

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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# 4420 N. First Street

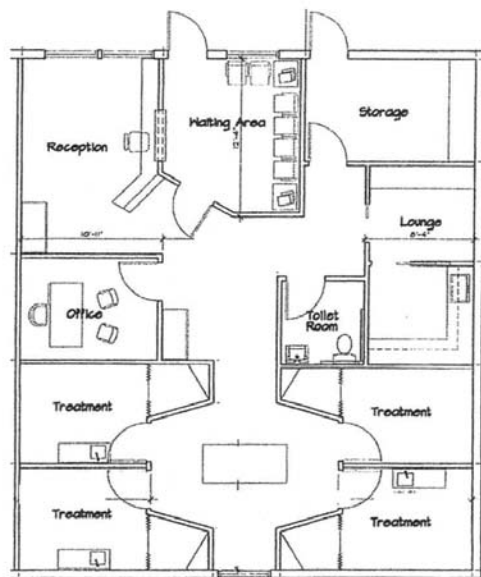
FRESNO, CALIFORNIA

## Property Summary

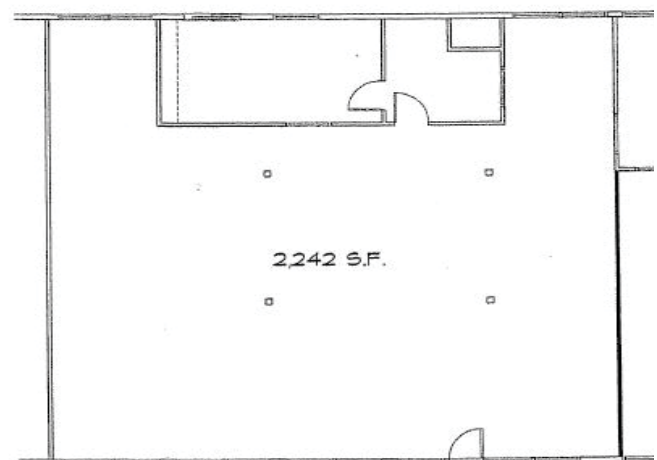
- > Affordable Lease Rate for Quality North First Office Space
- > Easy Access to/from both Freeways 41 and 168
- > Located in Close Proximity to Several Amenities and Retail Services
- > Excellent Parking: Approximately 5.5 stalls per 1,000 square feet of leasable space
- > Lease Rate: \$0.90 PSF, modified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



**Suite 119: 1,512 RSF**



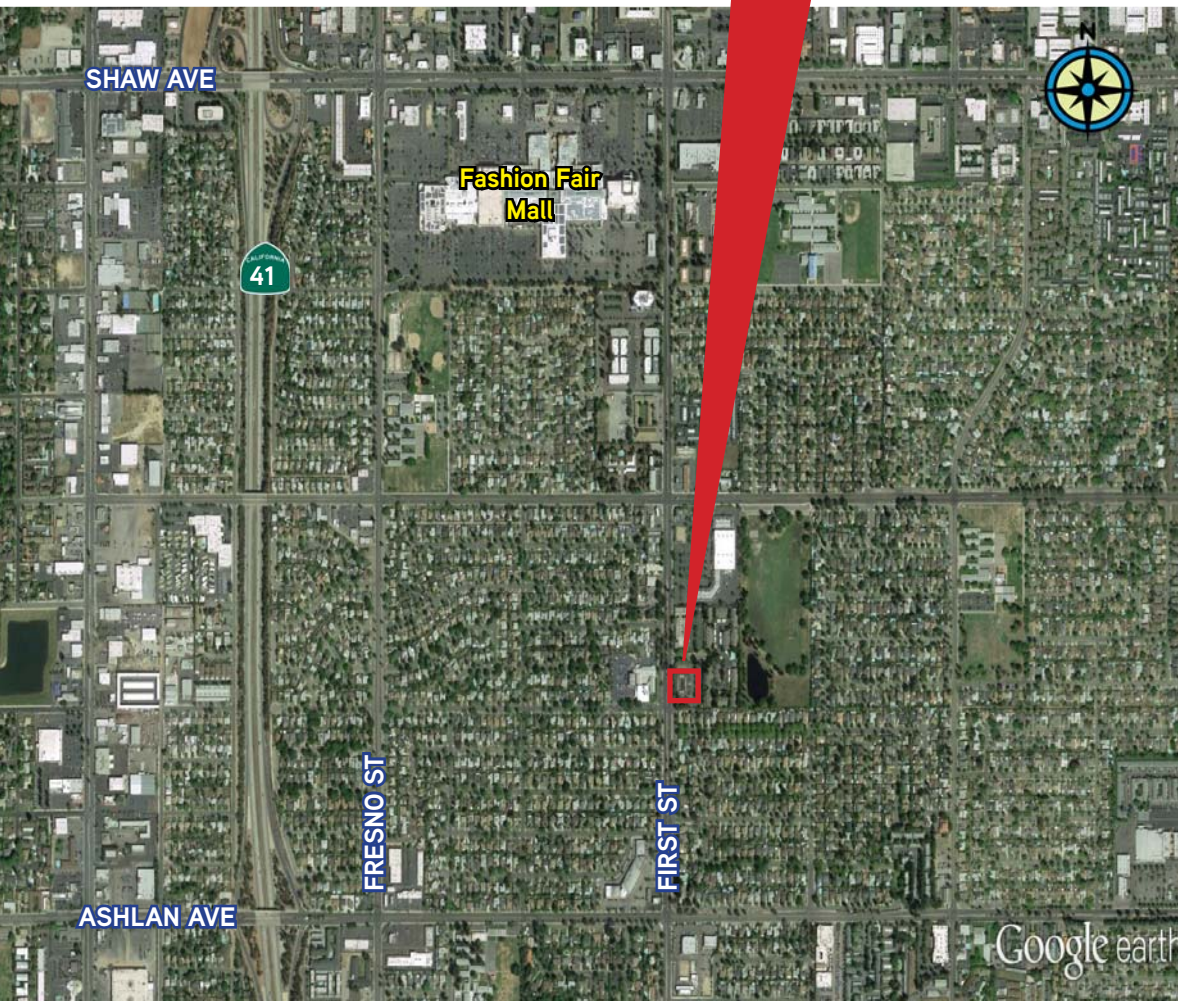
**Suite 117: 2,242 RSF**

*Floor Plans Not to Scale*

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# Aerial

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## Contact Us

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