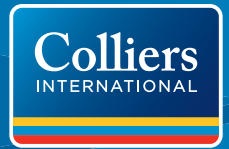


FOR LEASE > OFFICE SPACE

# 530 East Herndon, Suites 102 & 103

FRESNO, CALIFORNIA 93720



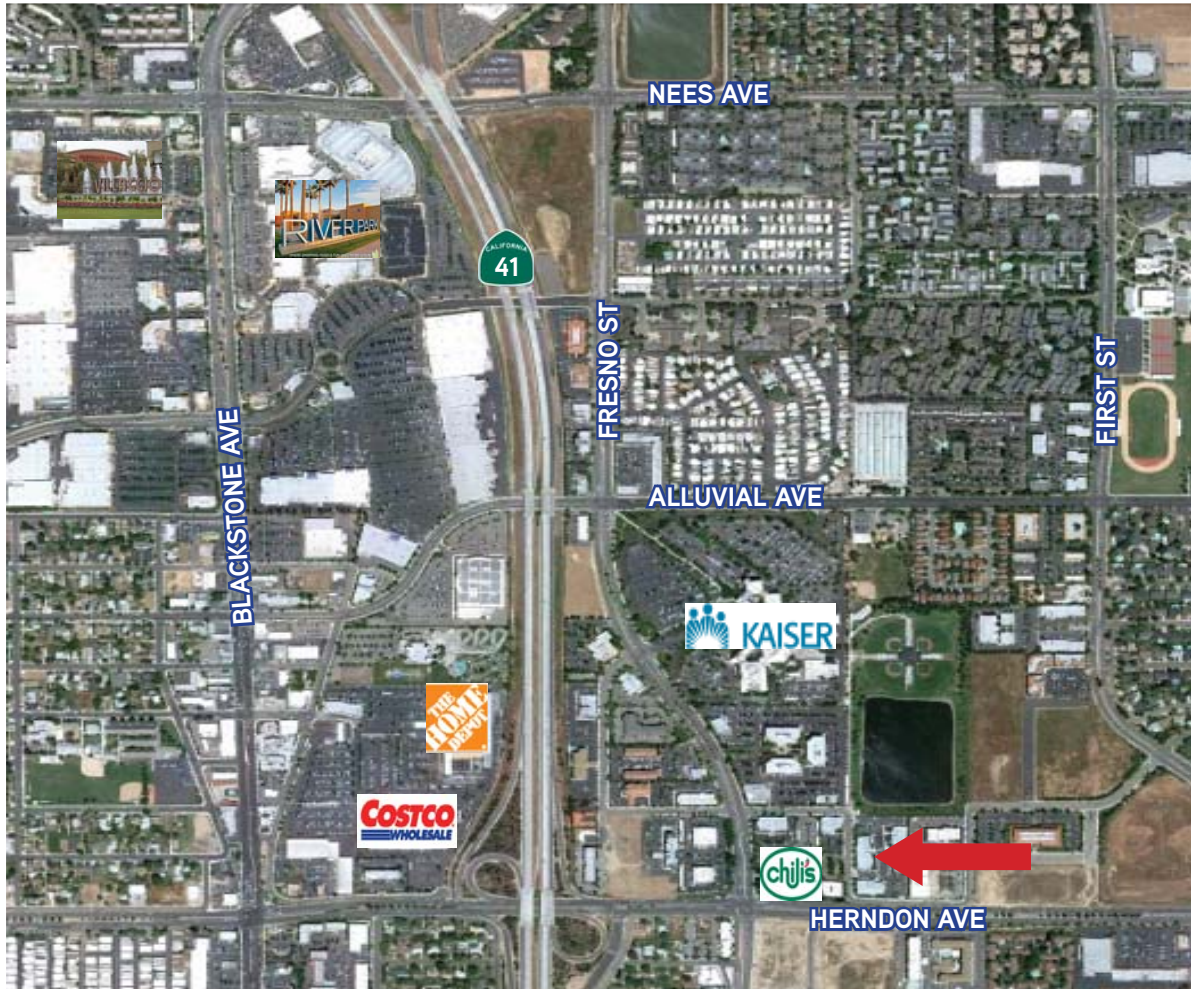
- > Class "A" Office Space - Suite 102 (3,778 RSF) and Suite 103 (775 RSF) can be combined for 4,553 RSF
- > Excellent Access to Freeway 41 & 168
- > Located in the heart of North Fresno's Herndon Avenue Corridor
- > St. Agnes, Kaiser Permanente, Fresno Heart Hospital, River Park & Villagio within minutes away
- > Numerous banking, restaurant and retail amenities nearby

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# 530 East Herndon, Suites 102 & 103

FRESNO, CALIFORNIA 93720



## Property Summary

- |                        |  |
|------------------------|--|
| > Location:            | Located on the Herndon frontage road, east of Fresno Street.   |
| > Lease Rate:          | \$1.70 psf, Triple-Net (NNN)   |
| > Lease Term:          | Negotiable   |
| > Tenant Improvements: | Negotiable   |
| > Available Space:     | Suite 102 - Approx. 3,778 rsf<br>Suite 103 - Approx. 775 rsf<br>(Can be combined for a total of 4,553 rsf) |
| > Signage:             | Monument signage available   |
| > Amenities:           | Large variety of restaurants, shopping & banking services are within five minutes from subject property.   |

FOR LEASE > OFFICE SPACE

# 530 East Herndon, Suites 102 & 103

FRESNO, CALIFORNIA 93720

**Suite 102 (3,778 RSF)**

**Suite 103 (775 RSF)**



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