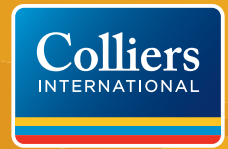


FOR SALE OR LEASE > PROFESSIONAL OFFICE SPACE

# 1476 W. Herndon Avenue

FRESNO, CALIFORNIA



**PRICE REDUCED**



## Property Summary > Office Space

Located near the northwest corner of Herndon and Fruit Avenues. Visible in both directions along Herndon Avenue. The building is well maintained and provides for a very professional setting. Reasonably priced in comparison to other surrounding projects currently for lease or sale.

## Building Amenities

- > Herndon Avenue Visibility
- > Attractive Lease Rate for NW Fresno
- > Well-Maintained Office Complex
- > Tenant Improvements Negotiable
- > Lease Rate: \$1.65 PSF, plus tenant to pay their gas and electric and janitorial service
- > Purchase Price: ~~\$1,125,000 (\$215.31 psf)~~ **\$1,095,000 (\$209.57 psf)**
- > Building Size: Approx. 5,225 SF of Professional Office Space

## Contact Us

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

AGENT: BRETT TODD  
559 256 2439  
FRESNO, CA  
[brett.todd@colliers.com](mailto:brett.todd@colliers.com)  
BRE #01912244

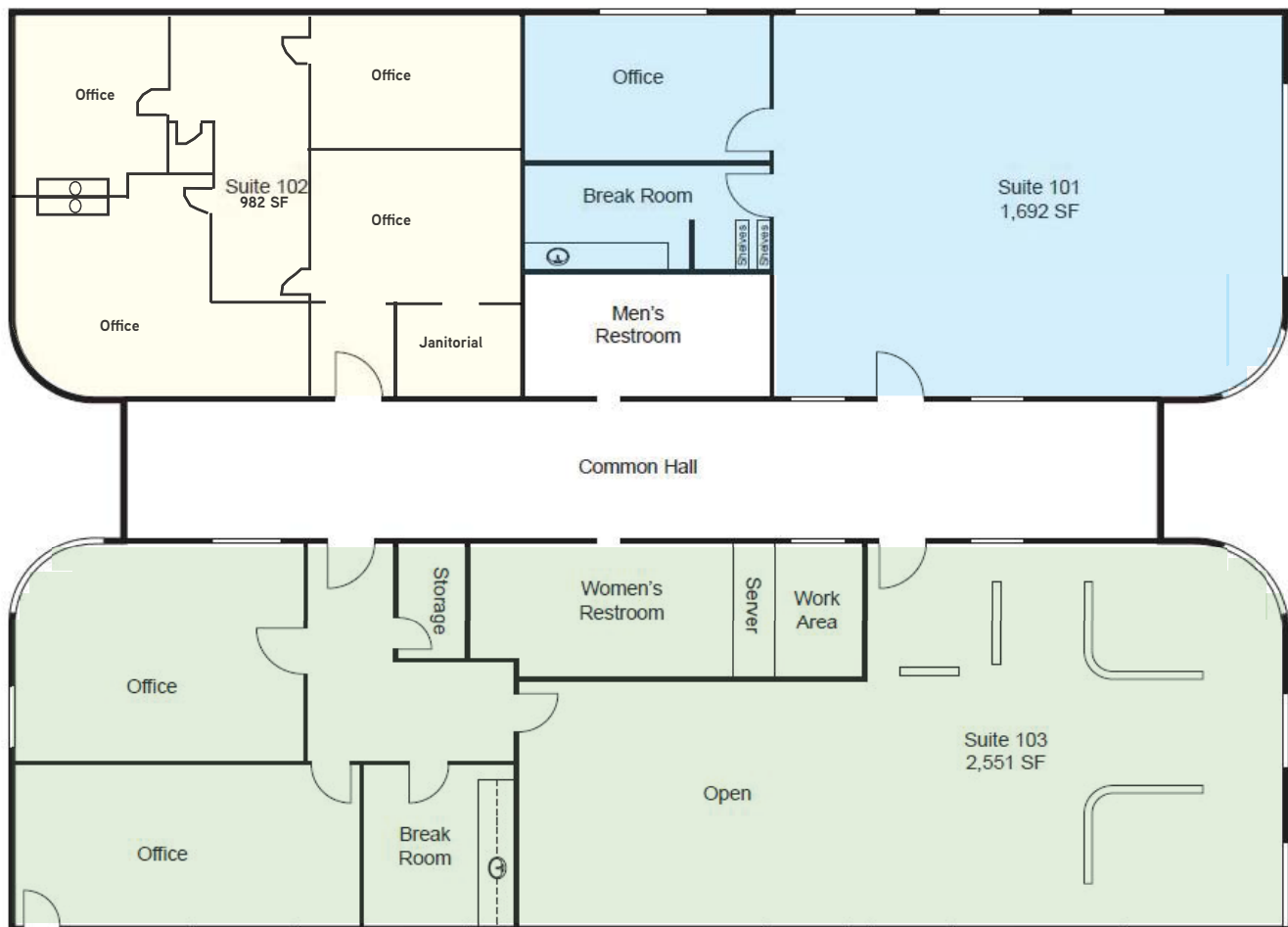
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COLLIERS INTERNATIONAL  
7485 N. Palm Avenue, #110  
Fresno, CA 93711  
[www.colliers.com/fresno](http://www.colliers.com/fresno)

## 1476 W. Herndon Avenue > Floor Plans

ADDRESS	RSF	LEASE RATE	COMMENTS
1476 W. Herndon Ave., Suite 103	2,551	\$1.65 PSF*	Two private offices, storage room, break area, open work area, reception area and work/mail room.
1476 W. Herndon Ave., Suite 102	982	\$1.65 PSF*	Three private offices/treatment rooms, washer/dryer hook-ups and storage
1476 W. Herndon Ave., Suite 101	1,692	\$1.65 PSF*	One private office, break/work room and storage area.

\*Plus tenant to pay their gas and electricity and janitorial service



**Floor Plan Not to Scale**

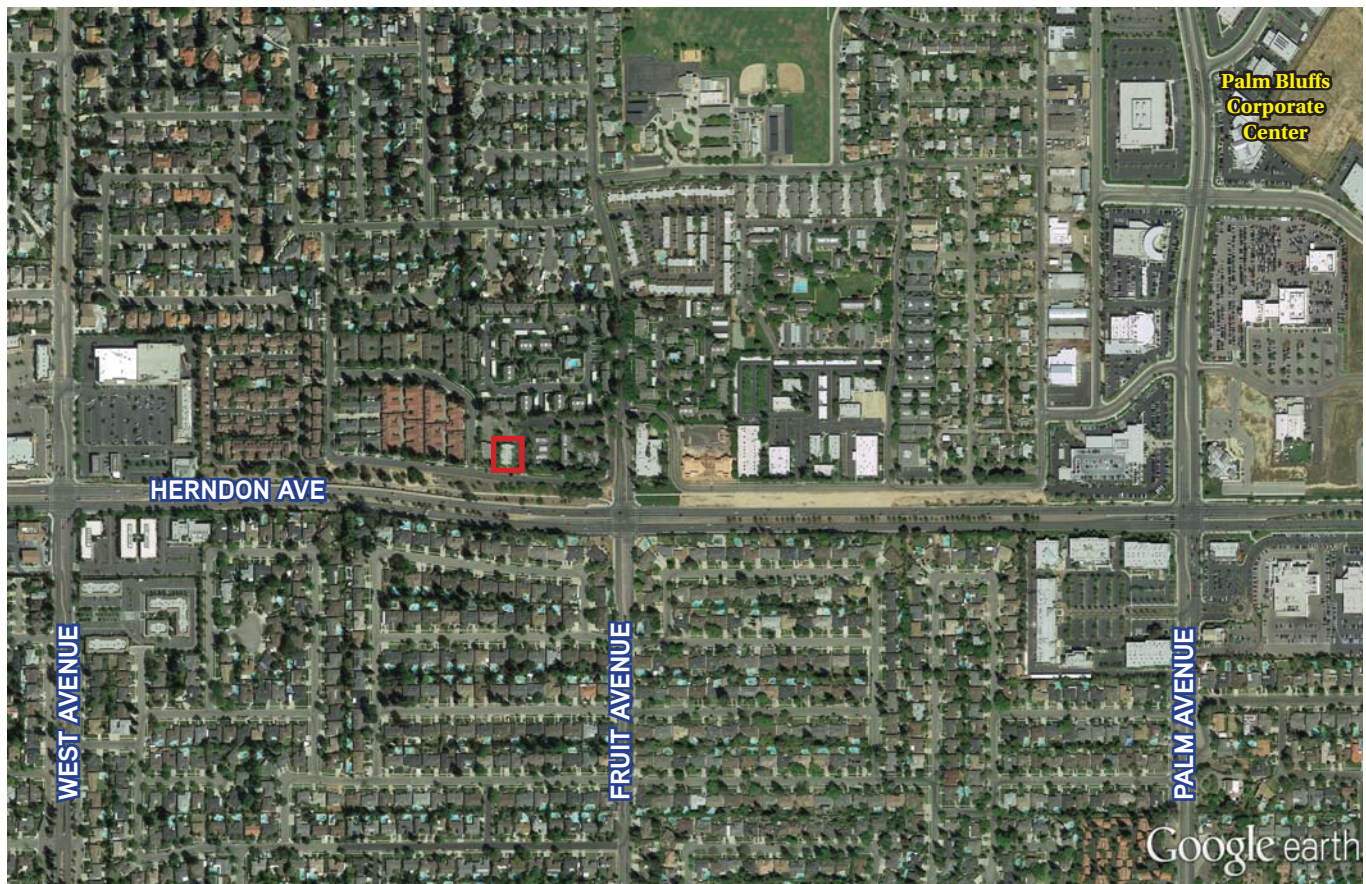
AGENT: BOBBY FENA, SIOR  
559 256 2436  
FRESNO, CA  
bobby.fena@colliers.com  
BRE #00590204

AGENT: BRETT TODD  
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brett.todd@colliers.com  
BRE #01912244





## 1476 W. Herndon Avenue > Aerial



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

AGENT: BRETT TODD  
559 256 2439  
FRESNO, CA  
brett.todd@colliers.com  
BRE #01912244

