

FOR LEASE > OFFICE SPACE

1300 E. Shaw Avenue

FRESNO, CALIFORNIA



Property Summary

Located on Shaw Avenue, just west of Sixth Street. Prime office space along the East Shaw corridor with abundant parking. This garden style complex consists of brick and stucco buildings with floor to ceiling exterior glass. Located in close proximity to popular restaurants, shopping centers, and financial institutions and offers easy access to both Free-ways 41 and 168.

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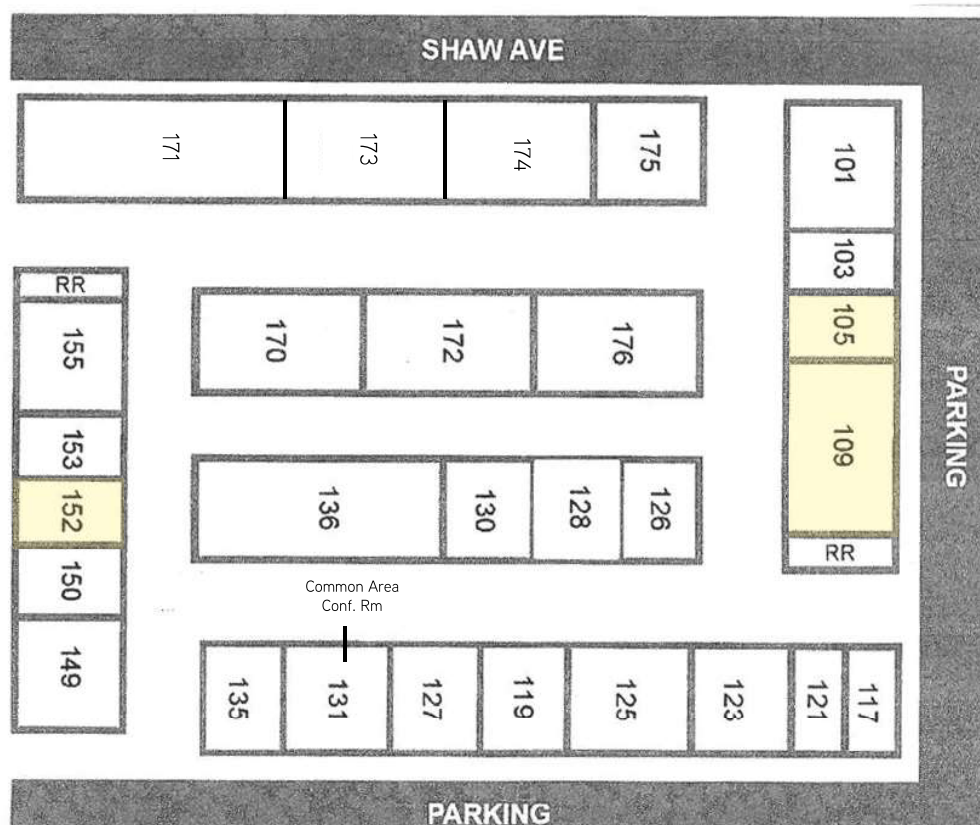
Property Summary

- > Affordable Lease Rate for Quality East Shaw Office Space
- > Situated in the Heart of the East Shaw Financial District, Near CSUF
- > Easy Access to/from both Freeways 41 and 168
- > Located in Close Proximity to Several Amenities and Retail Services
- > Excellent Parking: Approximately 4.5 stalls per 1,000 square feet of leasable space
- > Common Area Conference Room for Tenant use
- > Lease Rate: \$1.45 PSF, modified gross. Includes water, sewer, trash and P.G.&E.



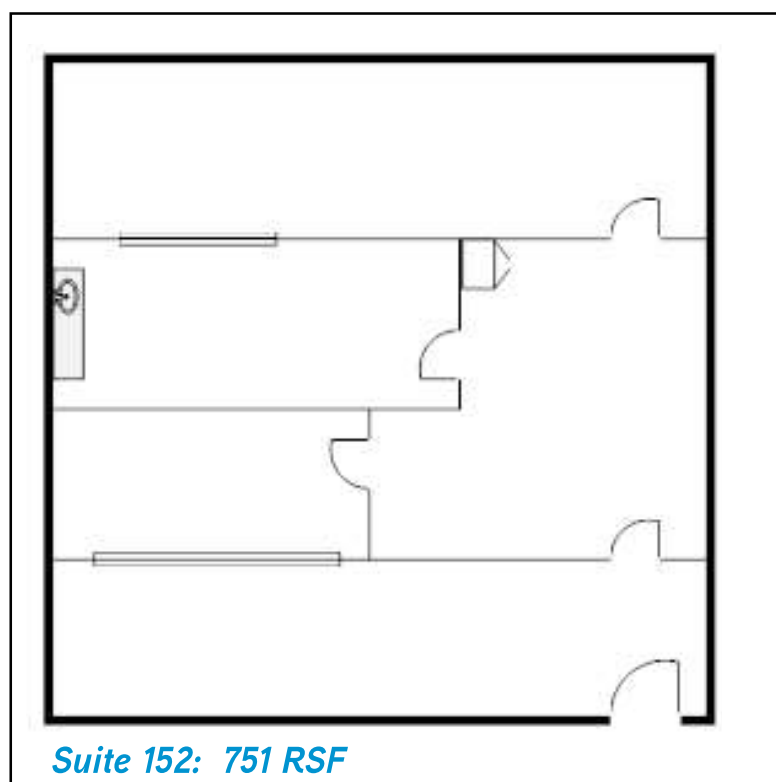
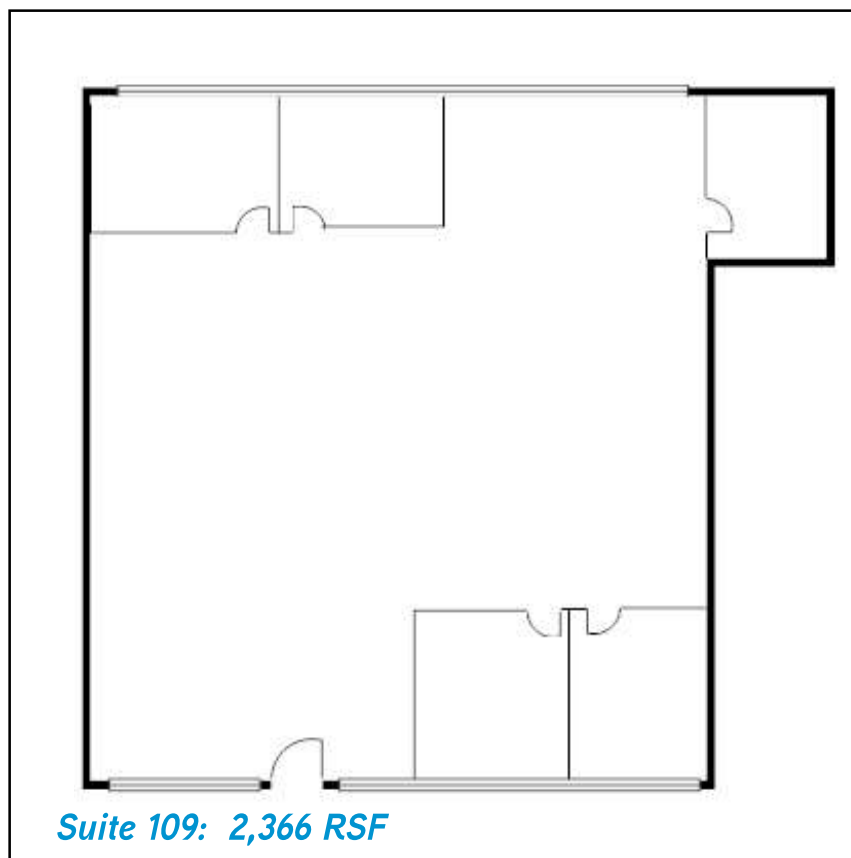
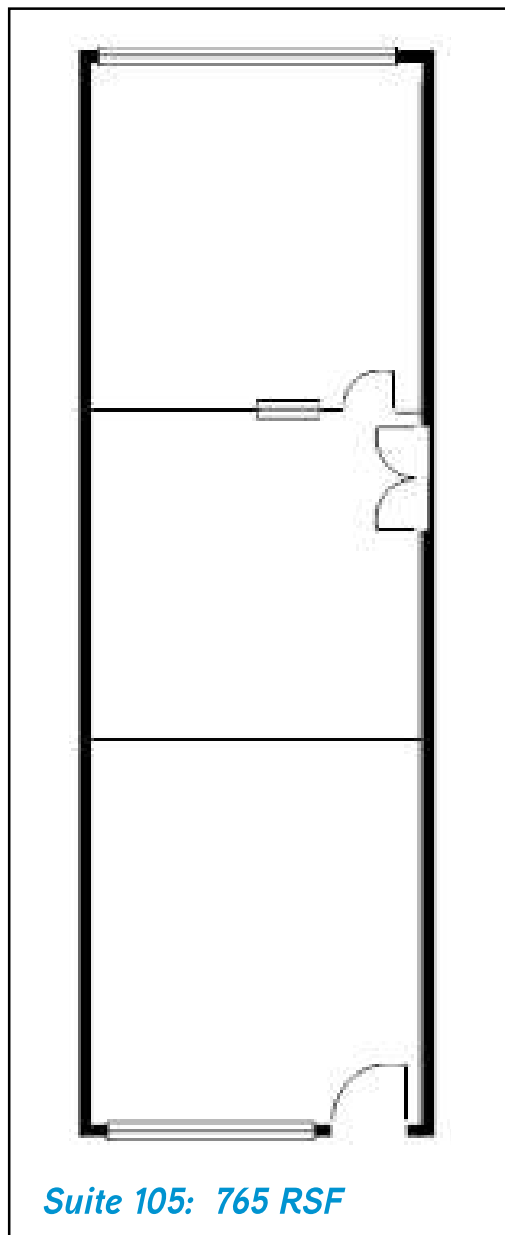
Common Conference Room

SUITE	RSF	RATE/RSF/MO	COMMENTS
105	765	\$1.45 Modified Gross	Three private offices.
109	2,366	\$1.45 Modified Gross	Large open area and four private offices.
152	751	\$1.45 Modified Gross	Lobby, reception area, break/conference room and large office.



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Floor Plans Not to Scale

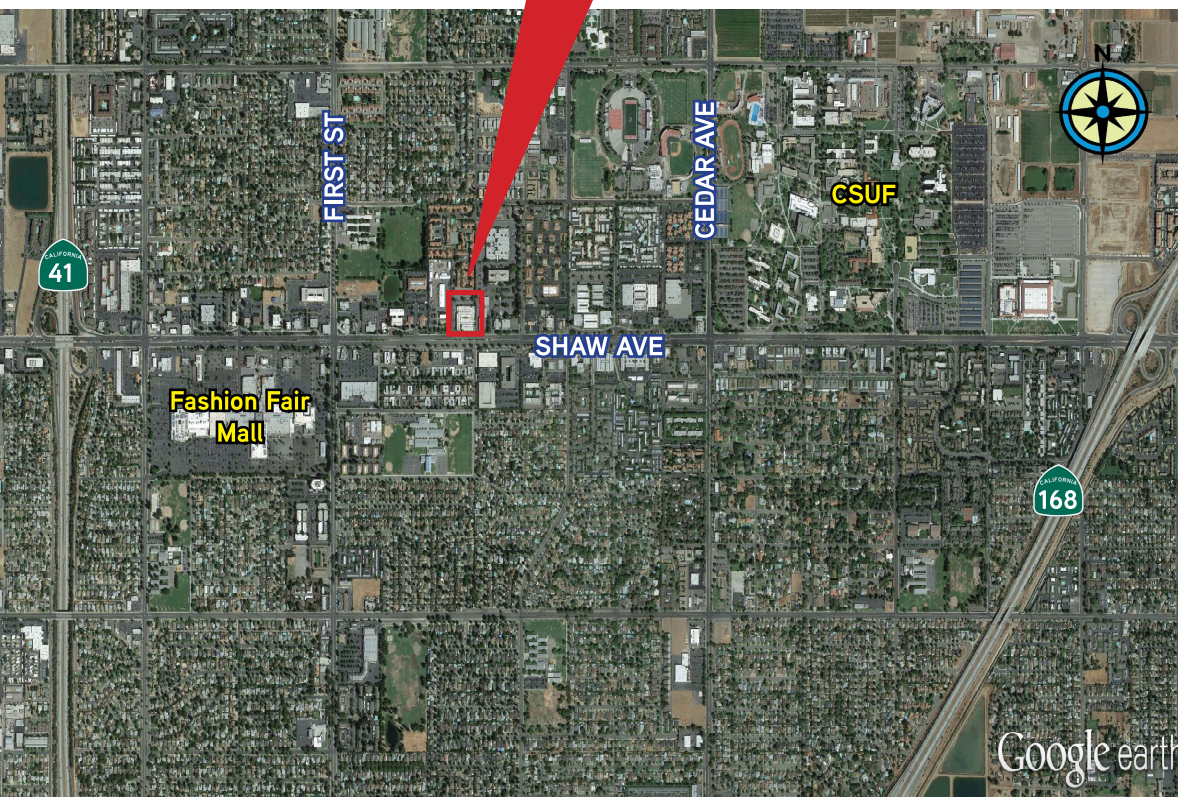
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Aerial

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