

FOR LEASE > OFFICE/MEDICAL SPACE

4420 N. First Street

FRESNO, CALIFORNIA



Property Summary

Located on First Street, just south of Gettysburg Avenue. Prime office space, beautifully maintained. Garden style complex with common area atrium. Located in prime area for neighborhood counseling, dentistry, doctor or general office use.

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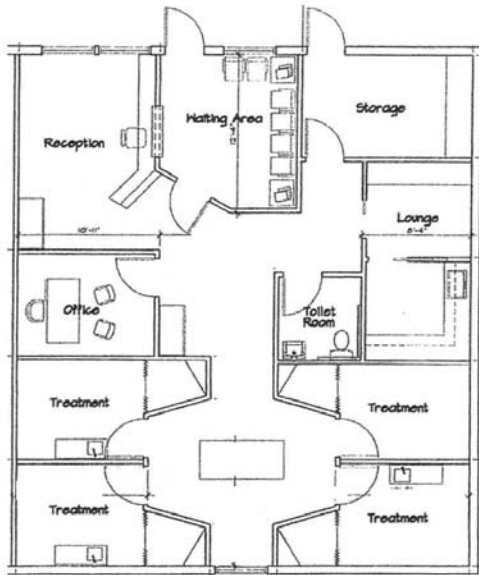
Property Summary

- > Affordable Lease Rate for Quality North First Office Space
- > Easy Access to/from both Freeways 41 and 168
- > Located in Close Proximity to Several Amenities and Retail Services
- > Excellent Parking: Approximately 5.5 stalls per 1,000 square feet of leasable space
- > Lease Rate: \$0.90 PSF, modified gross. Tenant responsible for own utilities and janitorial.
- > Tenant Improvements Available

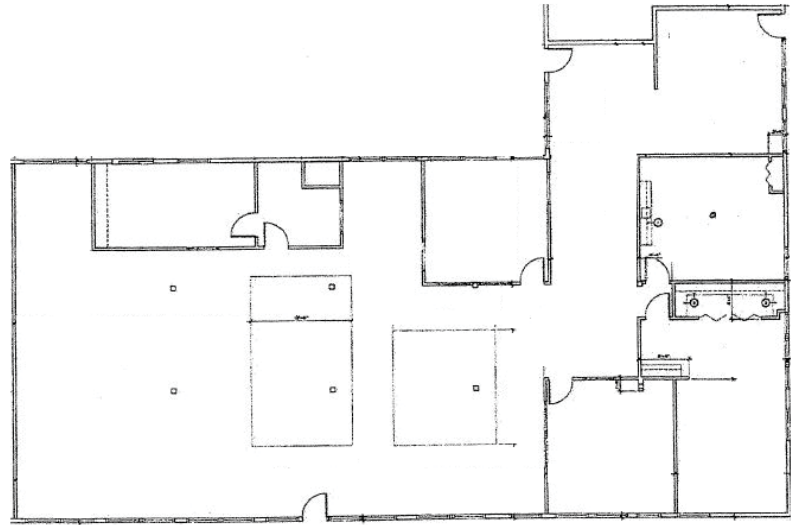


SUITE	RSF	RATE/RSF/MO	COMMENTS
117	1,200-4,758	\$0.90 Modified Gross	Large office suite with reception area, several private offices, break room and large open classroom/administrative area. The private offices have large floor-to-ceiling interior windows. Several views to the atrium courtyard. Can be divided as shown.
119	1,512	\$0.90 Modified Gross	Well configured office or counseling/medical suite with waiting area, reception, private office with private entrance, interior restroom, break area and multiple office/treatment rooms.

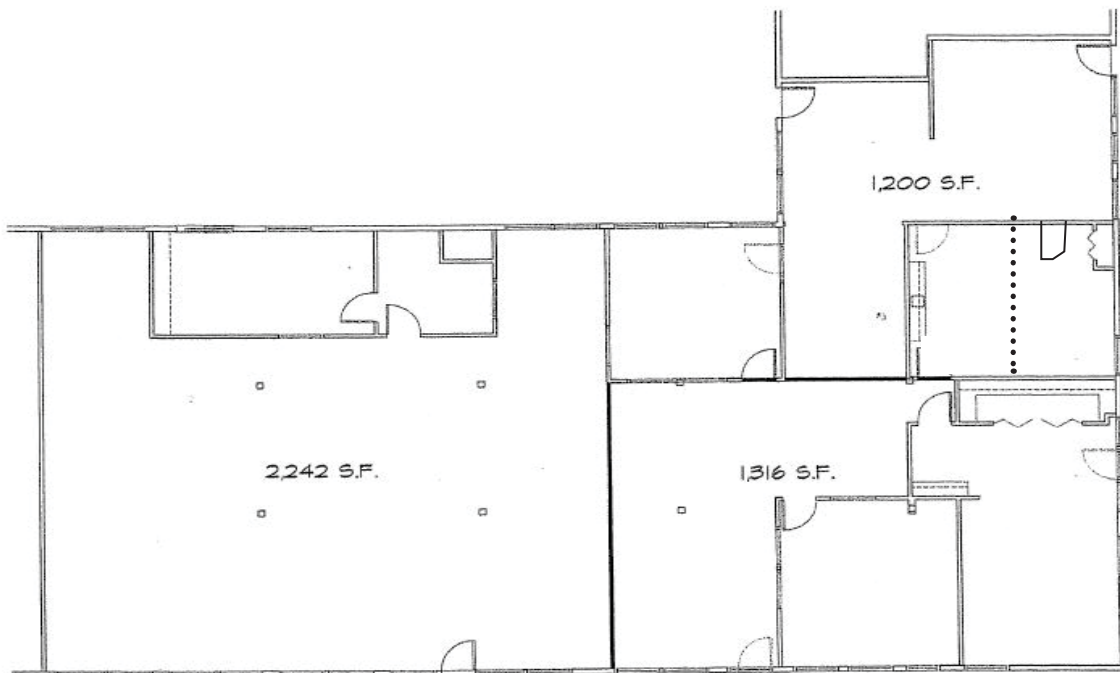
4420 N. First Street, Suites 117 & 119 > Floor Plans



Suite 119: 1,512 RSF



Suite 117: 4,758 RSF



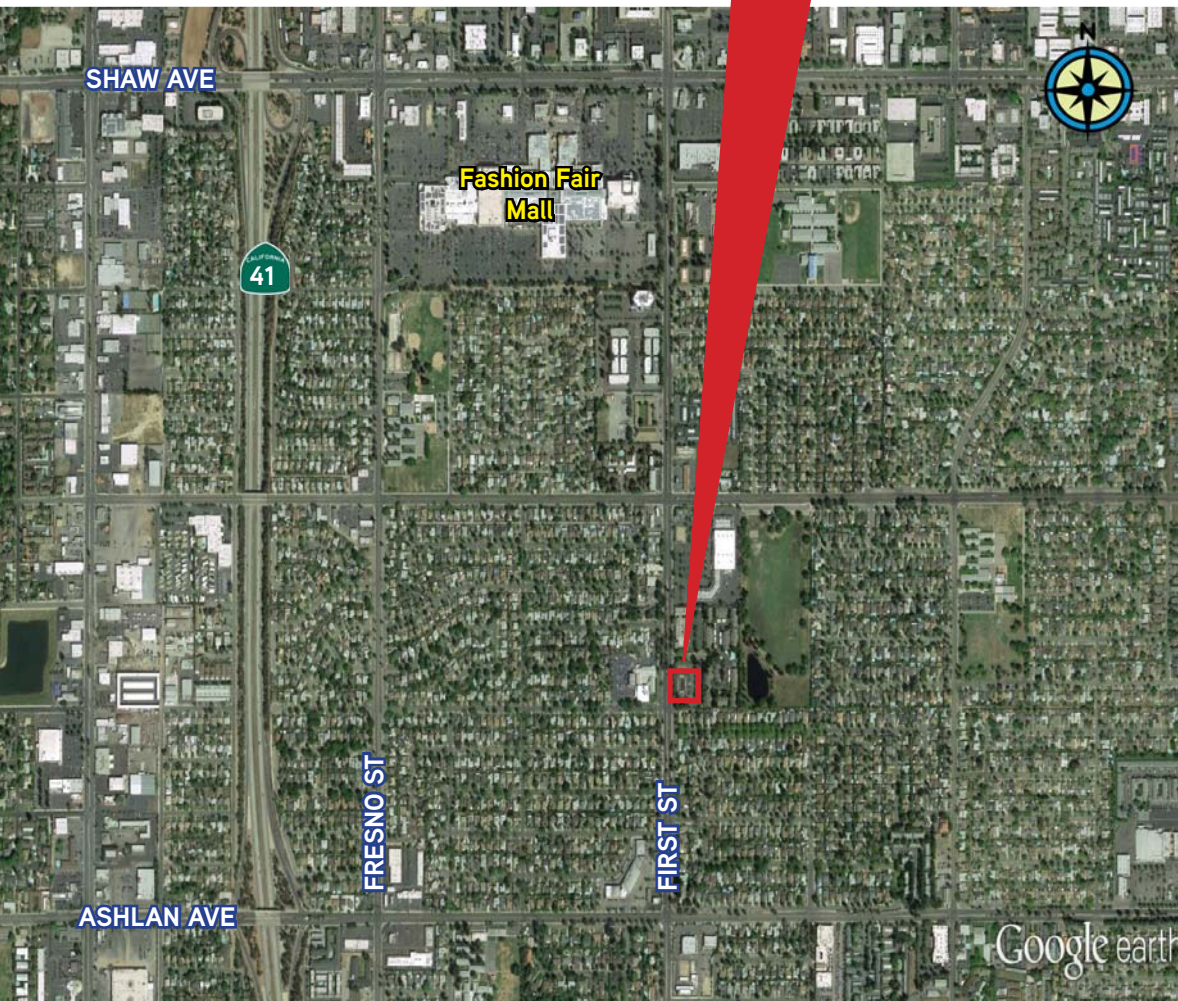
Suite 117: Proposed Suite Divisions (Flexible)

Floor Plans Not to Scale

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Aerial

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