

OFFICE/MEDICAL SPACE FOR SALE OR LEASE

# MAPLE AND HERNDON

1903 E. FIR AVENUE, FRESNO, CA 93720

**PRICE REDUCTION!! ~~\$2,783,000~~ \$2,530,000**



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## MAPLE AND HERNDON

### PROPERTY INFORMATION

1903 E. FIR AVENUE, FRESNO, CA 93720

**1903 E. Fir Avenue** is located along the Herndon Medical Corridor. This property offers an owner/user the rare opportunity to acquire a high end office/medical building north of Herndon Avenue. The subject property is centrally located within the strongest medical corridor throughout Fresno.

## HIGHLIGHTS

- › Building Size: 10,120 RSF
- › Monument and building signage available
- › Parking: 5.6 per 1,000 SF
- › Built in 2007
- › Located on 1.04 acres (45,136 SF)
- › APN: 404-060-47

## AVAILABILITY

- › Suite 101: 5,144 SF - Includes four (4) exam rooms, nine (9) private offices, break room, reception area, large conference room, two (2) interior restrooms and storage space.
- › Suite 102: 3,319 SF - Space is currently leased (Payment structure available upon request)
- › Suite 103: 1,645 SF - Includes several small exam rooms, break room, reception area and lab.

## LEASE RATE

- › \$1.75/SF NNN

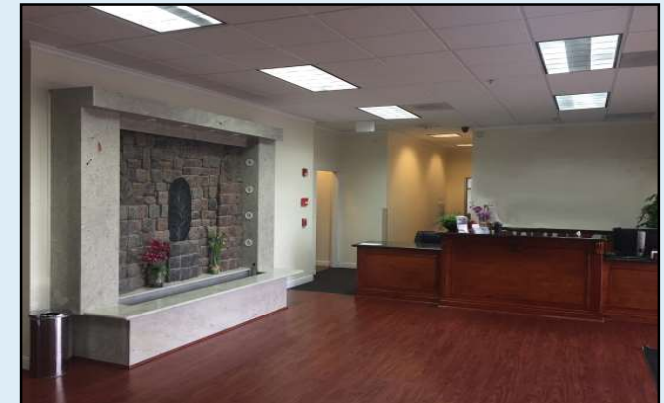
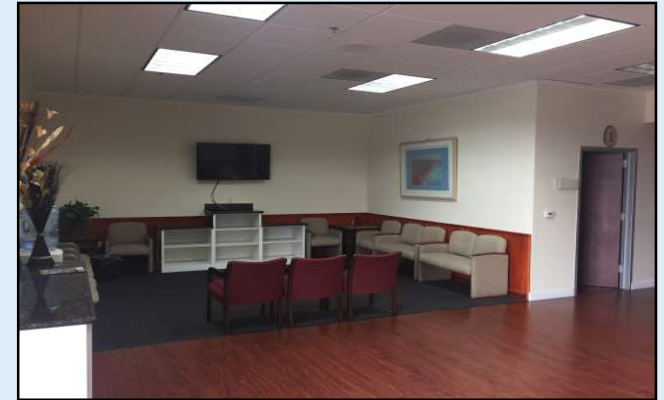
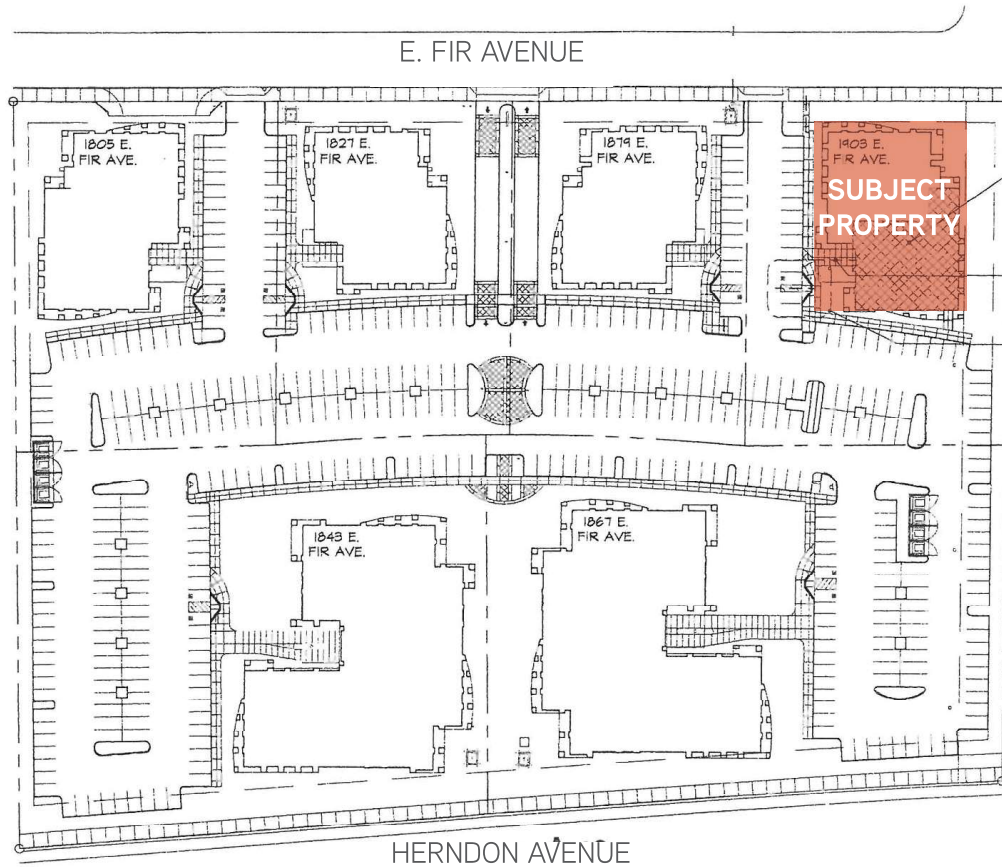
## SALE PRICE

- › ~~\$2,783,000~~ **\$2,530,000**

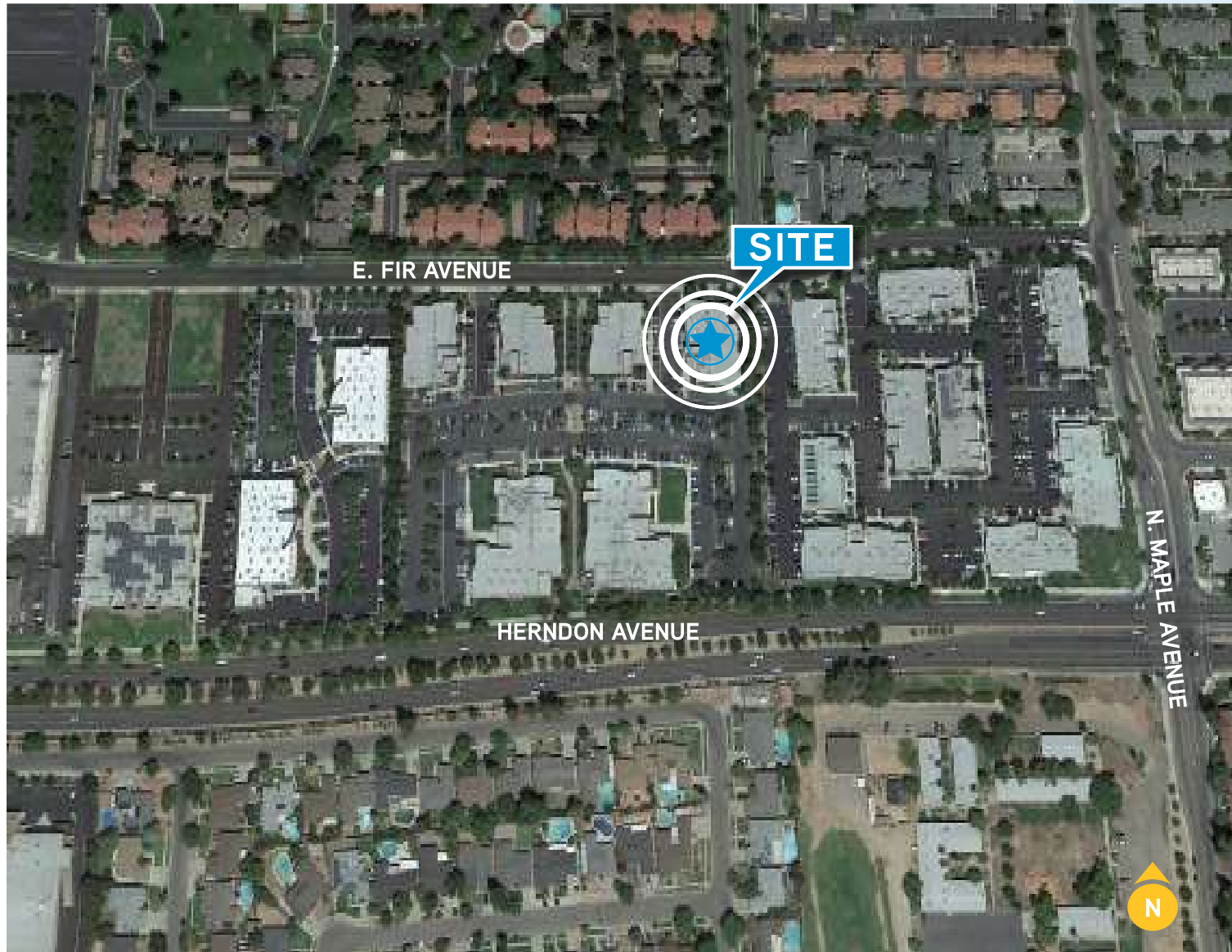




OFFICE/MEDICAL SPACE FOR SALE OR LEASE  
MAPLE AND HERNDON  
SITE PLAN  
1903 E. FIR AVENUE, FRESNO, CA 93720



OFFICE/MEDICAL SPACE FOR SALE OR LEASE  
MAPLE AND HERNDON  
AERIAL  
1903 E. FIR AVENUE, FRESNO, CA 93720



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