

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.

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

AGENT: ZACK KAUFMAN  
559 256 2448  
FRESNO, CA  
[zack.kaufman@colliers.com](mailto:zack.kaufman@colliers.com)  
BRE #1902869

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

FOR LEASE > OFFICE/MEDICAL SPACE

# 4420 N. First Street

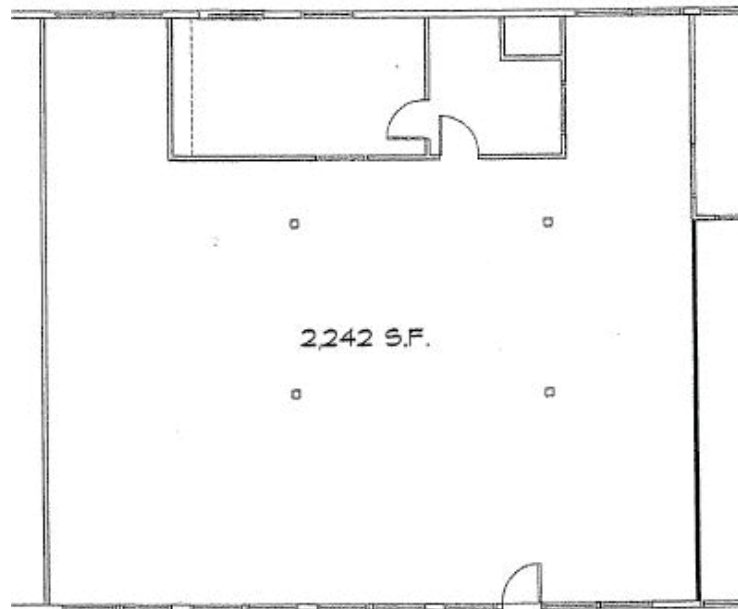
FRESNO, CALIFORNIA

## 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	2,242	\$0.90 Modified Gross	Large open area with a private office and conference room or break area.



**Suite 117: 2,242 RSF**

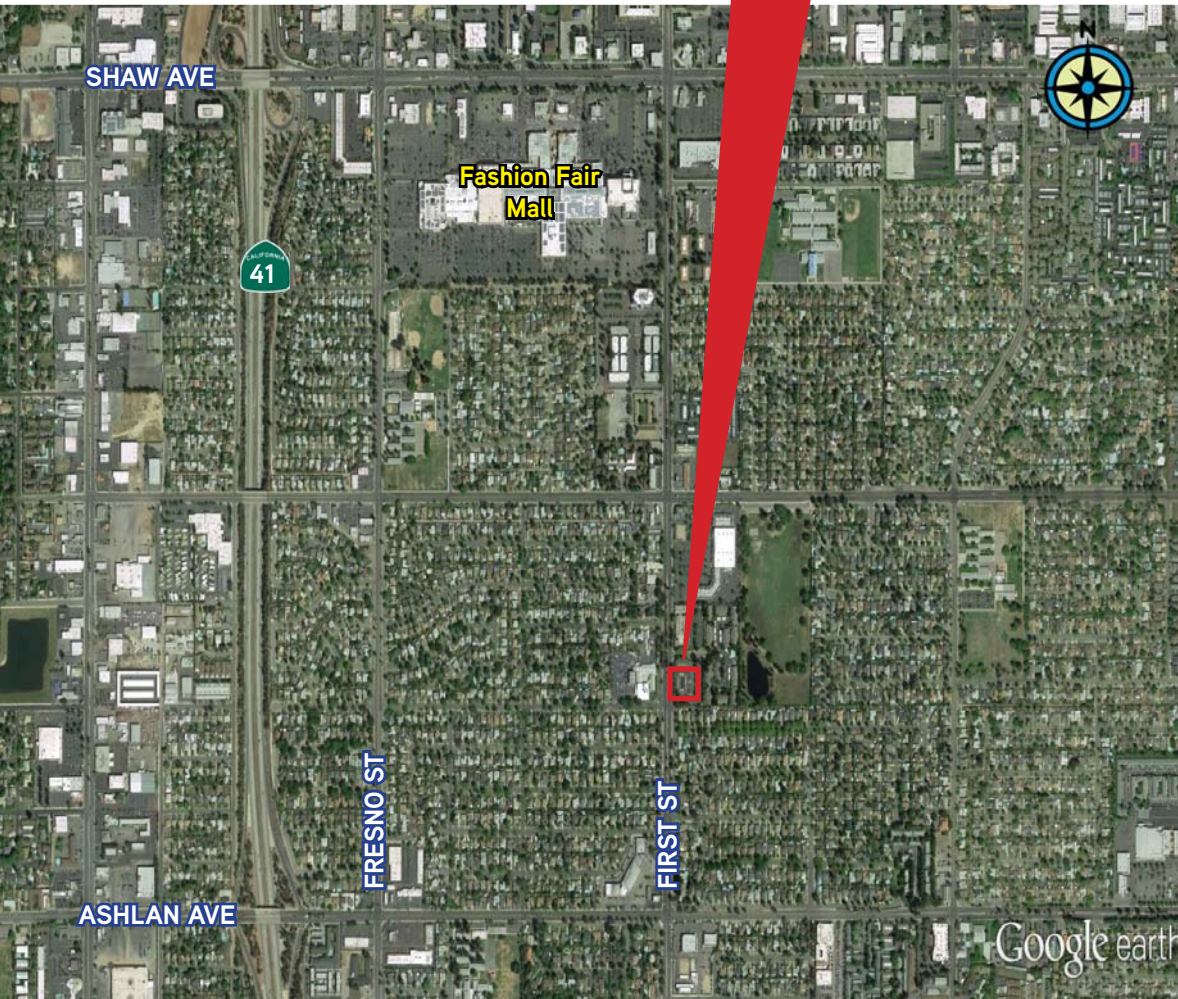
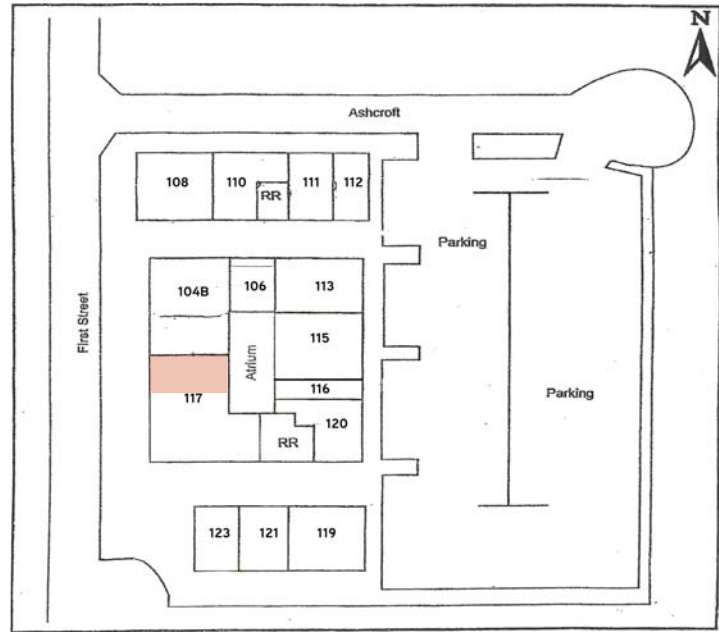
*Floor Plan Not to Scale*



FOR LEASE > OFFICE/MEDICAL SPACE

# Aerial

4420 N. FIRST STREET, FRESNO, CALIFORNIA



## Contact Us

AGENT: BRETT TODD

559 256 2439

[brett.todd@colliers.com](mailto:brett.todd@colliers.com)

BRE #01912244

AGENT: ZACK KAUFMAN

559 256 2448

[zack.kaufman@colliers.com](mailto:zack.kaufman@colliers.com)

BRE #1902869

**COLLIERS INTERNATIONAL**  
7485 N. Palm Avenue, #110  
Fresno, CA 93711

[www.colliers.com/fresno](http://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.

