

FOR LEASE > FRESNO STATE AREA OFFICE BUILDING

1241 E. Shaw Avenue

FRESNO, CALIFORNIA



- > 5,132 SF Lease Opportunity
- > Easy Access to Freeways 41 & 168
- > Excellent Shaw Avenue Visibility and Sign Exposure
- > Secured, Enclosed Fenced Parking Area
- > Well Maintained Professional Freestanding Office Building
- > Existing Furnishings are Available for a New Tenant
- > Restaurants, Banking and Retail Services surround the location in all directions

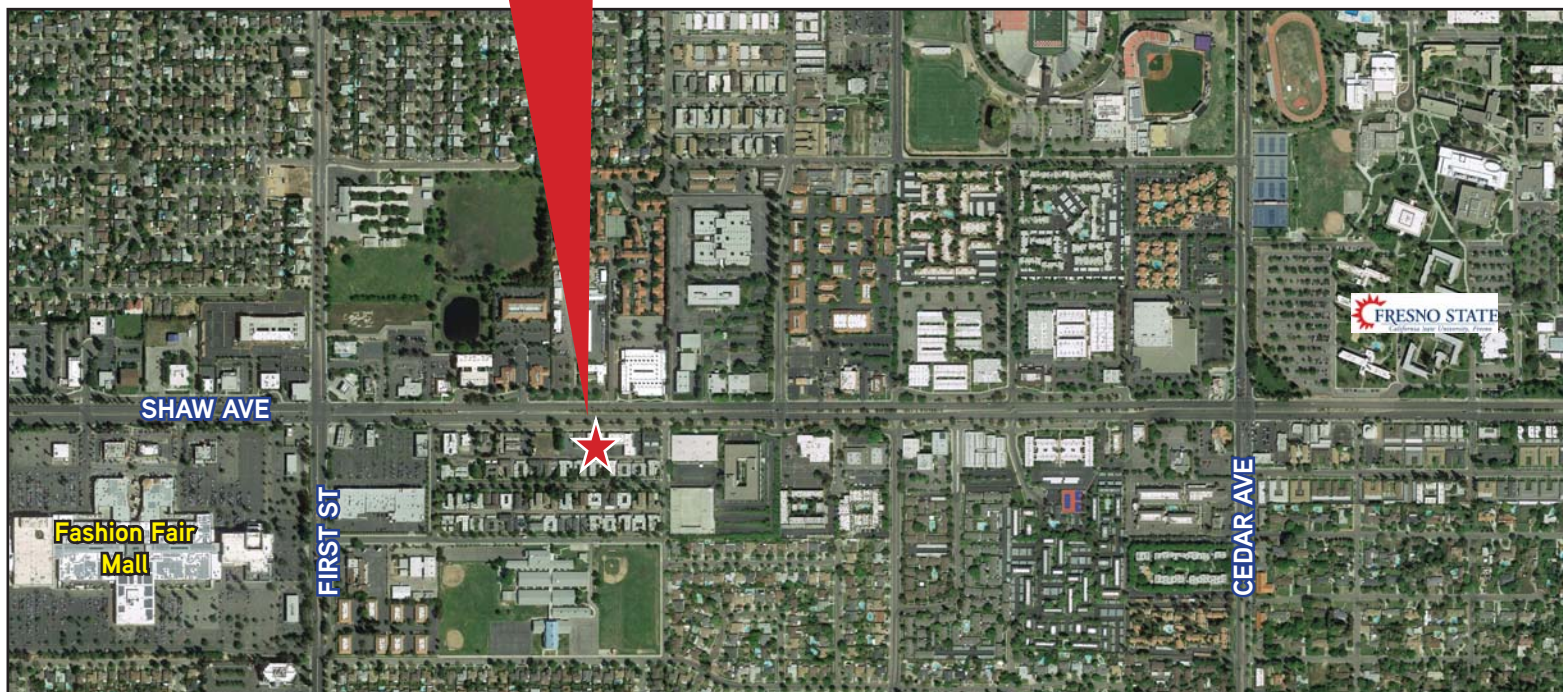
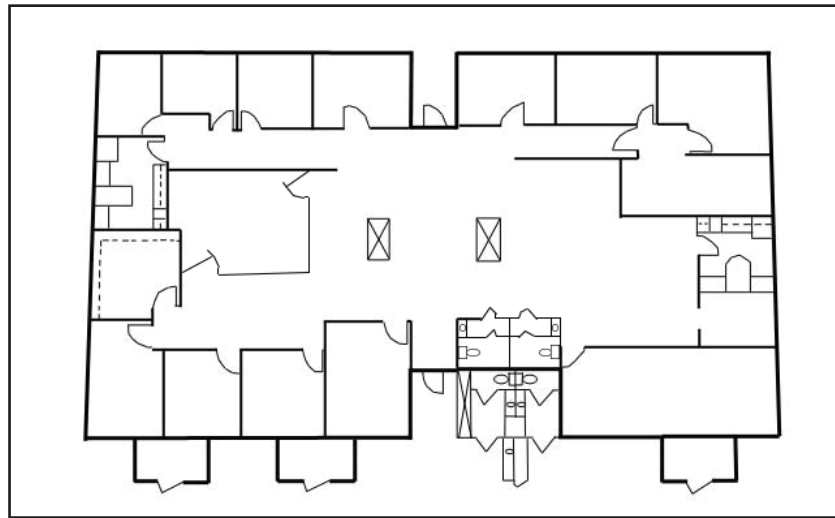


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Property Summary > 1241 E. Shaw Avenue

- Location:** Located between North First Street and Millbrook Avenue (Near Fashion Fair Mall & Fresno State University)
- Building Area:** Approximately 5,132 RSF (Building was constructed in 1975 and has been expanded and fully remodeled).
- Land Area:** Approximately 13,545 SF (0.31 acres)
- Zoning:** CMX (Corridor Center Mixed-Use/Professional Office), City of Fresno
- Lease Rate:** \$1.55 PSF, plus utilities and janitorial service.
- Availability:** Spring 2018
- Comments:** Good functional floor plan layout (existing furnishings are available) in a well maintained and operated building. Fully enclosed, secured and fenced parking area is on-site along with additional frontage road parking along Shaw Avenue.



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