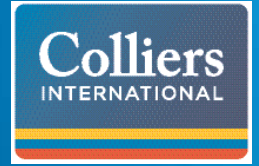


FOR LEASE > PROFESSIONAL OFFICE SPACE

6760-6780 N. West Avenue

FRESNO, CALIFORNIA



**FREE RENT
INCENTIVES**



ATTRACTIVE LEASE RATE FOR NW FRESNO / TENANT IMPROVEMENTS NEGOTIABLE



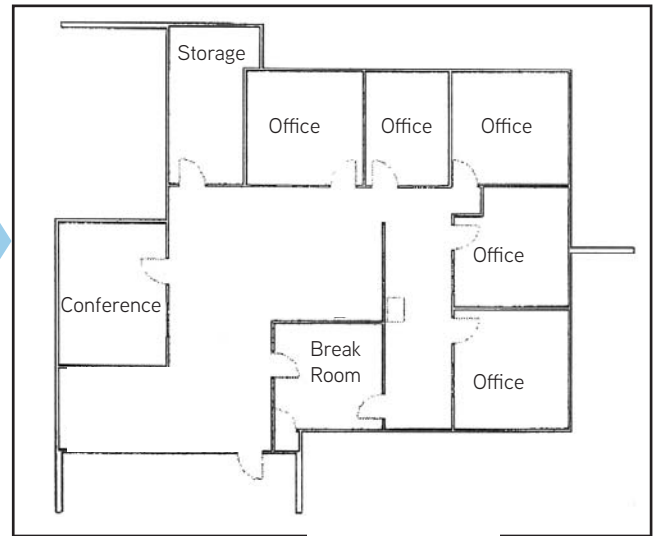
Located on the southeast corner of Herndon and West Avenues. Monument signage available along Herndon Avenue. The project is a well-maintained office complex that is professionally managed by Dana Butcher Associates.

Floor Plans & Available Area

6760 N. West Avenue, Suite 102 > 2,679 RSF

Five private offices, conference room, break room with sink, storage and open work area and reception area.

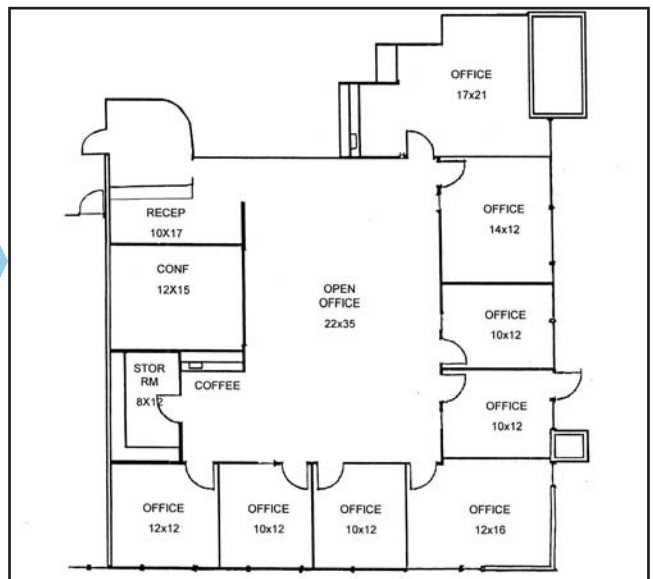
Lease Rate: \$1.65 PSF*



6770 N. West Avenue, Suite 101A > 2,887 RSF

Eight private offices, conference room, storage room, break area, open work area and reception area.

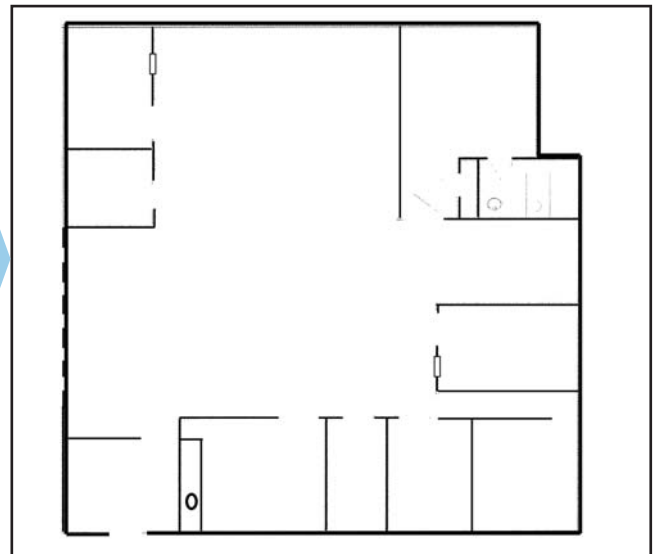
Lease Rate: \$1.65 PSF*



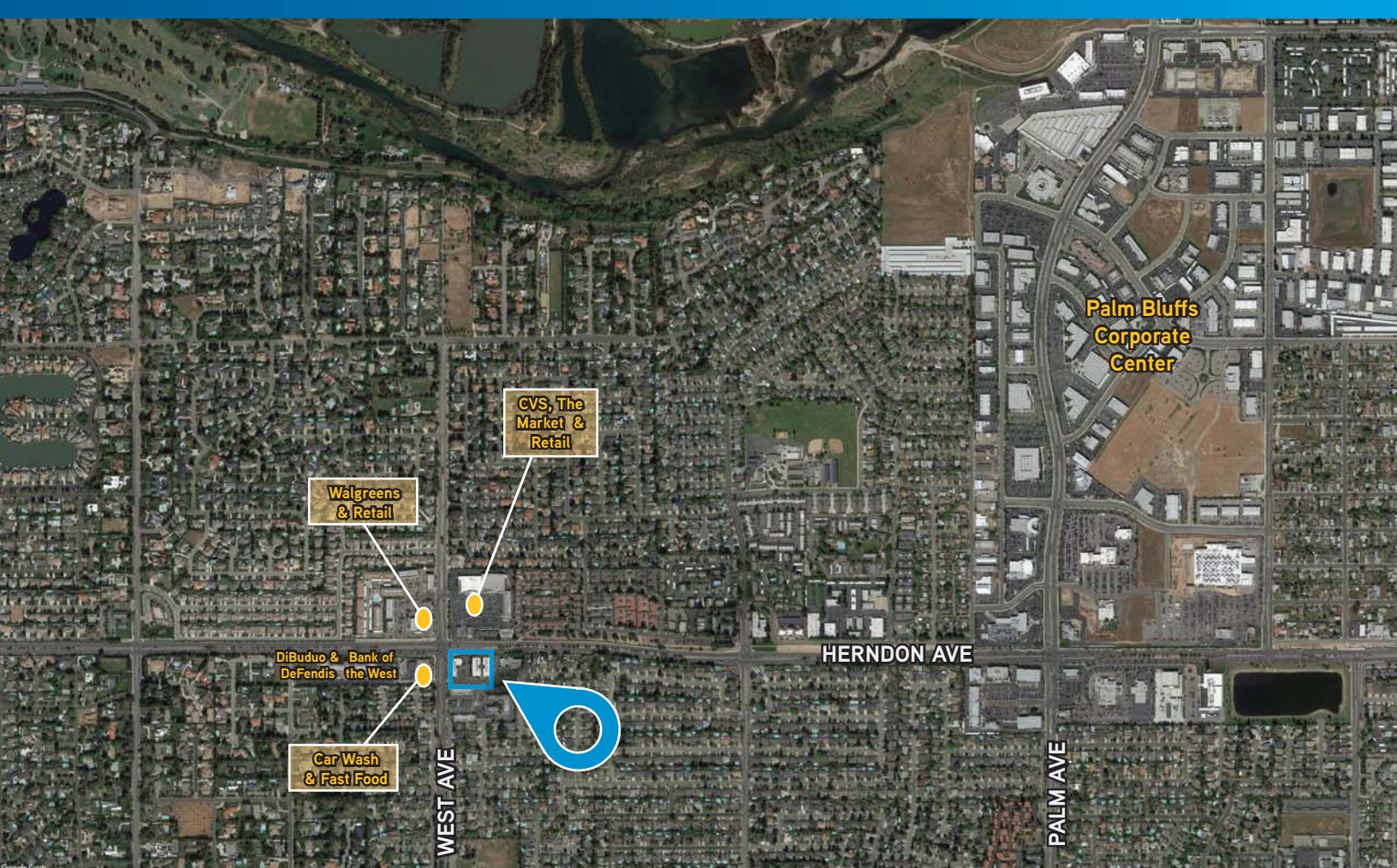
6780 N. West Avenue, Suite 103 > 2,553 RSF

Former physical therapy office. Four private offices, break room, reception/waiting area, large open area and private restroom and shower. Landlord will consider demising.

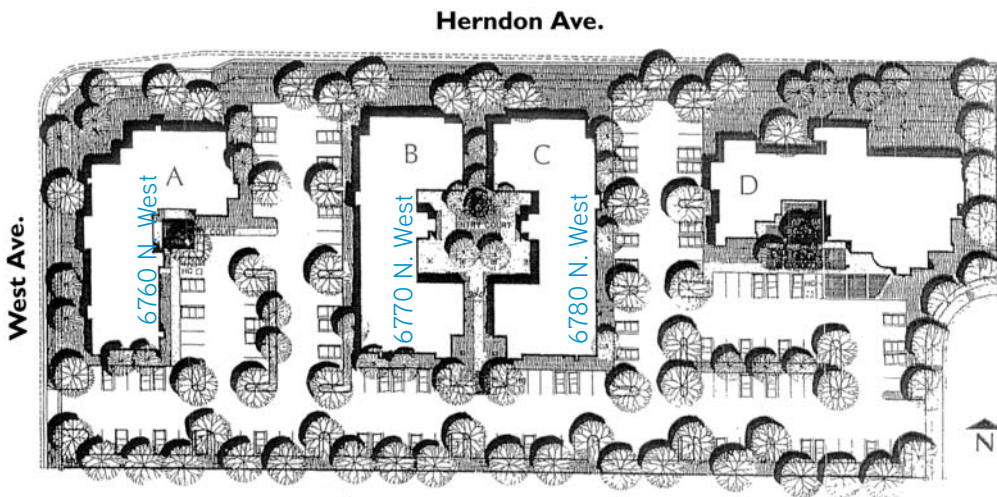
Lease Rate: \$1.65 PSF*



*Plus tenant to pay their gas and electricity and janitorial service



 6760-6780 N. West Avenue
Fresno, California



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