

FOR LEASE > OFFICE SPACE

# 545 E. Alluvial Avenue

FRESNO, CALIFORNIA



## Property Summary *(Solar Conversion Underway)*

Attractive, affordable office complex, well-located within the Northeast Fresno Market. The available suites are in excellent condition. Landlord located on-site. Several retail amenities nearby including restaurants, shopping, banks, entertainment, etc.

## Building Amenities

- > Location: Located on Alluvial, just West of First Street.
- > Available: Suite 105 - 1,262± RSF (Available May 1, 2018)  
Suite 108 - 3,101± RSF  
Suite 112 - 2,468± RSF
- > Lease Rate: \$1.95 PSF. Tenant pays utility and janitorial services.
- > Parking: Abundant. The complex is undergoing full ADA upgrades and conversion to solar. There will be covered parking added, which will be reserved and designated for tenants at a low monthly cost per stall.
- > Near First Street and Alluvial
- > Well-Maintained Office Complex
- > Located within the Popular Northeast Fresno Market
- > Excellent Access to Freeway 41
- > All Suites separately metered for utilities

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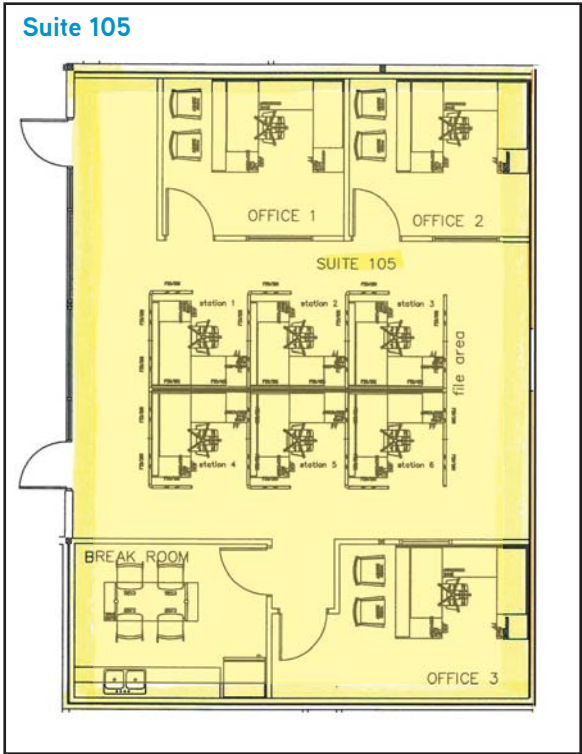
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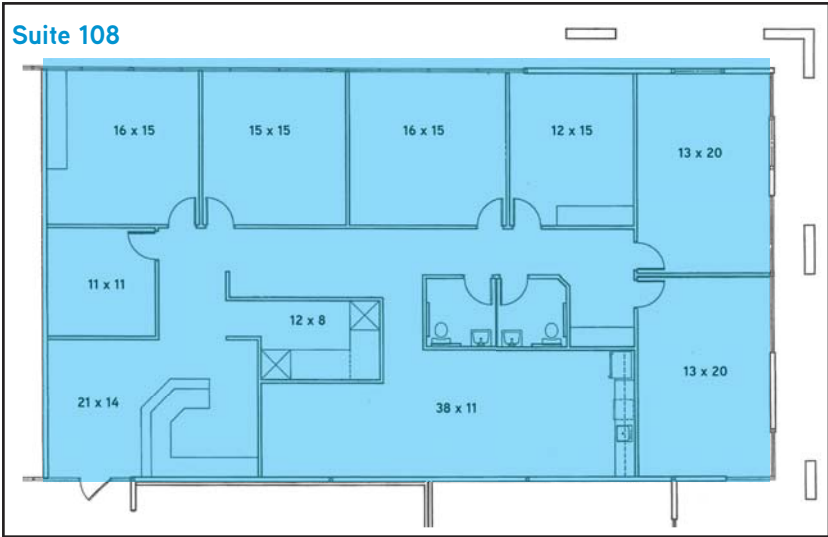
FRESNO, CALIFORNIA



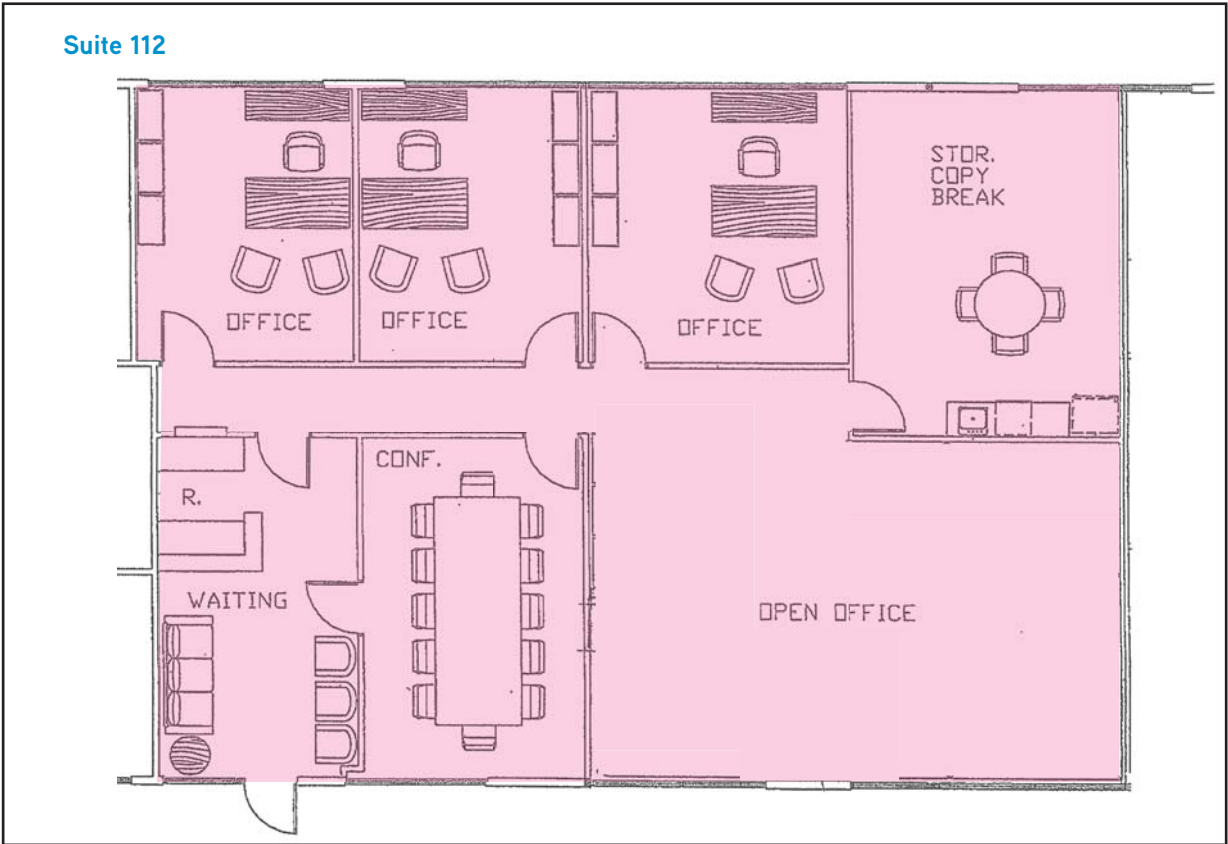
Suite 105



Suite 108



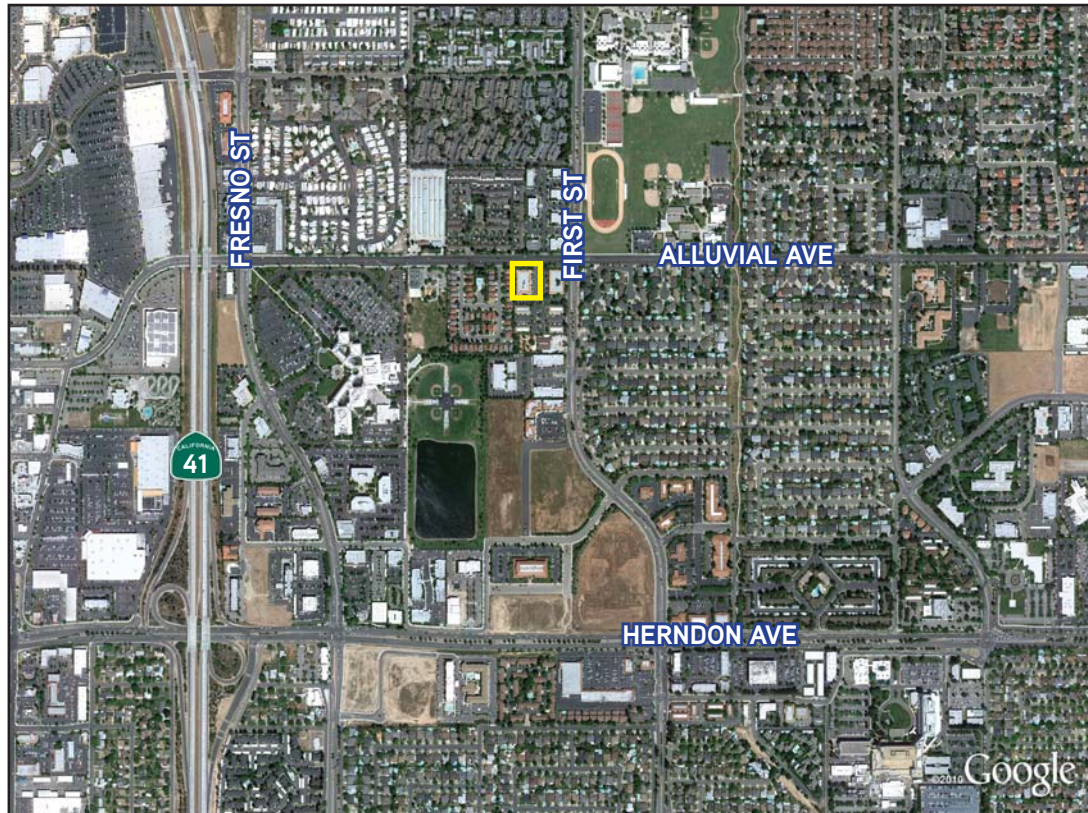
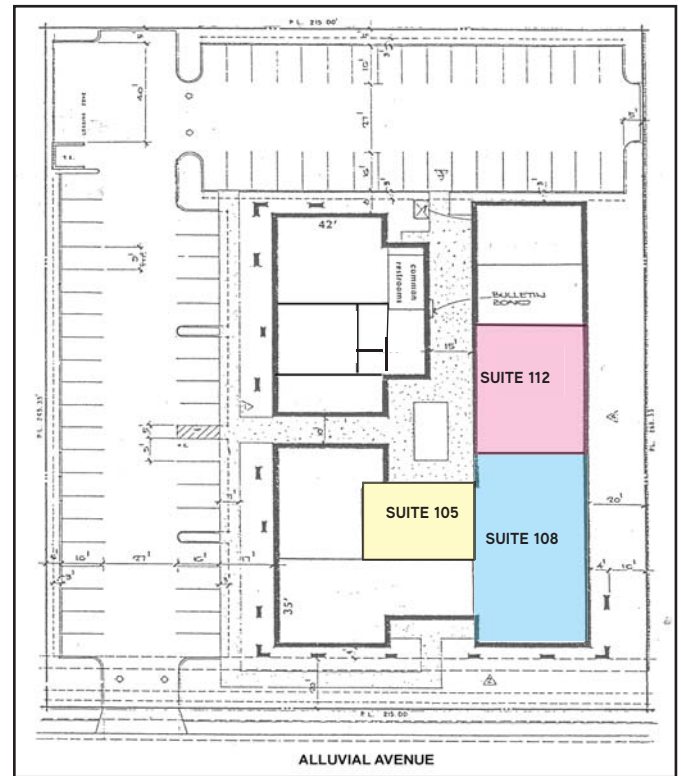
Suite 112





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