

FOR LEASE > MEDICAL/GENERAL OFFICE SPACE

1781 E. Fir Avenue

FRESNO, CALIFORNIA



This Class "A" office complex was developed by Wilkins Enterprises and constructed by Quiring General corporation. The building is tastefully designed, featuring brick, glass and aluminum exteriors with energy efficient dual-paned glass and smart, efficient design throughout. Within walking distance to four retail centers and numerous amenities. Provides quality, ease and comfort in a beautiful campus setting.

- Professional Class "A" Medical/ General Office Space
- Centrally located along the East Herndon Corridor between Freeways 41 & 168
- Build Suite to your Specific Needs

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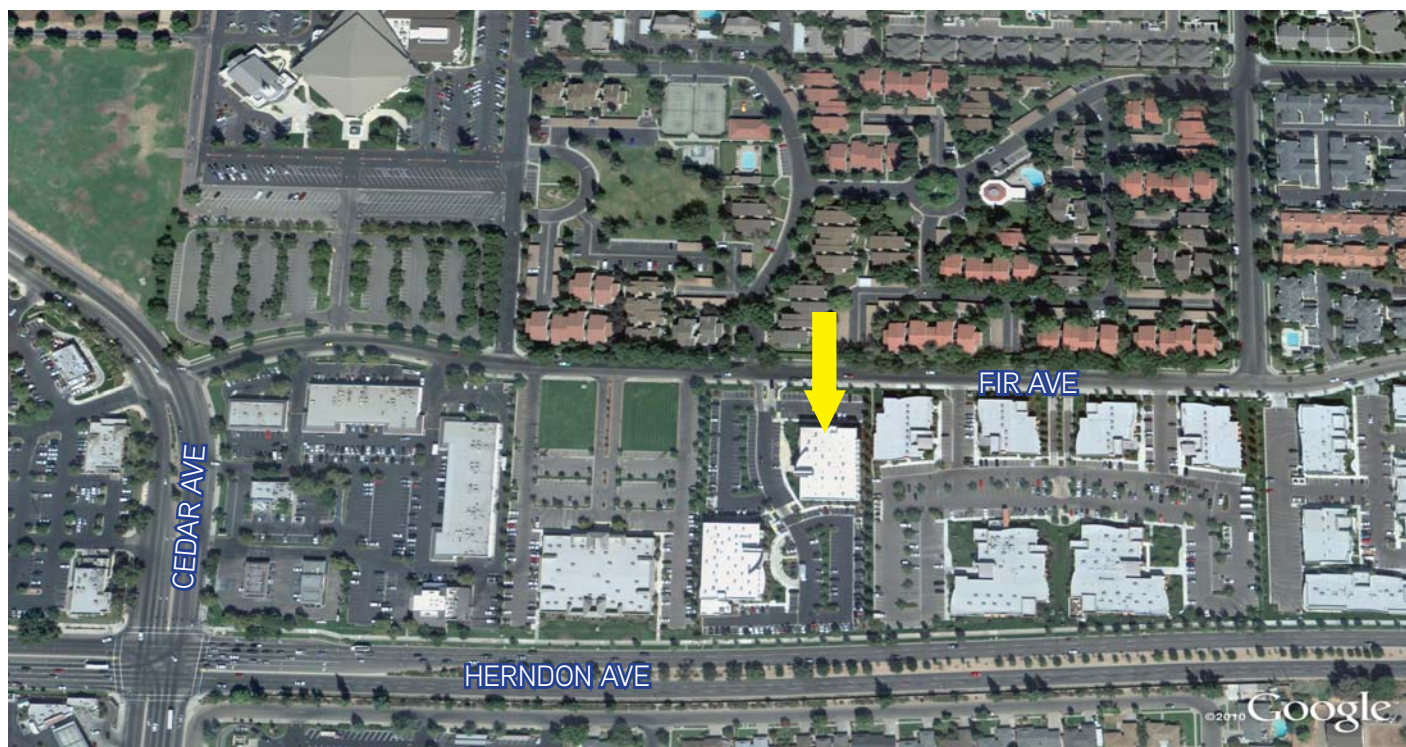
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Property Summary > Office Space

- > Location: 1781 E. Fir Avenue, just east of the northeast corner of Herndon and Cedar
- > Lease Rate: \$1.65 PSF per month on a triple net (NNN) basis. Tenant is responsible for its pro-rata share of the cost of the building's monthly operating expenses.
- > Tenant Improvements: \$40 per usable square foot allowance provided by Landlord for suites in shell condition. Five year minimum term.
- > Available:
- | | |
|---|-------------------------------------|
| First Floor - | ±4,041 RSF - Shell Condition |
| | ±4,180 RSF (Existing medical space) |
| <i>First Floor can be combined for a total of 8,221 RSF</i> | |
| Second Floor - | ±2,383 RSF - Shell Condition |
| | ±4,251 RSF - Shell Condition |
- > Parking: 4.55 stalls per 1,000 SF ratio.

Finished Shell

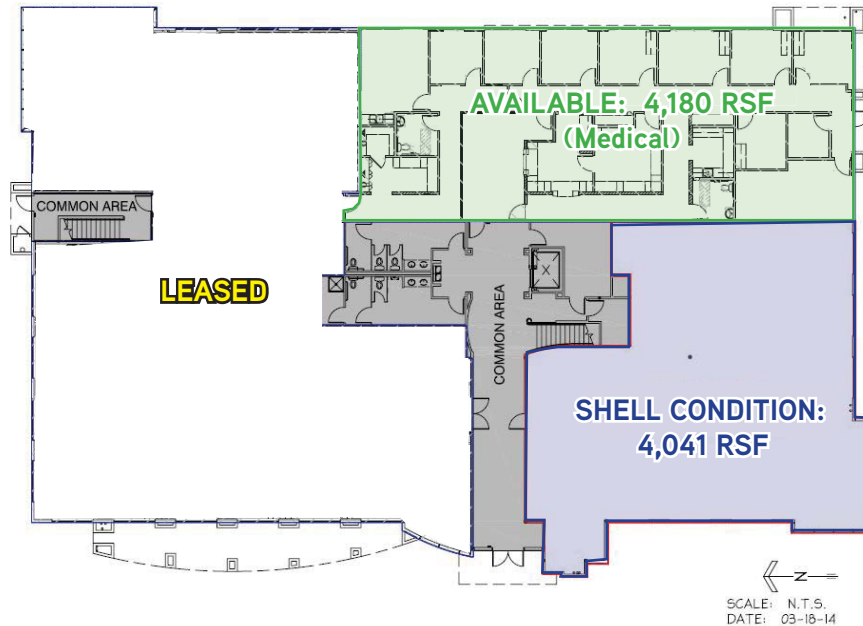
- All common areas fully improved (building, entrance, elevator, lobby, etc).
- Fully improved common area restrooms.
- Finished concrete floor slab.

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First Floor



Second Floor

