

FOR LEASE > OFFICE/MEDICAL SPACE

4420 N. First Street

FRESNO, CALIFORNIA



BROKER INCENTIVE:

5% to Procuring Broker if Lease Signed before 11/1/18



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
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4420 N. First Street

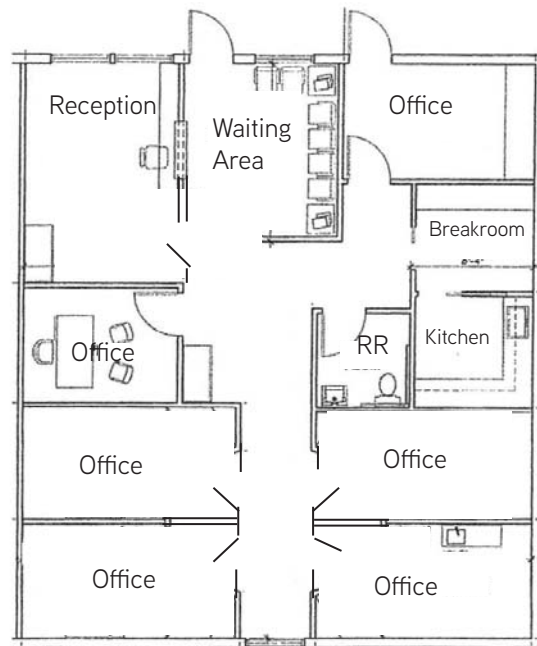
FRESNO, CALIFORNIA

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
119	1,512	\$0.90 Modified Gross	Newly remodeled, 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.



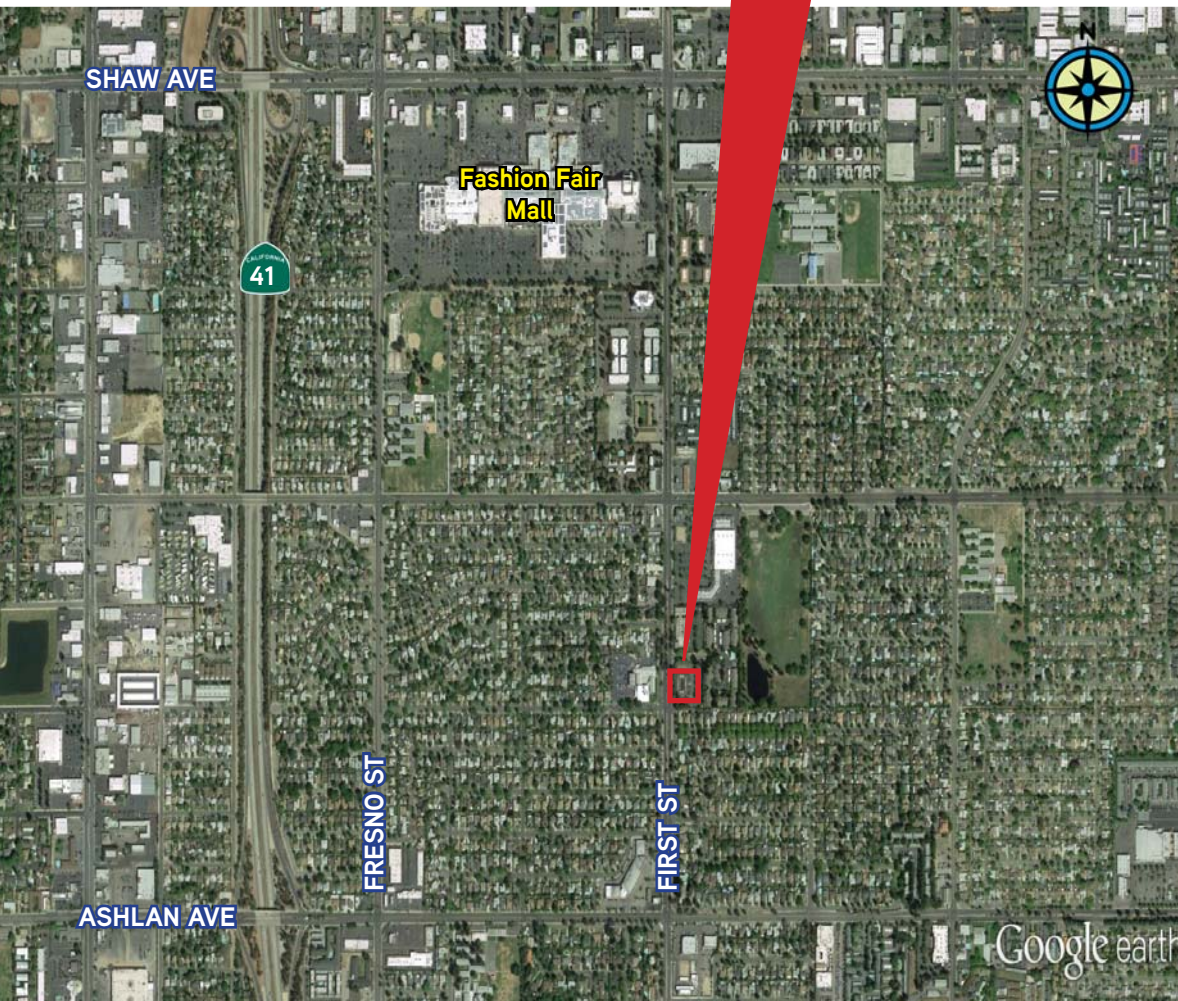
Suite 119: 1,512 RSF
(Move In Ready)

Floor Plan Not to Scale

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Aerial

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Contact Us

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