

FOR SALE OR LEASE › OFFICE SPACE

3425 N. First Street

FRESNO, CALIFORNIA



PRICE REDUCTION

- 2-Story Office Building with Elevator
- Good Central Fresno Location
- Excellent Street Visibility and Exposure
- Nearby Access to Freeways 41 and 168
- Surrounded by Several Retail Service Amenities

AGENT: BOBBY FENA, SIOR
559 256 2436
FRESNO, CA
bobby.fena@colliers.com
BRE #00590204

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com

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3425 N. First St., Suites 101-200

FRESNO, CALIFORNIA

Property Summary > Office Space

The Building is a 27,110 square foot two (2) story office building located in Central Fresno on First Street between Shields and Dakota Avenues.

The Building is masonry construction with elevator service, area landing and masonry and glass exterior. The total complex contains approximately 56,480 total square feet of building area in two (2) buildings, but was divided in half and sold as two separate parcels that share common parking facilities and access to the complex. It also features a stand-alone 1,800 SF warehouse storage building situated at the southwest corner of the complex. The subject property is situated on the eastern half of this development.

The complex is situated between two of Fresno's major cross-town Freeways (41 & 168), Highway 99 and is close to the Manchester Center/Fashion Fair Regional Shopping Mall & Entertainment Complex, plus several other restaurants and retail shopping centers.

Building Amenities

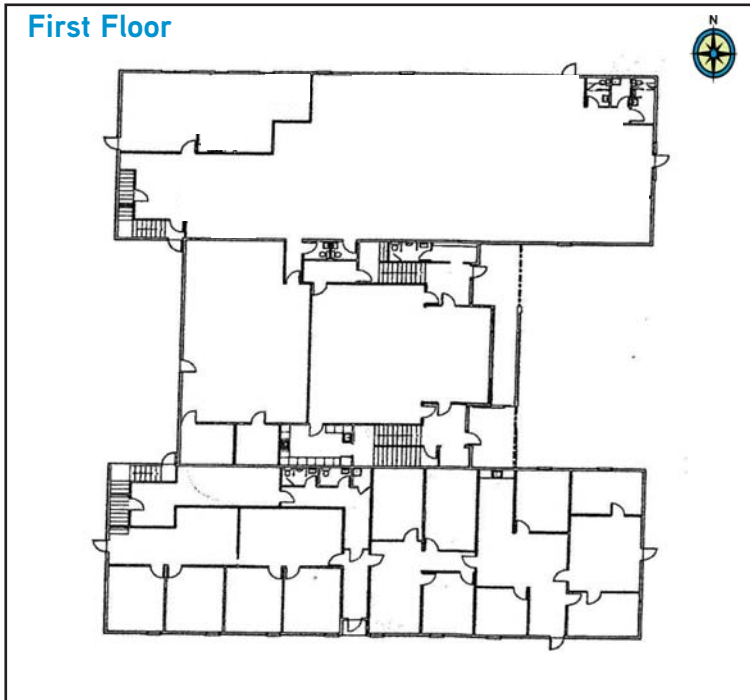
- > Land Area: 73,181 SF (1.68 acres) (County Assessor)
- > Building Area: Approx. 27,110 SF
- > Available Space: Approx. 27,110 SF (Each floor is divisible)
- > APN: 437-213-23
- > Zoning: C/P (General)
- > Parking: Common area shared parking at 4.5/1,000 SF
- > Tenant Improvements: Available and negotiable (Building currently is in "warm shell" condition)
- > Sale Price: \$2,995,000 (\$110.48 psf) (As-Is, Where-Is Condition)
- > Rental Rate: \$0.98 per square foot. Tenant also responsible for the cost of its own utilities and janitorial service.
- > Terms: All cash or Seller financing to a qualified buyer is negotiable. Seller will also consider leasing with an Option to Purchase.

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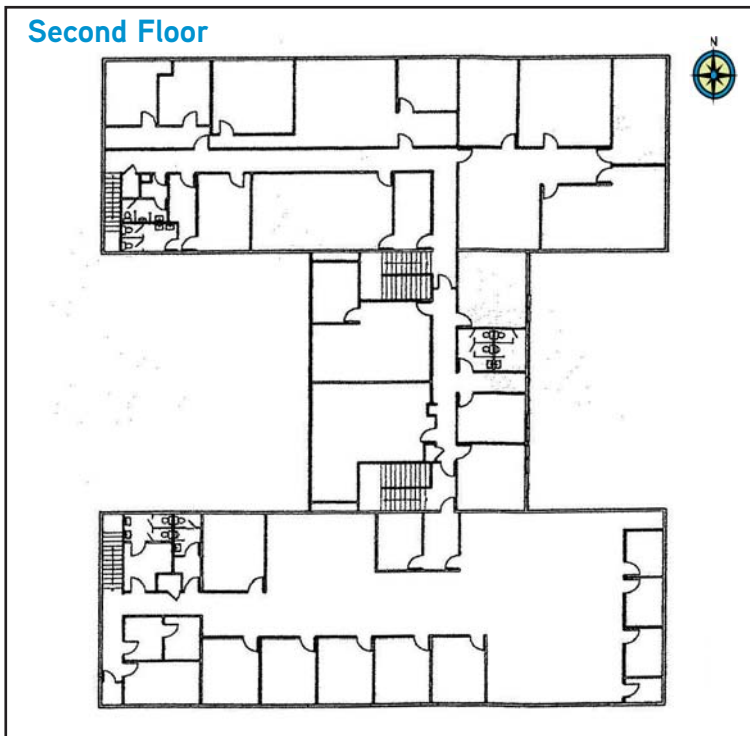
Floor Plan/Site Plan

3425 N. FIRST STREET, SUITES 101-200, FRESNO, CA

First Floor



Second Floor



Broker Disclosure: Pursuant to the Regulations of the State of California Real Estate Commissioner, Chapter 6, Section 2785 (18), it is disclosed to all potential Tenants and their Broker/Agents, and all other interested parties, that Robert J. Fena, is a partner and principal in Colliers International and also partner and principal in First One Partners and, as such, has an ownership interest in the subject property and will benefit directly and indirectly from the Lease or Sale of the subject property.

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Property Photos

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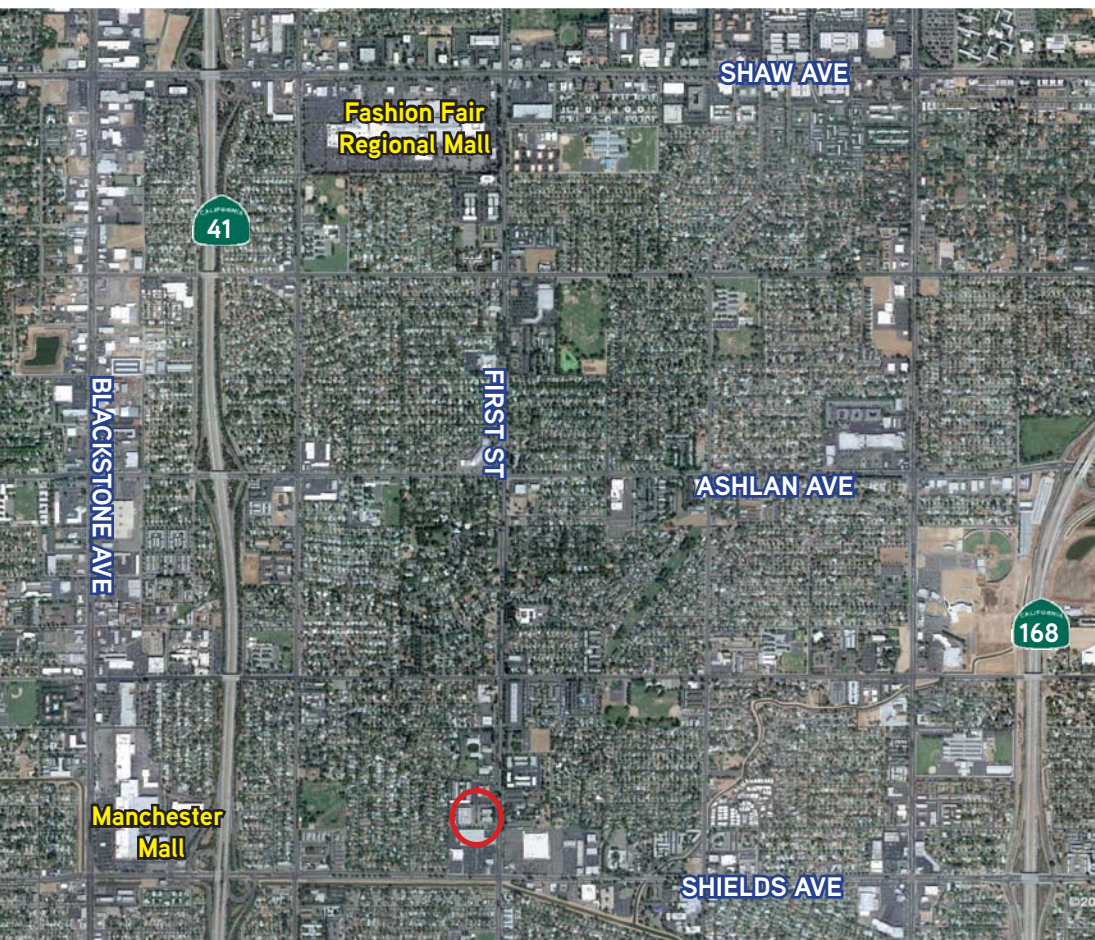
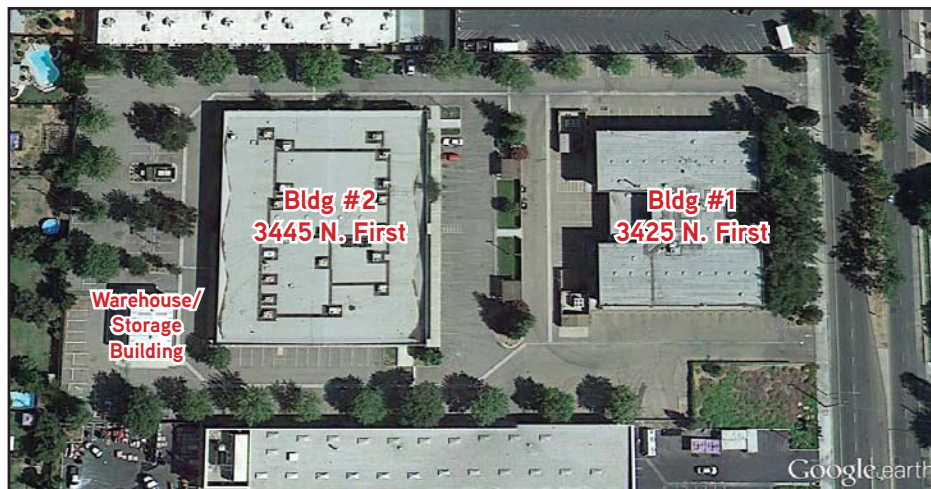
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Aerial

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Contact Us

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