

1288 IRWIN STREET

HANFORD, CALIFORNIA

OFFICE FOR LEASE



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Associate

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Configured for medical or professional office use, the property features a functional layout designed to accommodate a variety of business operations. Private offices/exam rooms are situated along a central corridor with a reception and waiting area positioned at the entrance to provide efficient client experience.

PROPERTY FEATURES

- 2,580± SF
- Reception Area
- 10± Offices/Exam Rooms
- 3 Restrooms

FLEXIBLE LAYOUT

- Efficient Corridor Design
- Dedicated Back Office Area
- Equipment/Storage Room
- Multiple Entry/Exit Points

TENANT ADVANTAGES

- Customize Flooring Preference
- Functional Existing Build-Out
- Immediate Occupancy Potential

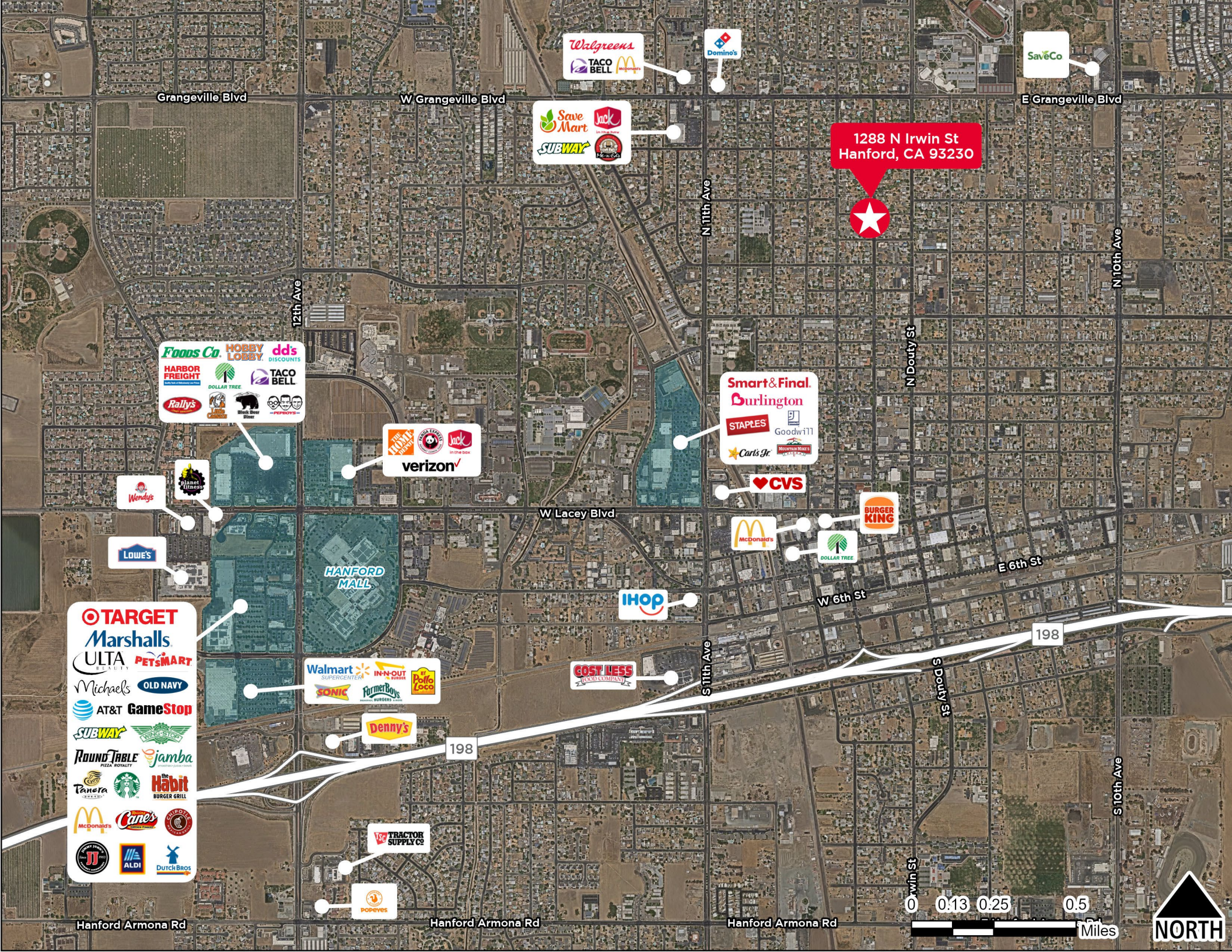
FLOOR PLAN

This 2,580± SF office building features a functional layout for a variety of medical uses.

- 2,580± SF Office Building
- \$2.00/SF/MO/NNN
- \$0.46/SF/MO
- Renovated in 2025
- Zoned OR (Office Residential)
- Reception & Waiting Area
- 11 Private Offices / Exam Rooms
- 3 Restrooms
- Flexible Medical or Professional Office
- Central Hanford Location
- Tenant Improvements Available

[CLICK HERE FOR VIDEO TOUR](#)





1288 N Irwin St
Hanford, CA 93230

Grangeville Blvd

W Grangeville Blvd

E Grangeville Blvd

12th Ave

N 11th Ave

N 10th Ave

N Douty St

W Lacey Blvd

E 6th St

W 6th St

S 11th Ave

S Douty St

S 10th Ave

TARGET
Marshalls
ULTA BEAUTY
PETSMART
Michaels
OLD NAVY
AT&T
GameStop
SUBWAY
WINGSTON
ROUND TABLE PIZZA
jamba
Panera
Starbucks
the Habit BURGER GRILL
McDonald's
Cones
PIZZA HUT
JJ
ALDI
Dutch Bros

Walmart SUPERCENTER
SONIC
IN-N-OUT
Farmer Boys
Pollo Loco

Denny's

TRACTOR SUPPLY CO.

POPEYES

Walgreens
TACO BELL
McDonald's

Dominos

SaveCo

Save Mart
Jack
SUBWAY
McDonald's

Foods Co.
HOBBY LOBBY
discounts
HARBOR FREIGHT
DOLLAR TREE
TACO BELL
Rally's
Black Bear
PEPEBOYS

verizon
Jack

Smart & Final
Burlington
STAPLES
Goodwill
Cart's Jr.

CVS

McDonald's

DOLLAR TREE

BURGER KING

ihop

GOST LESS

198

198

0 0.13 0.25 0.5 Miles





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**CUSHMAN &
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