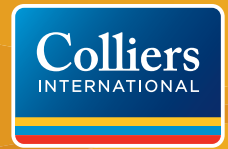


FOR SALE OR LEASE > FRESNO STATE AREA OFFICE BUILDING

# 1241 E. Shaw Avenue

FRESNO, CALIFORNIA



- > 5,132 SF Sale or 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



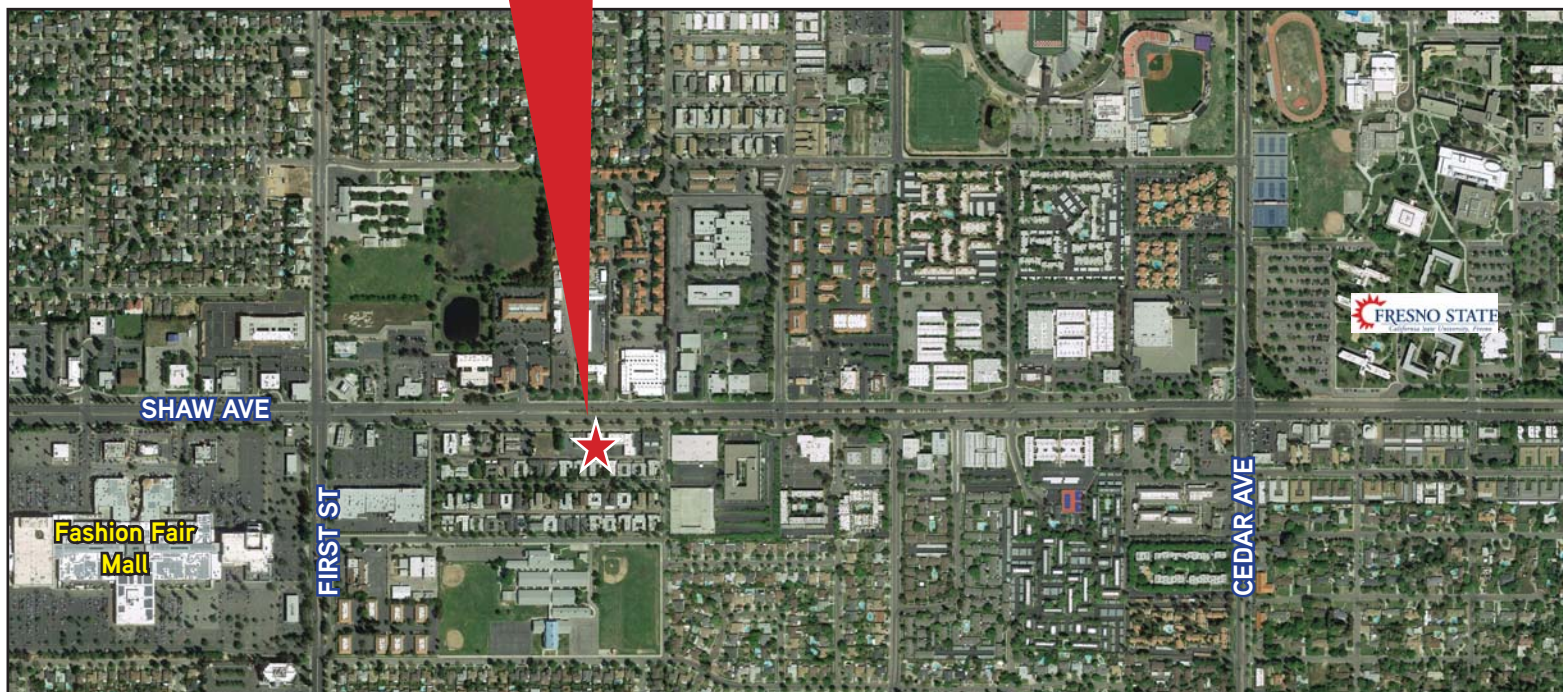
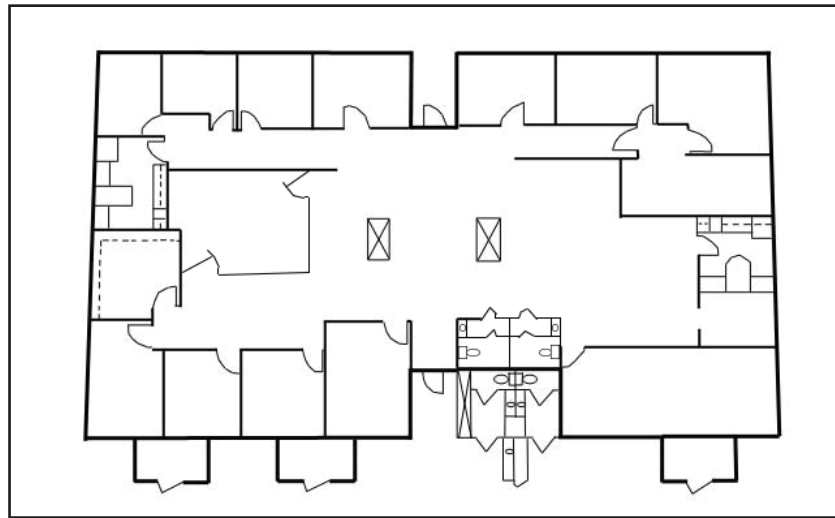
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# Property Summary > 1241 E. Shaw Avenue

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:	\$1.25 PSF, triple-net
Sales Price:	\$1,125,000
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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