

# For Lease

## 1791 E. FIR AVENUE Fresno, California

**BOBBY FENA, SIOR**  
559 256 2436  
bobby.fena@colliers.com  
BRE #00590204

**BRIAN DECKER**  
559 256 2433  
brian.decker@colliers.com  
BRE #01029450

**BEAU PLUMLEE**  
559 256 2443  
beau.plumlee@colliers.com  
BRE #01269167



Accelerating success.







## PROPERTY DETAILS

Currently occupied by Cancer Care Associates, servicing their treatment and administrative offices. This Class "A" office property offers brick, glass and aluminium exteriors with energy efficient dual-paned windows and first class interior improvements throughout. Space is available from approximately 3,500 square feet up to nearly 33,000 square feet for both medical and general office tenants.



# FOR LEASE | 1791 E. FIR AVENUE

## LEASE RATE

- › \$1.65 PSF, per month, NNN

## TENANT IMPROVEMENTS

- › Negotiable - Landlord will demise

## SIGNAGE

- › Building fascia & monument signage available facing Herndon Avenue

## AVAILABLE

- › First Floor: 3,478 USF - 16,889 USF
- › Second Floor: 3,529 USF - 15,910 USF
- › Up to 32,799 USF total

## PARKING

- › 4.55 stalls per 1,000 SF ratio

## AVAILABLE

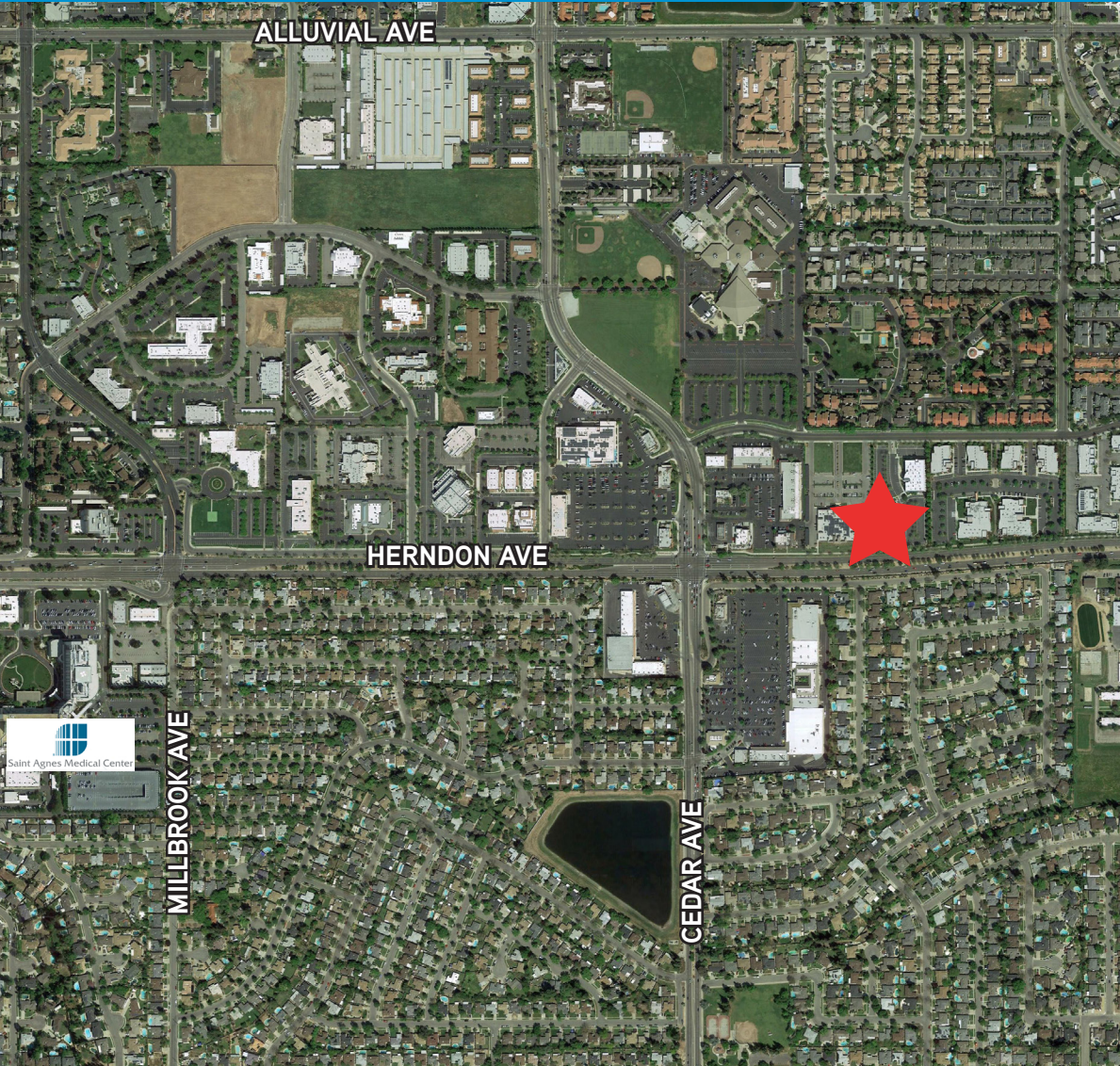
- › July 1, 2018

## LEASE TERM

- › Minimum 5 years







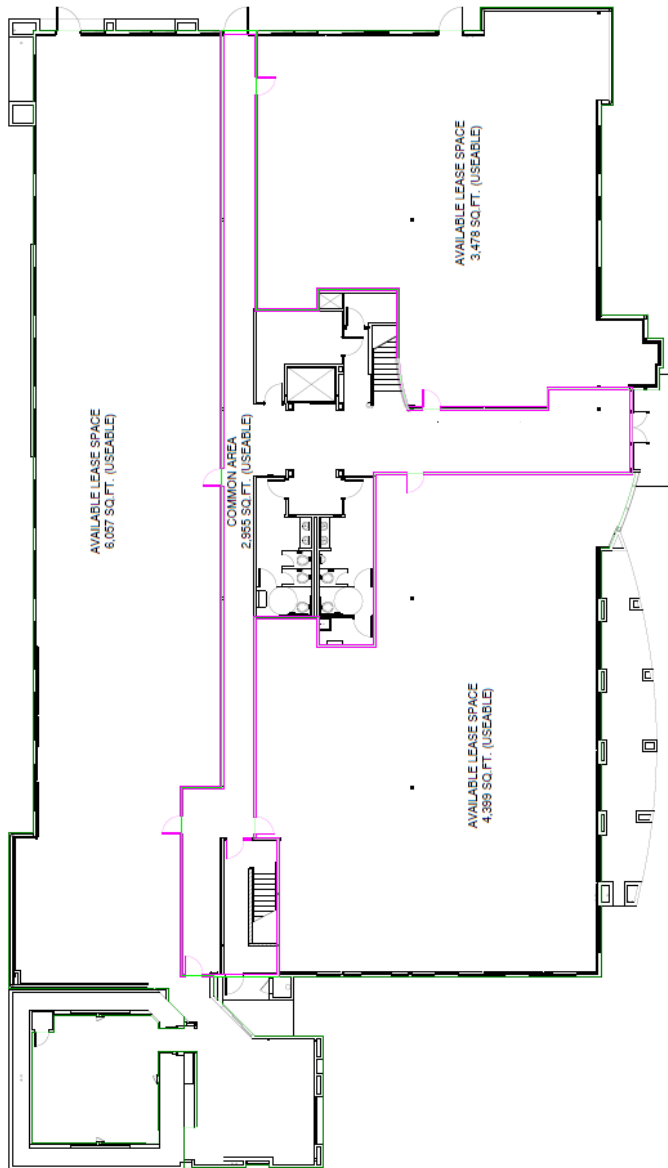
FOR LEASE | 1791 E. FIR AVENUE



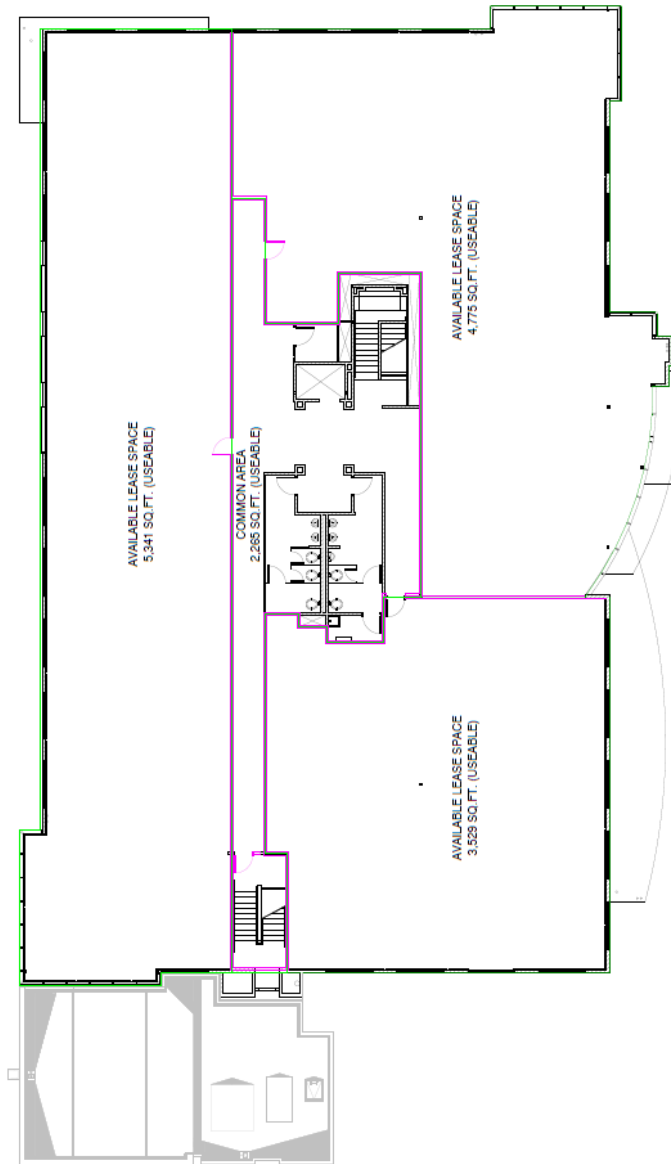


# 1791 E. FIR AVENUE | FLOOR PLANS - 32,799 USF

*First Floor - 16,889 USF*



*Second Floor - 15,910 USF*







**BOBBY FENA, SIOR**

**559 256 2436**

**bobby.fena@colliers.com**

**BRE #00590204**

**BRIAN DECKER**

**559 256 2433**

**brian.decker@colliers.com**

**BRE #01029450**

**BEAU PLUMLEE**

**559 256 2443**

**beau.plumlee@colliers.com**

**BRE #01269167**

**COLLIERS INTERNATIONAL | 7485 N. Palm Avenue, Suite 110 | Fresno, California 93711 | 559 221 1271 | [www.colliers.com/fresno](http://www.colliers.com/fresno)**

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.

