



For lease

217 Cesar E Chavez | Up to 16,220 RSF

 **JLL** SEE A BRIGHTER WAY

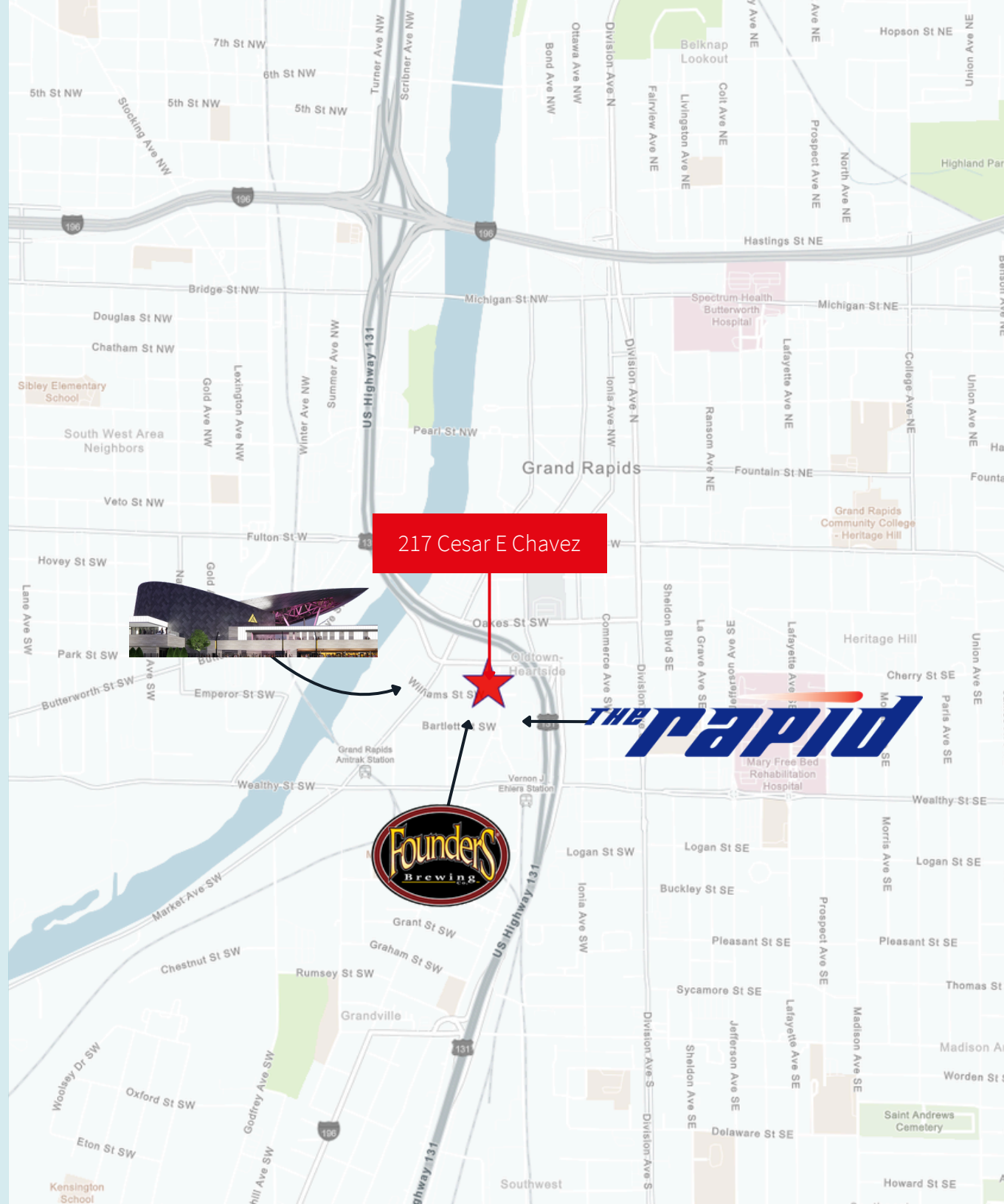
217 Cesar E Chavez

This exceptional property offers up to 16,220 rentable square feet of premium office space in an excellent location with on-site parking at economical rates compared to the city center.

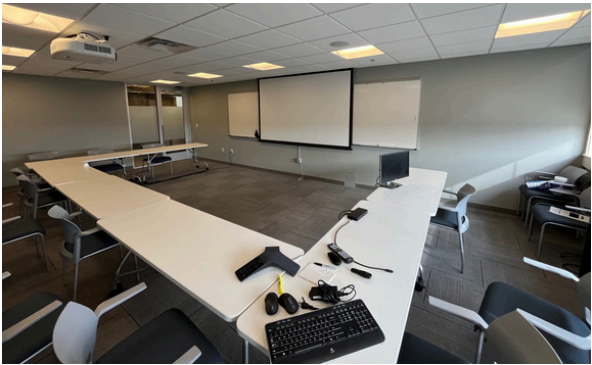
The owner-occupied building features high-quality finishes throughout both the common areas and subject suites, creating a professional atmosphere for your business. Located next door to Founders Brewery and directly across from Rapid Central Station and the Amphitheatre, this property provides unparalleled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

Property specifications:

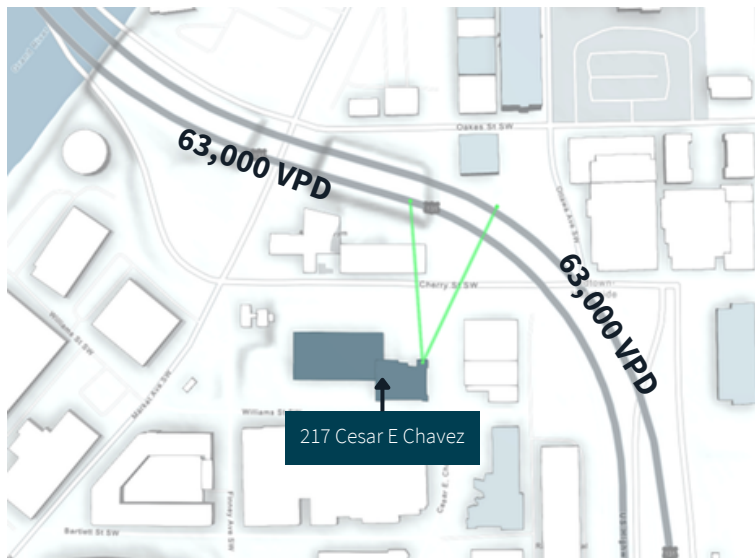
- 45,000 SF building
 - 2,026 - 16,220 RSF available
- \$22.95/MG
- Full renovation in 2004
- On-site parking
- Available 1/1/2027
- Zoned C-3B
- Highway signage



Photos



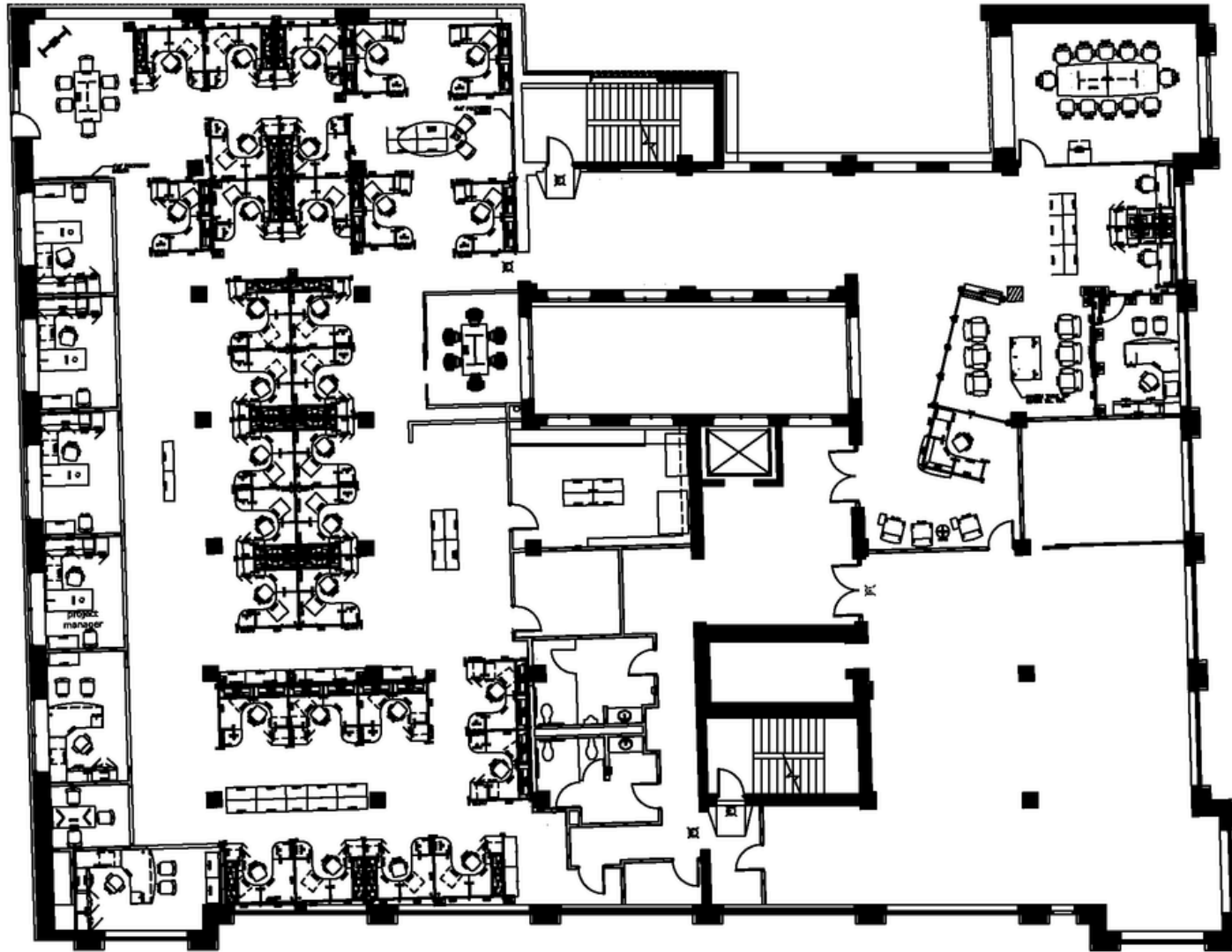
Crown signage opportunity available



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



Third floor ~ 12,682 RSF

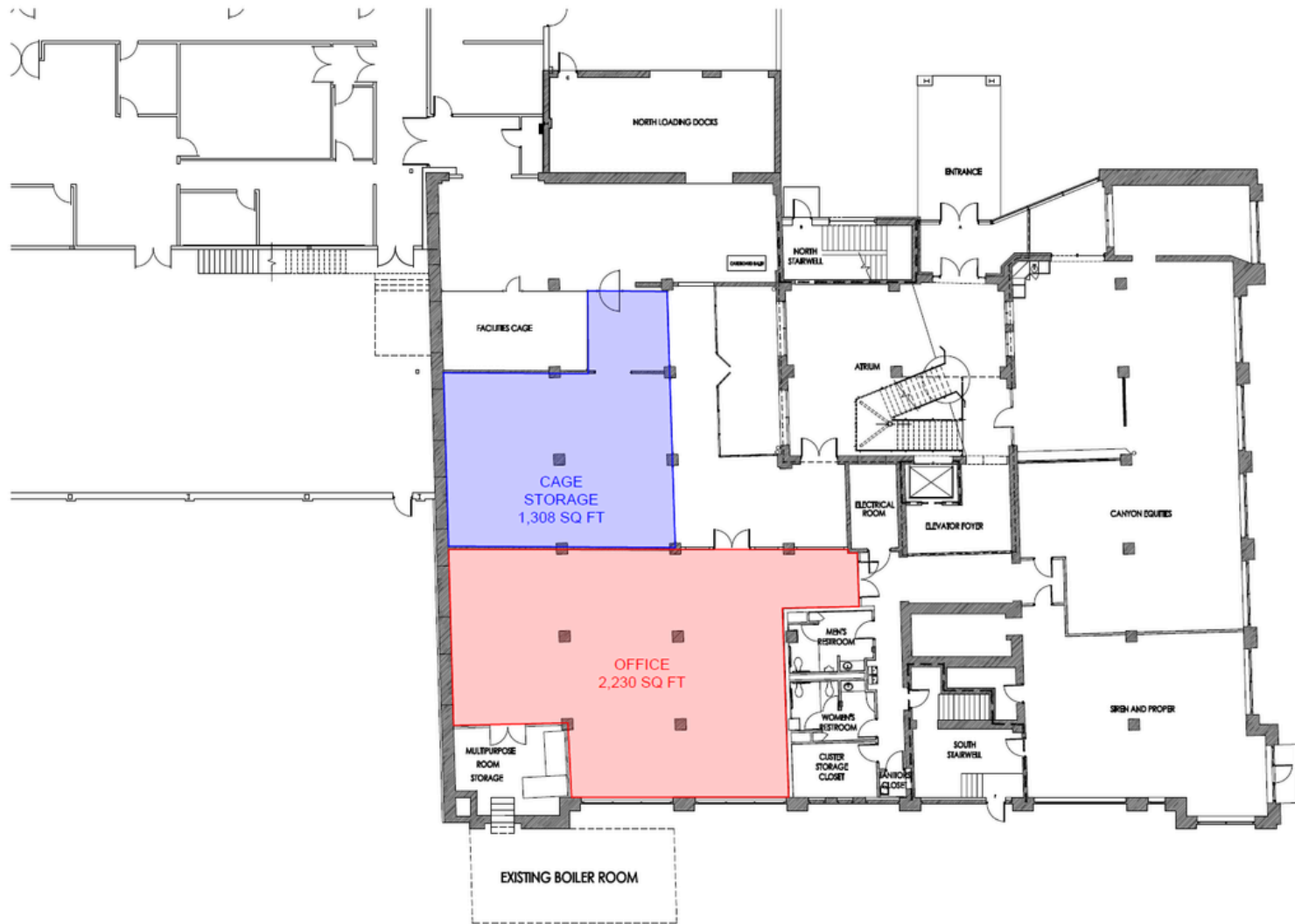


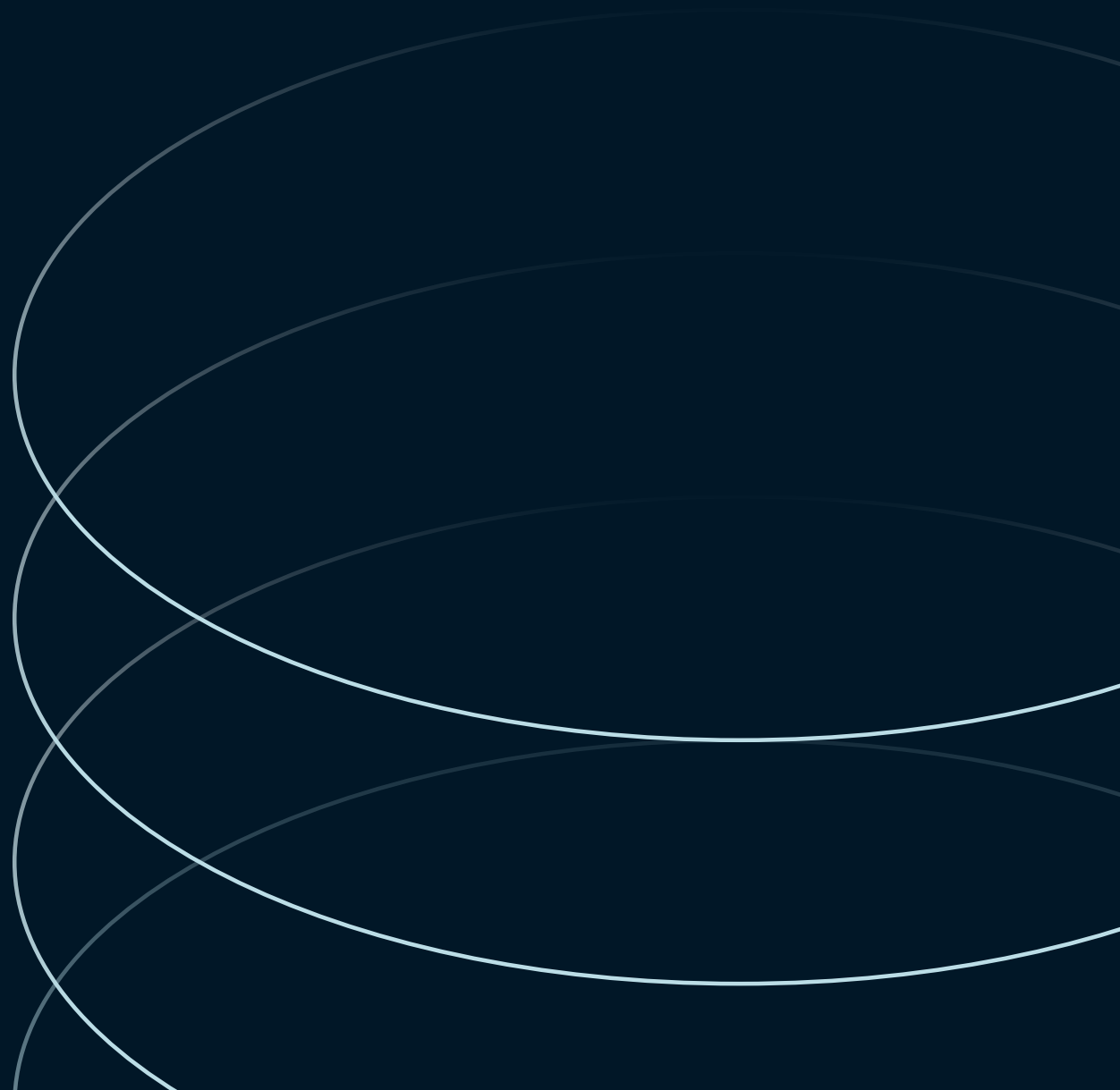
First floor

Suite 110 - 2,230 RSF

Storage - 1,308 RSF

**Space can be combined*





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