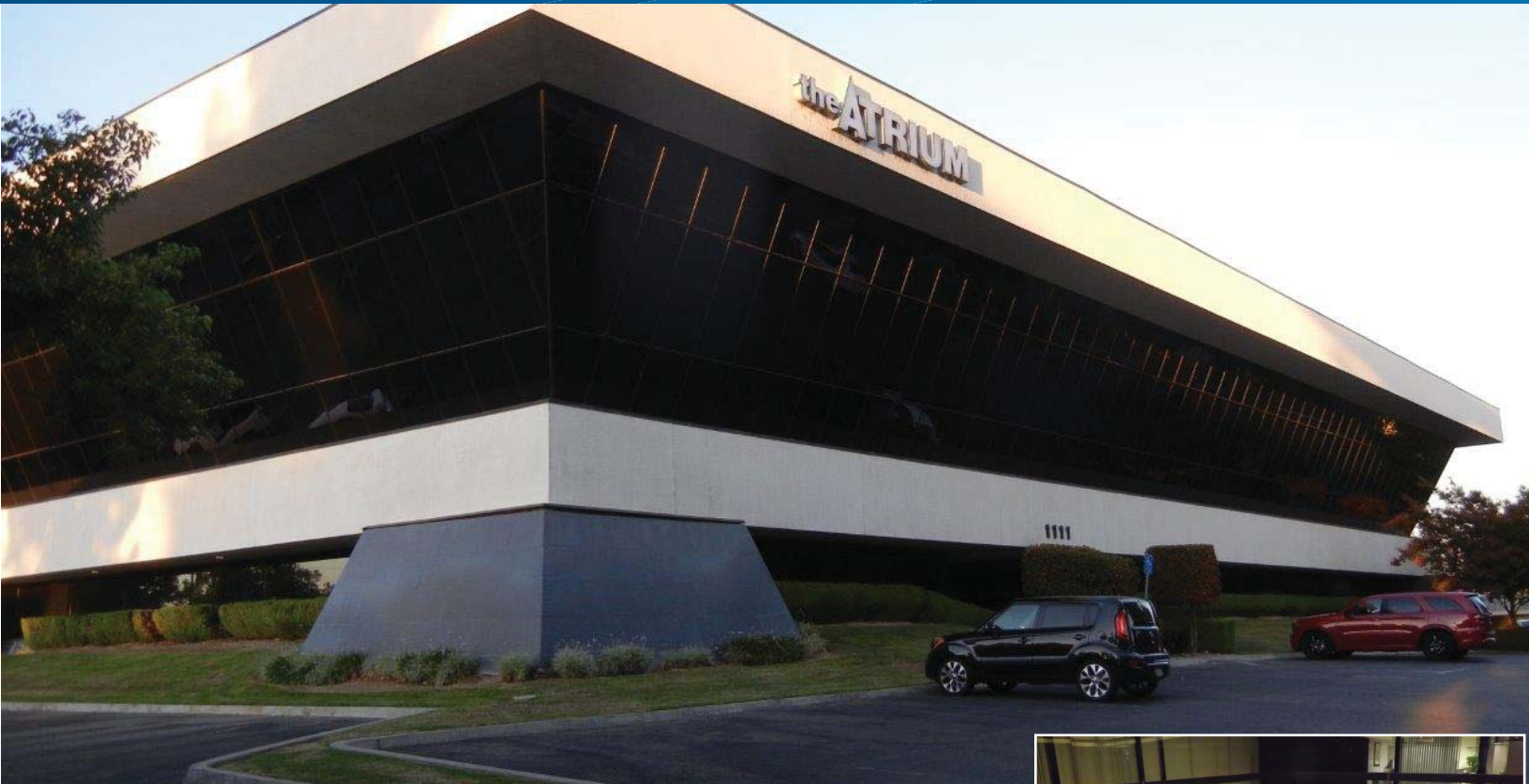


FOR LEASE > OFFICE SPACE



Move-In Ready Quality

1111 E. HERNDON AVENUE, FRESNO, CALIFORNIA



Property Summary > Office Space

This prestigious multi-story office building offers a premier location near Fresno's financial district and medical community. The building offers numerous amenities including a parking garage and on-site delicatessen as well as being walking distance to restaurants and banks.



Building Amenities

- > ±3,061 SF, ±3,864 SF, ±9,979 SF & ±5,758 SF
- > ±3,960 SF Dental Suite
- > Easy Access to Fwy 41
- > Beautifully Built Out Office Suites
- > Close Proximity to a variety of amenities including restaurants and banks

- > Lease Rate: Suite 308 - \$1.85/SF, Modified Gross - 3,864 SF
Suite 306 - \$1.85/SF, Modified Gross - 3,061 SF
Suite 302 - \$1.85/SF, Modified Gross - 5,758 SF
Suite 202 - \$1.85/SF, Modified Gross - 9,979 SF
Suite 119 - \$1.98/SF, Modified Gross - 3,960 SF
(Tenant responsible for janitorial and electricity)

AGENT: MICHAEL SCHUH
559 221 1271 | EXT. 116
FRESNO, CA
michael.schuh@colliers.com
BRE #01195311

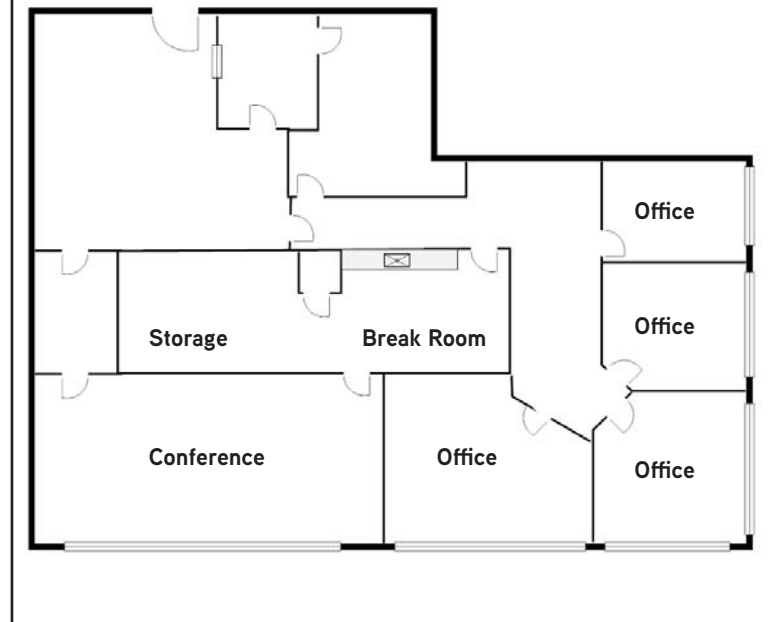
AGENT: BOBBY FENA, SIOR
559 221 1271 | EXT. 106
FRESNO, CA
bobby.fena@colliers.com
BRE #00590204

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com/fresno

Suite 119: 3,960 SF



Suite 306: 3,061 SF

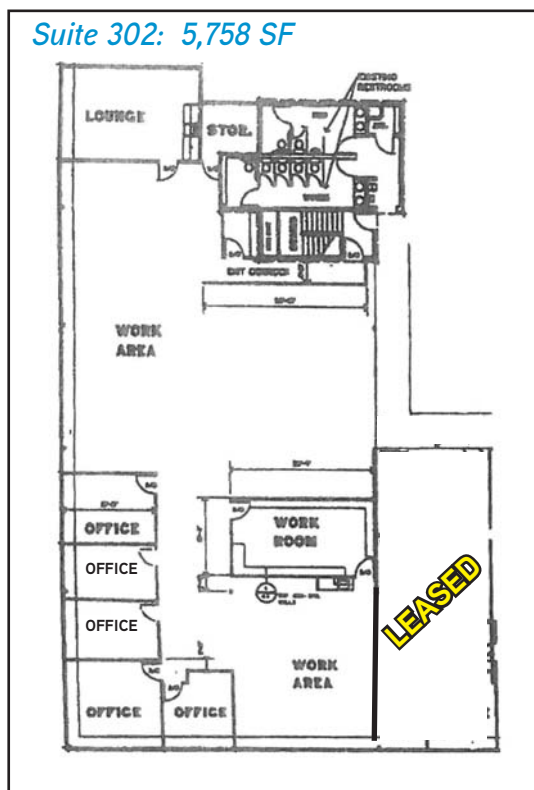
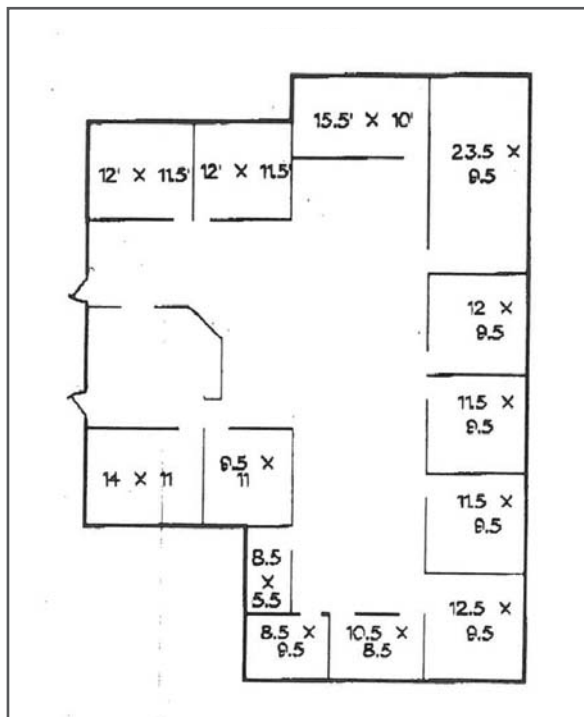


***This space has a Continental Natural Gas Generator that functions for this suite only. Also has storage room facility in the underground parking area.**

Floor Plans Not to Scale

FLOOR PLANS

Suite 302: 5,758 SF



- Space is divisible

- New Suite entry to be created

Suite 202: 9,979 SF



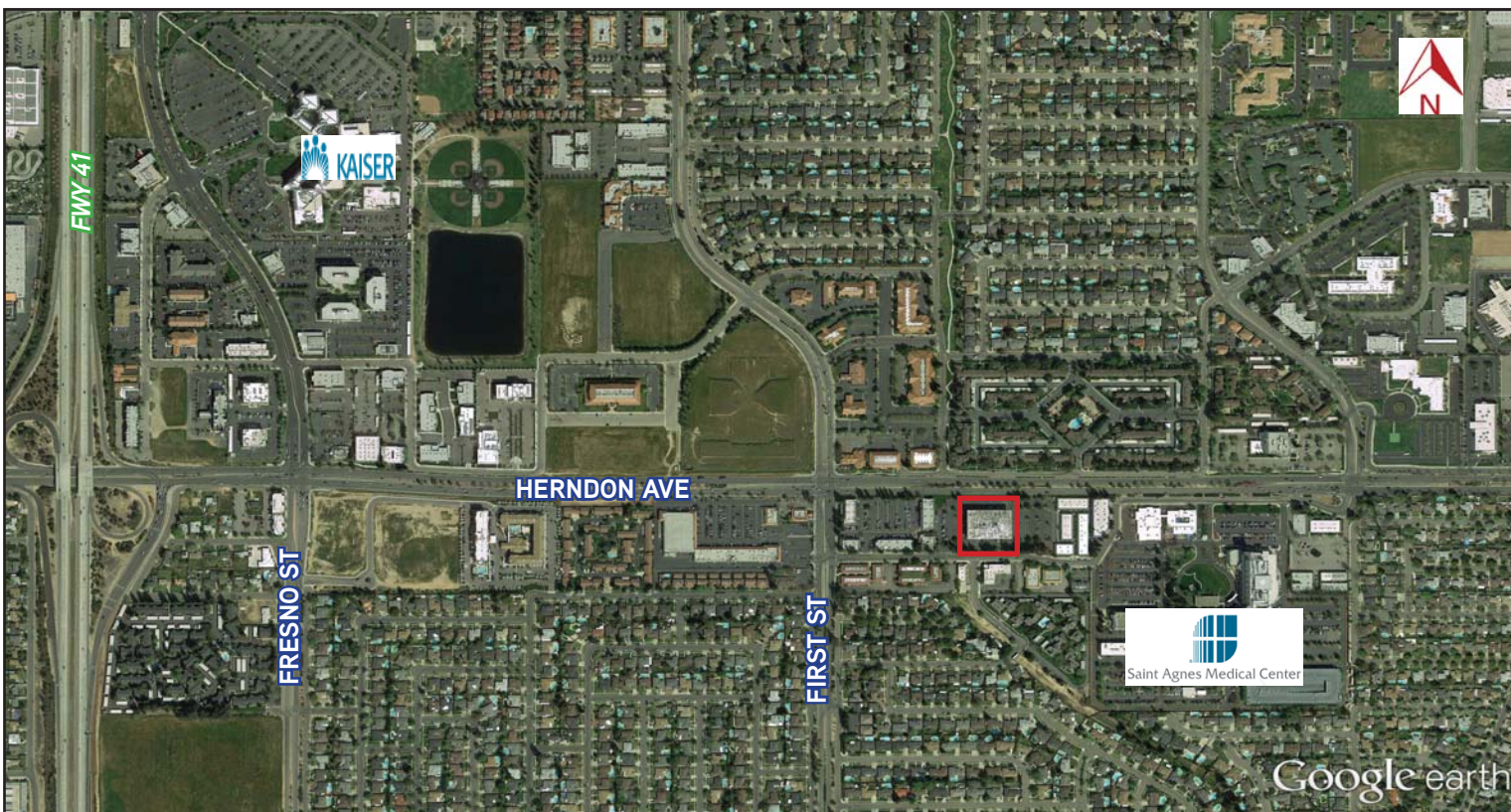
- > 8' full height, solid core stained doors throughout
- > Parabolic light fixtures
- > Roller window screen coverings throughout
- > Interior RR
- > Sidelight windows in all private offices
- > Break room has upper/lower cabinetry with dishwasher, disposal & plumbed for refrigerator/icemaker
- > Transaction Formica countertops

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1111 E. Herndon Avenue, Fresno, CA

AERIAL



Contact Us

AGENT: MICHAEL SCHUH
559 221 1271 | EXT. 116
FRESNO, CA
michael.schuh@colliers.com
BRE #01195311

AGENT: BOBBY FENA, SIOR
559 221 1271 | EXT. 106
FRESNO, CA
bobby.fena@colliers.com
BRE #00590204

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