

FOR LEASE > OFFICE SPACE



Herndon Armstrong Professional Center

NWC HERNDON & ARMSTRONG AVENUES, CLOVIS, CALIFORNIA



Property Summary > Office Space

Located in the northwest corner of Herndon and Armstrong Avenues, Clovis, California. Project is developed into separate parcels and some buildings can be sold on an individual basis.

Property Features

- | | | |
|---------------------------------|---|--|
| > Available Space: | Ranging from 1,223 RSF to 5,115 RSF | • Excellent Corner Visibility. |
| > Lease Rate: | \$1.80 PSF, NNN | • New Signalized Intersection. |
| > Lease Term: | Five to Ten year term. | • Close to Kaiser Permanente & Clovis Community Hospital. |
| > Tenant Improvement Allowance: | \$40.00 per usable square foot. | • Restaurants, Banks & Retail Shopping Services Nearby. |
| > Signage: | Exterior building fascia signage available. | • Close to Freeway 168/Fowler and Freeway 168/Temperance Interchanges. |

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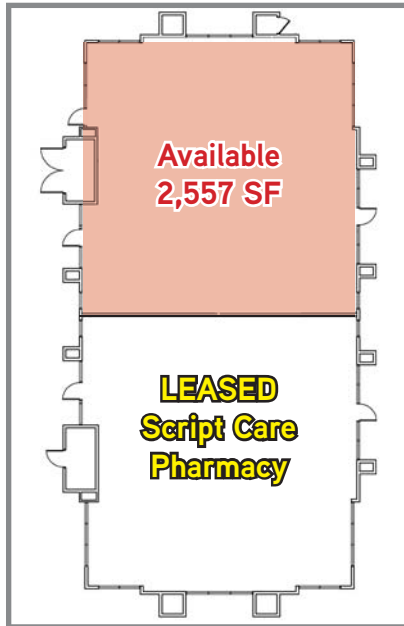
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Herndon Armstrong Professional Center > Floor Plans

NWC HERNDON & ARMSTONG AVENUES, CLOVIS, CA

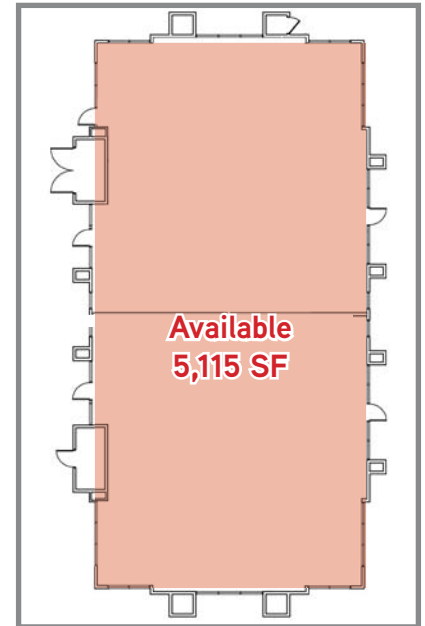
ADDRESS	RSF	LEASE RATE
2101 Herndon Avenue (Shell)	2,557	\$1.80 PSF, NNN
2137 Herndon Avenue (Shell)	2,557	\$1.80 PSF, NNN
2147 Herndon Avenue	1,223	\$1.80 PSF, NNN
2187 Herndon Avenue (Shell)	5,115	\$1.80 PSF, NNN



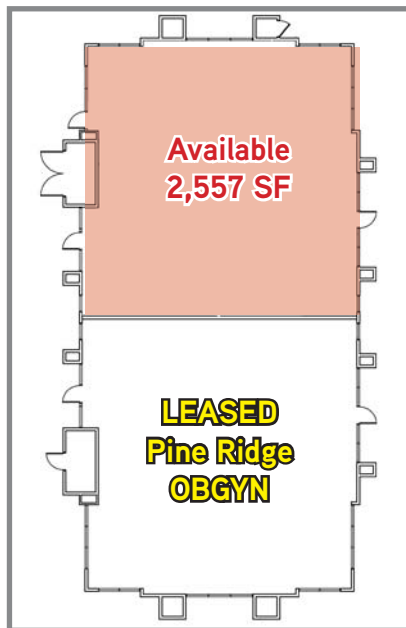
2101 Herndon Avenue

Tenant List

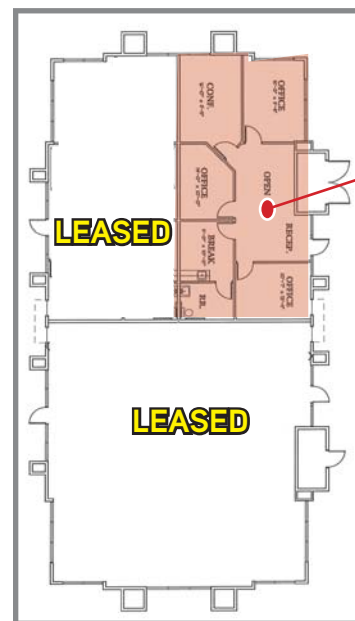
University Physical Therapy
David C. Freeman, DDS
Benjamin Magelby, DDS
Dry Creek Medical Group
Dry Creek Urgent Care
Clovis Insurance Agency
Patrick J. Brauner, MD
Sierra Functional Medical
Kevin J. Wingert, MD
Breckenridge Insurance Services
PineRidge Obstetrix & Gynecology, Inc.
Sharmel Kasten, D.O.
First Steps Recovery
MixMed Compounding Pharmacy



2187 Herndon Avenue



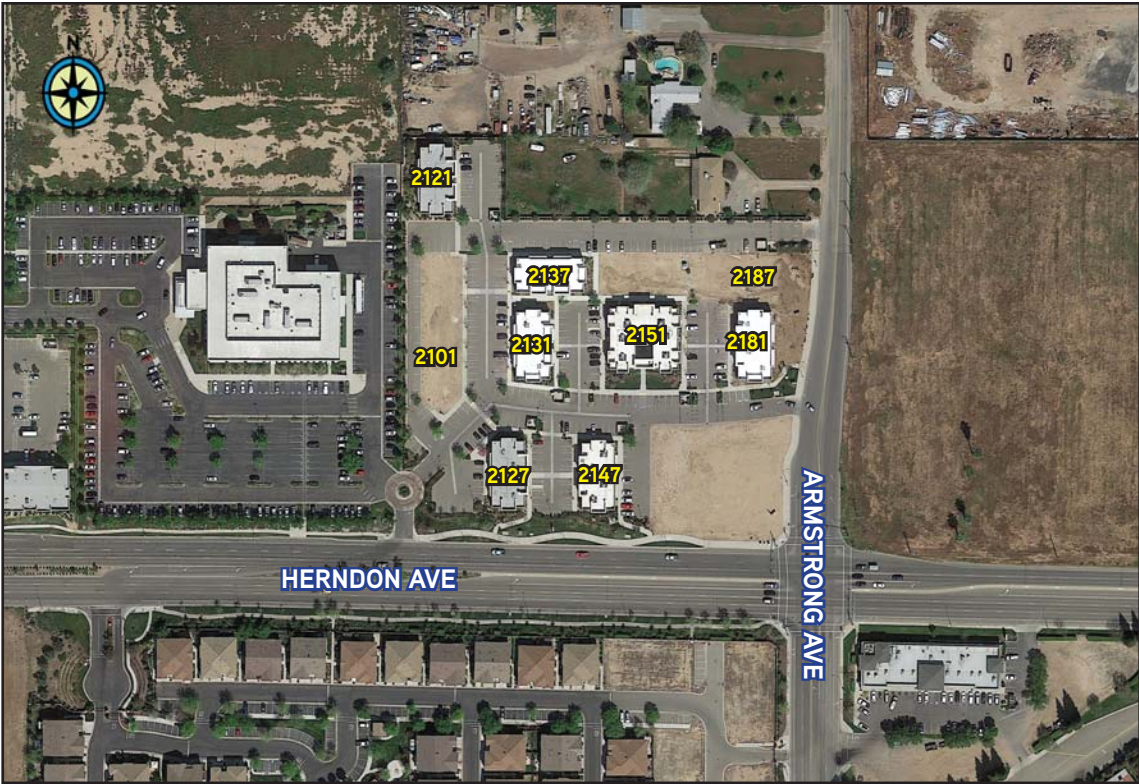
2137 Herndon Avenue



2147 Herndon Avenue

Herndon Armstrong Professional Center > Site Plan / Aerial

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