in

# Location Highlights & Floor Plan



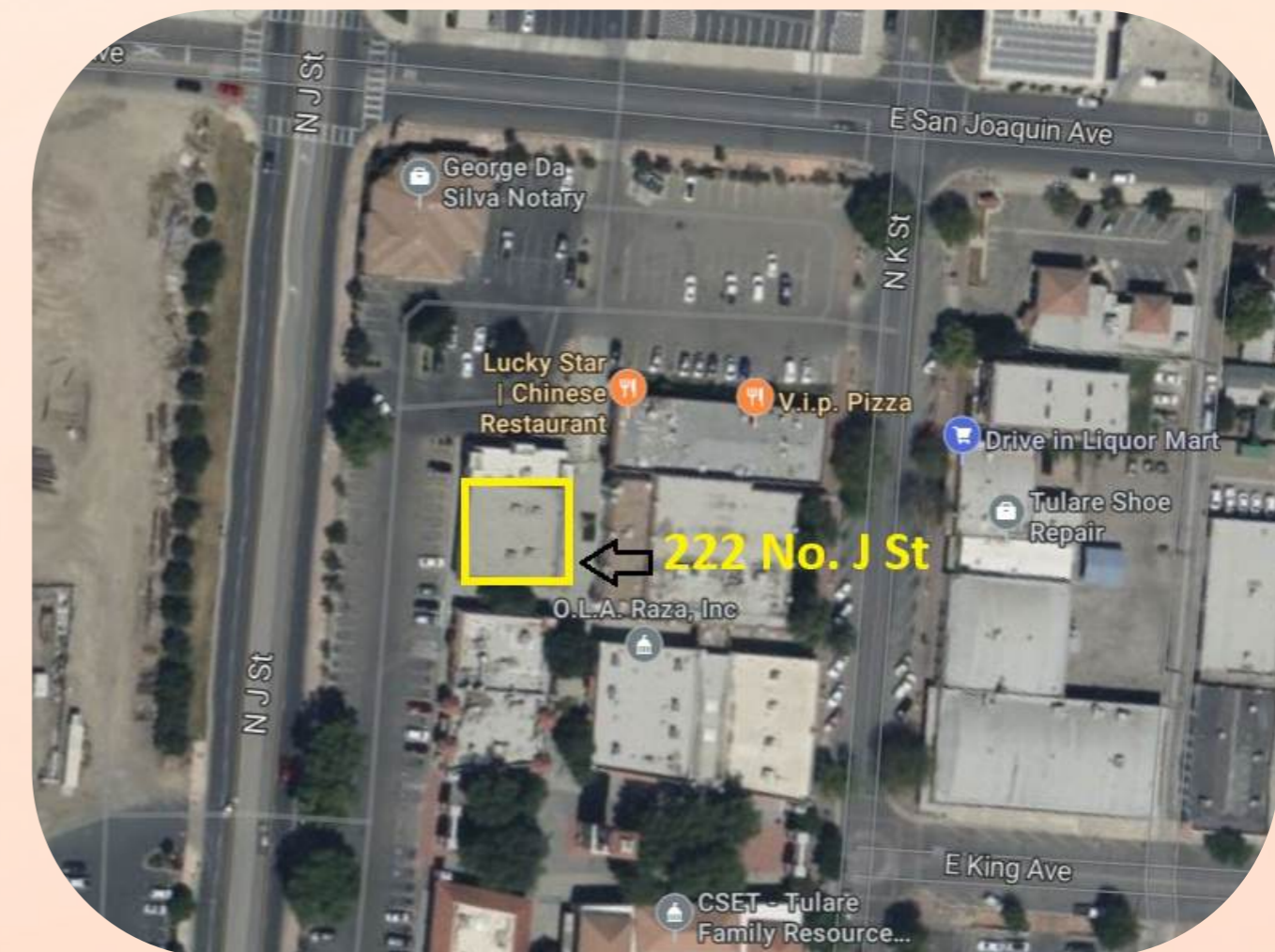
222 N. J Street, Tulare, CA  
 The suite offers a strategic central Tulare location with strong visibility, convenient access, and proximity to key retail corridors and professional services.

### Location & Access:

- Centrally located within Tulare, CA
- Close proximity to retail, services & major corridors
- Easy accessibility via east-side main entrance
- Optional interior entry (approval required)

### Floor Plan Highlights:

- Defined separation between private offices and open workspace
- Efficient use of ±771 SF for optimized workflow
- Open area ideal for collaborative workstations



# Expense Structure

## Lease Terms:

- Monthly Rent: \$1.35/SF
- Annual Rate: \$16.20/SF
- 2-year lease with options to extend if agreed upon by the parties
- Rent increases: 2% annually beginning after the first year
- Lease Type: Modified Gross
- Availability: Immediate
- Size: ±771 SF



### Tenant Pays

- Electricity
- Gas
- Internet
- Janitorial services



### Landlord Covers

- Water
- Trash removal
- Property taxes
- Insurance
- Common Area Maintenance (CAM)



# Property Photos



Private offices with professional finishes, open work area suitable for collaborative workstations, and efficient layout flow throughout the ±771 SF suite



Exterior: Building façade along N. J Street with clean curb appeal and east-side main entrance access.  
Interior.



# Tenant Requirements

This suite is best suited for professional and administrative users. Tenant use is subject to ownership approval prior to occupancy. Prospective tenants should confirm intended use aligns with building standards and ownership expectations before executing a lease agreement.



## Use Guidelines

Professional and administrative uses preferred. Tenant use is subject to ownership approval. Suitable occupants include attorneys, consultants, financial advisors, and similar office professionals.



## Insurance Requirements

\$1M per occurrence / \$2M aggregate general liability insurance required. Personal property coverage also required. Tenant must provide proof of coverage prior to occupancy.



# Contact Us

For inquiries regarding this offering, please contact the listing agent directly.



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