FOR SALE OR LEASE > PROFESSIONAL OFFICE SPACE

3855 N. West Avenue

FRESNO, CALIFORNIA 93705

SELLER FINANCING AVAILABLE





SALE PRICE: Call for Pricing and Terms

LEASE RATE: $0.95 psf plus Utilities & Janitorial for Year 1 of the Lease Term



- From 951 to 10,157 SF Available
- Nearby access to both Freeway 99 & 41
- Central Fresno Professional Office Building
- Well maintained Garden Offices
- Numerous amenities nearby including food & retail services

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

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

FOR SALE OR LEASE > PROFESSIONAL OFFICE SPACE

3855 N. West Avenue

FRESNO, CALIFORNIA 93705

PROPERTY SUMMARY

Location: Located on North West Avenue, south of Ashlan Avenue.
Nearby access to Freeway 41/Ashlan Ave & Freeway 99/Ashlan Avenue interchanges.

Building Size: Complex is comprised of two (2) buildings totaling 10,157 sf.

Available Space:

East Building - 100% Leased (5,419 SF)

West Building (4,738 SF)

Suite 107	1409 rsf
Suite 108	1354 rsf
Suite 109**	995 rsf
Suite 110**	951 rsf

*** Suites 107-110 can be combined for a total of 4,738 rsf*

Purchase Price: Call for Pricing and Terms

APN: 433-204-04 & 433-204-05

Seller Financing: 25% Down Payment
Seven (7%) percent interest per annum.
20 year amortization with loan all due & payable after the 5th year of the Loan Term
No prepayment penalty

Lease Rate: **$0.95** psf, plus utilities & janitorial for Year 1 of the Lease Term.

Comments: This is an amazing opportunity for a small-medium owner/user who is interested in professional office space with good frontage and visibility. The building is well appointed with well maintained interiors. Complex offers good security and a beautifully landscaped atrium area.

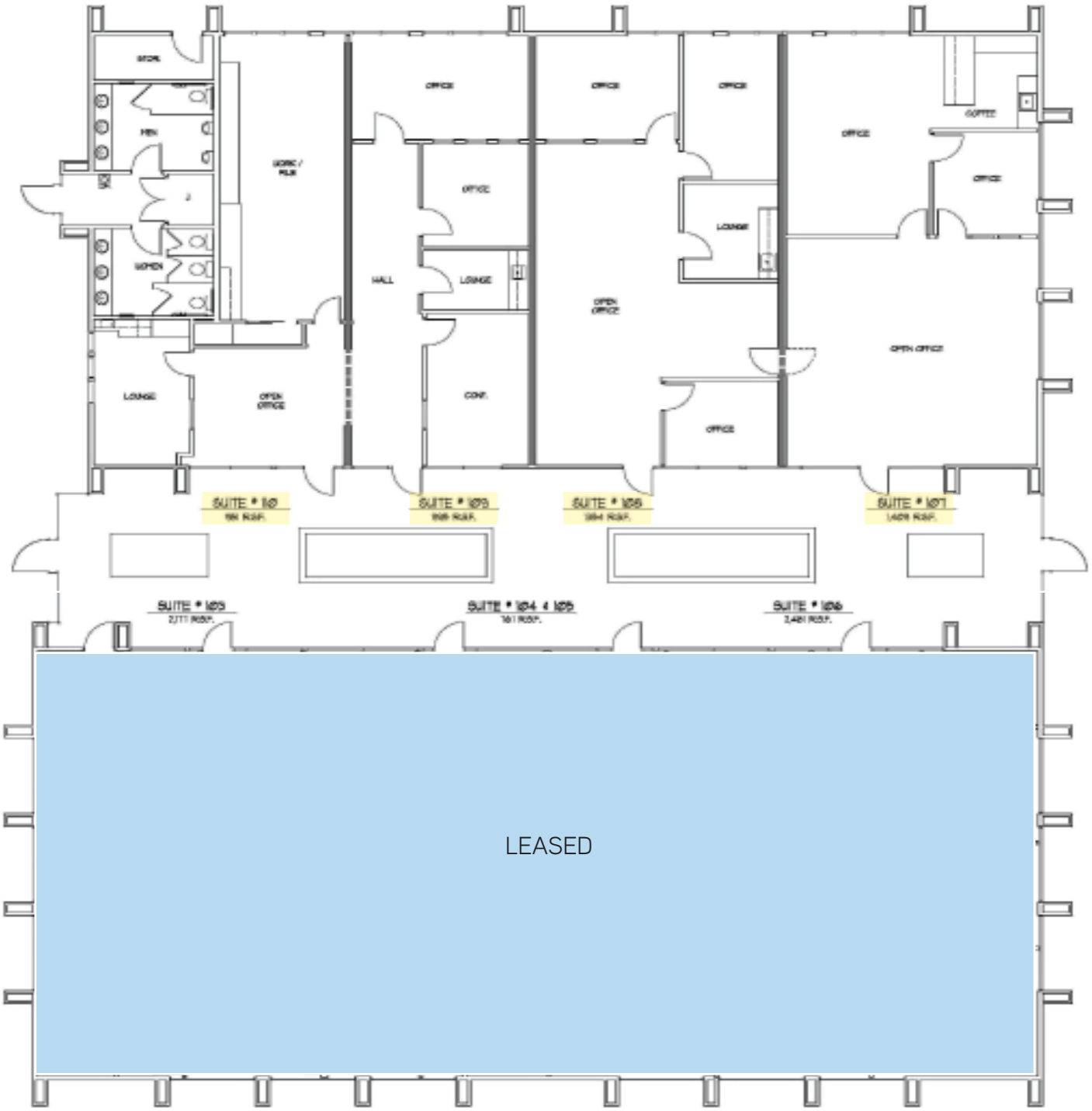


COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno

FOR SALE OR LEASE > PROFESSIONAL OFFICE SPACE

3855 N. West Avenue

FRESNO, CALIFORNIA 93705



FLOOR PLAN

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

FOR SALE OR LEASE > PROFESSIONAL OFFICE SPACE

3855 N. West Avenue

FRESNO, CALIFORNIA 93705



Contact Us

BOBBY FENA, SIOR
SR. VICE PRESIDENT | PRINCIPAL
CENTRAL CALIFORNIA
559 256 2436
FRESNO, CA
bobby.fena@colliers.com
BRE #00590204

Please contact us to see this property

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 & 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.

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

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.