



# For lease

217 Cesar E Chavez | Up to 20,364 RSF

 **JLL** SEE A BRIGHTER WAY

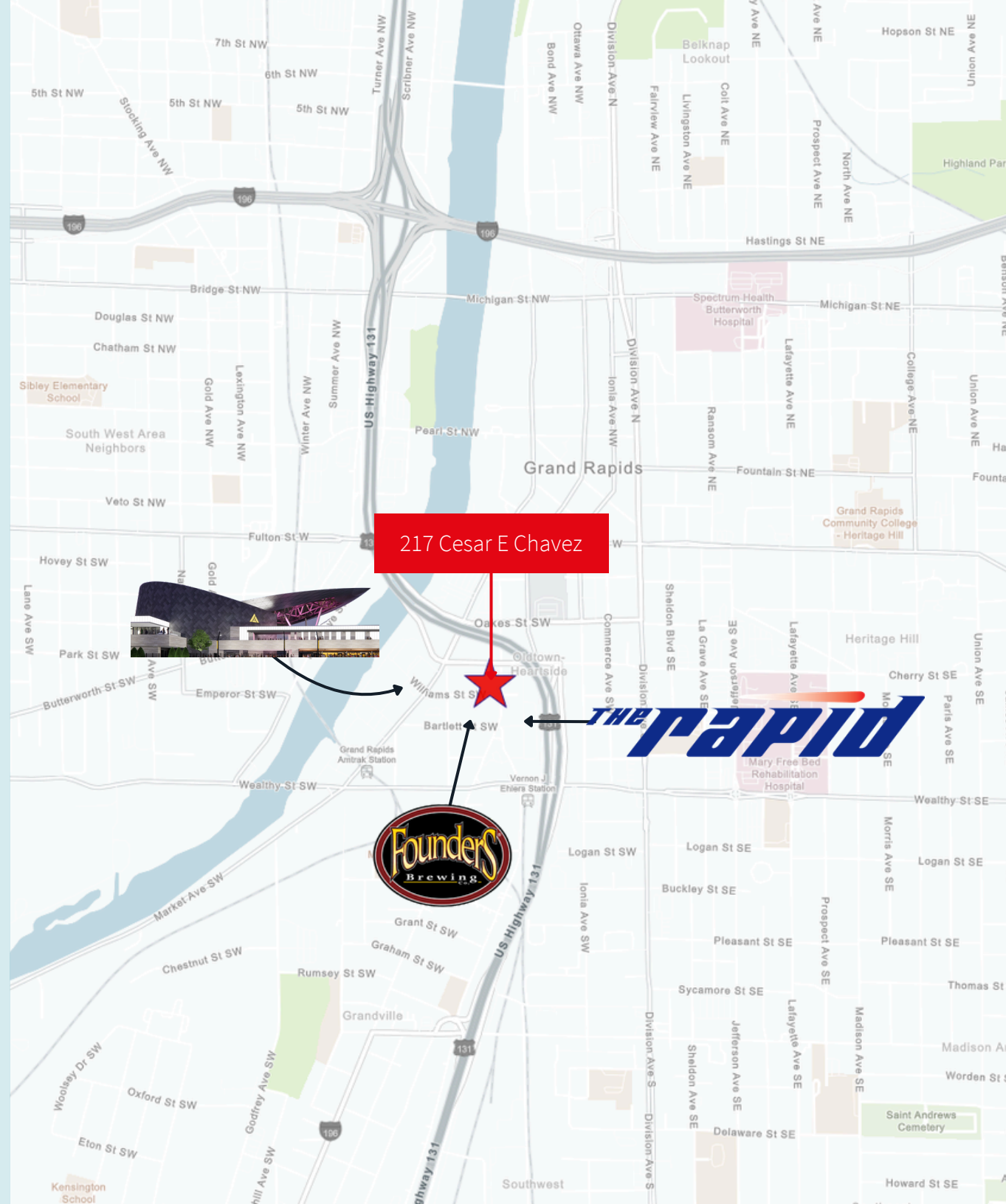
# 217 Cesar E Chavez

This exceptional property offers up to 20,364 rentable square feet of premium office space in an excellent location with on-site parking at economical rates compared to the city center.

The owner-occupied building features high-quality finishes throughout both the common areas and subject suites, creating a professional atmosphere for your business. Located next door to Founders Brewery and directly across from Rapid Central Station and the Amphitheatre, this property provides unparalleled convenience with walkable access to numerous dining options.

## Property specifications:

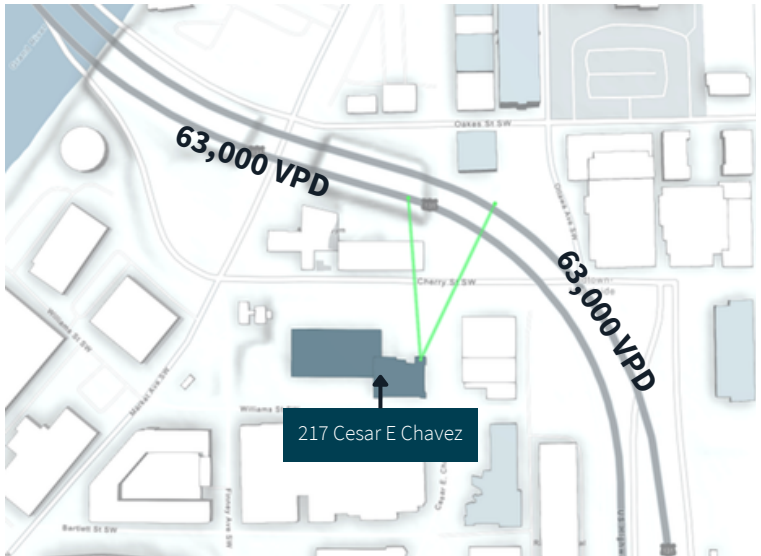
- 45,000 SF building
  - 2,026 - 20,364 RSF available
- \$22.95/MG
- Full renovation in 2004
- On-site parking
- Available 1/1/2027
- Zoned C-3B
- Highway signage



# Photos



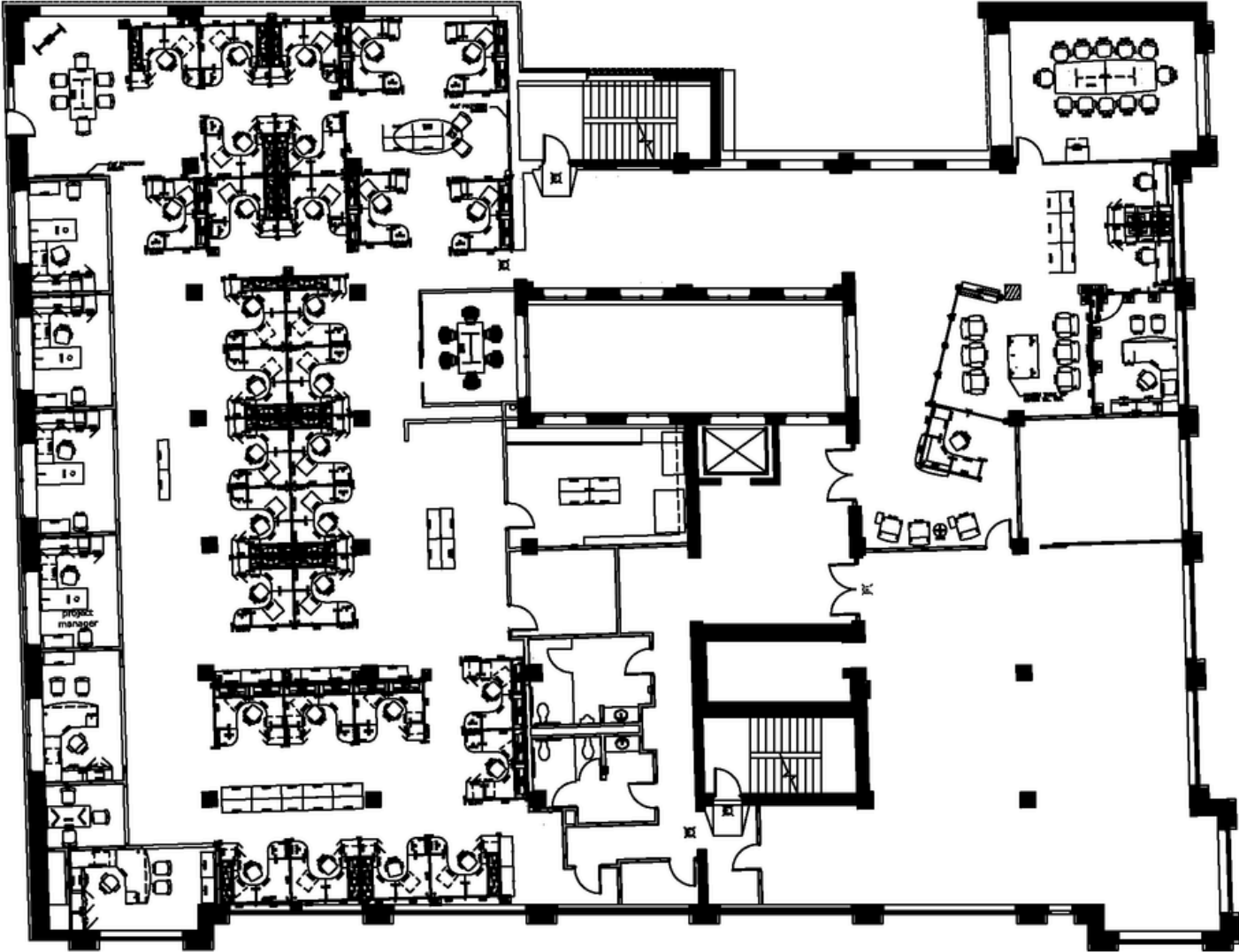
# Crown signage opportunity available



Unobstructed views from the U.S 131 S-Curve, Northbound and Southbound.

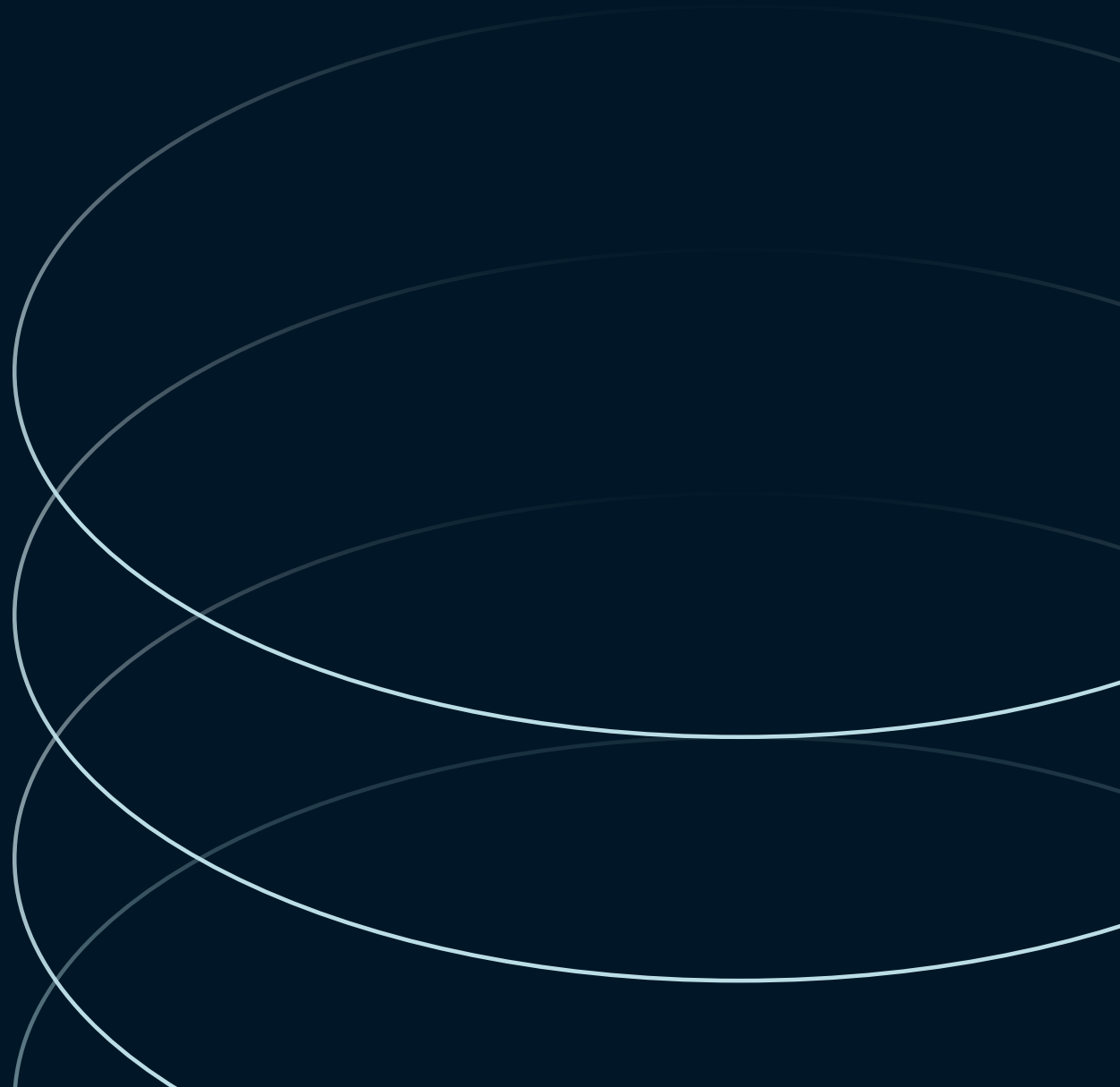


Third floor ~ 12,682 RSF



Fourth floor ~ 7,681 RSF





**Jeff Karger**  
Executive Vice President  
jeff.karger@jll.com  
+1 616 649 3532