

FOR LEASE > OFFICE SPACE

Manchester Center

1901 E SHIELDS AVENUE, FRESNO, CA



OMNINET



"Major Renovations Underway Throughout the Entire Center"
"Unique Office Space for Lease"

Manchester Center...a mixed use facility in the heart of Fresno provides a venue for working, shopping, education, recreation and entertainment. The site has easy access from Freeway 41 and the Fresno Area (FAX) Bus Terminal offers a major switching station for public transportation.

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MANCHESTER CENTER - Office

...a mixed use facility in the heart of Fresno

Manchester Center has been redeveloped into a mixed use facility that provides a venue for working, shopping, education, recreation and entertainment. One wing of the property has been converted into offices containing some 300,000 square feet of space. The Regal Cinemas stadium seating theater has over one million visits annually, along with new restaurants and entertainment outlets.

For the office tenant at Manchester, there are a number of attractive features that should be highlighted.

Access. Manchester enjoys a unique advantage of being in the geographic and population center of Fresno. In addition:

- > *There is a freeway interchange at Shields and the 41 Freeway for easy access.*
- > *The Fax Terminal at Manchester is the major switching station for public transportation north of downtown.*

Parking. Manchester has more than 3,000 spaces in its parking fields.

Support Services. Part of what set Manchester apart, as an office environment is that as an indoor environment, the climactic extremes that characterize Fresno can be avoided during the workday. In addition, there are a range of support services available on the property.

- > **Security.** *There is 24-hour per day security on the property providing access 365 days per year.*
- > **Food Service.** *The new Marketplace will be an artisan food community bringing together Fresno's best chefs, food trucks and restaurants under one roof for food lovers from the entire Central Valley.*
- > **UEI.** *UEI established a training center at Manchester, which focuses on continuing education and professional development.*
- > **City of Fresno.** *A customer service center has been established at Manchester. This office will permit residents to pay utility bills and transact any other financial matters involving the City.*
- > **Retail.** *Convenience shopping is available to meet the personal needs of employees immediately on the property.*

Space. Manchester offers a variety of large floor plate options. Our space planners can work with your staff to create a layout that accommodates your requirements. Along with our construction team that can expedite completion of improvements. Our average build-out time is sixty days.

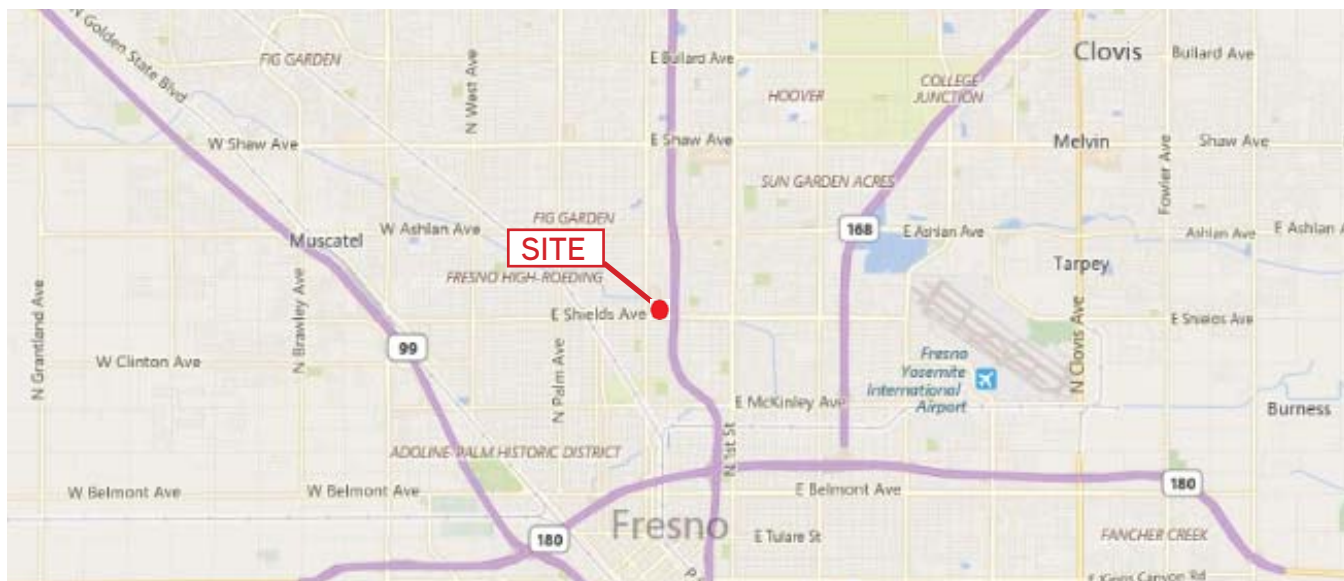


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Manchester Center > Property Summary

Location>

NEC of Shields & Blackstone Avenues

Parking>

Ample parking with approx. 3,000 spaces

Rental Rate>

\$1.25 psf, triple net (NNN)

TI Allowance>

Negotiable

Occupancy>

Immediately

Available Space>

Upper Level

A100: 40,000± SF

B200: 8,487± SF

B272-B298: 8,242± SF

B226: 11,106± SF

B254: 623± SF

B250: 11,367± SF

B260: 3,192± SF

E201: 6,102± SF

E240: 21,779± SF

E242: 10,000± SF

Can be combined for
16,729± SF

Can be combined for
26,288± SF

Manchester Center is currently upgrading the entire property to attract new quality tenants. (Chipotle, Habit Burger and more). Excellent access to Freeway 41, providing easy access to the entire Fresno/Clovis metropolitan area.

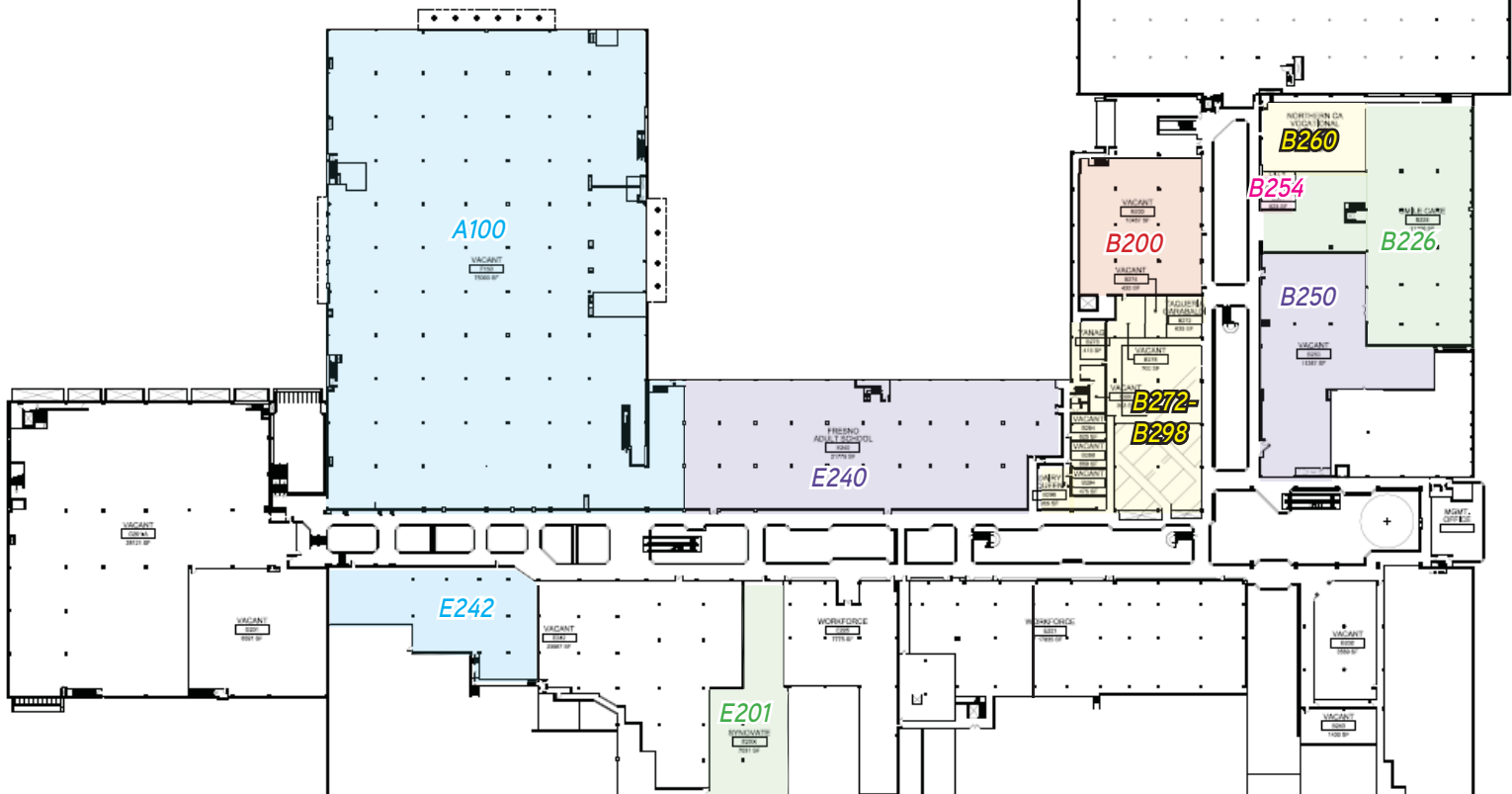


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Manchester Center > Upper Floor Site Plan



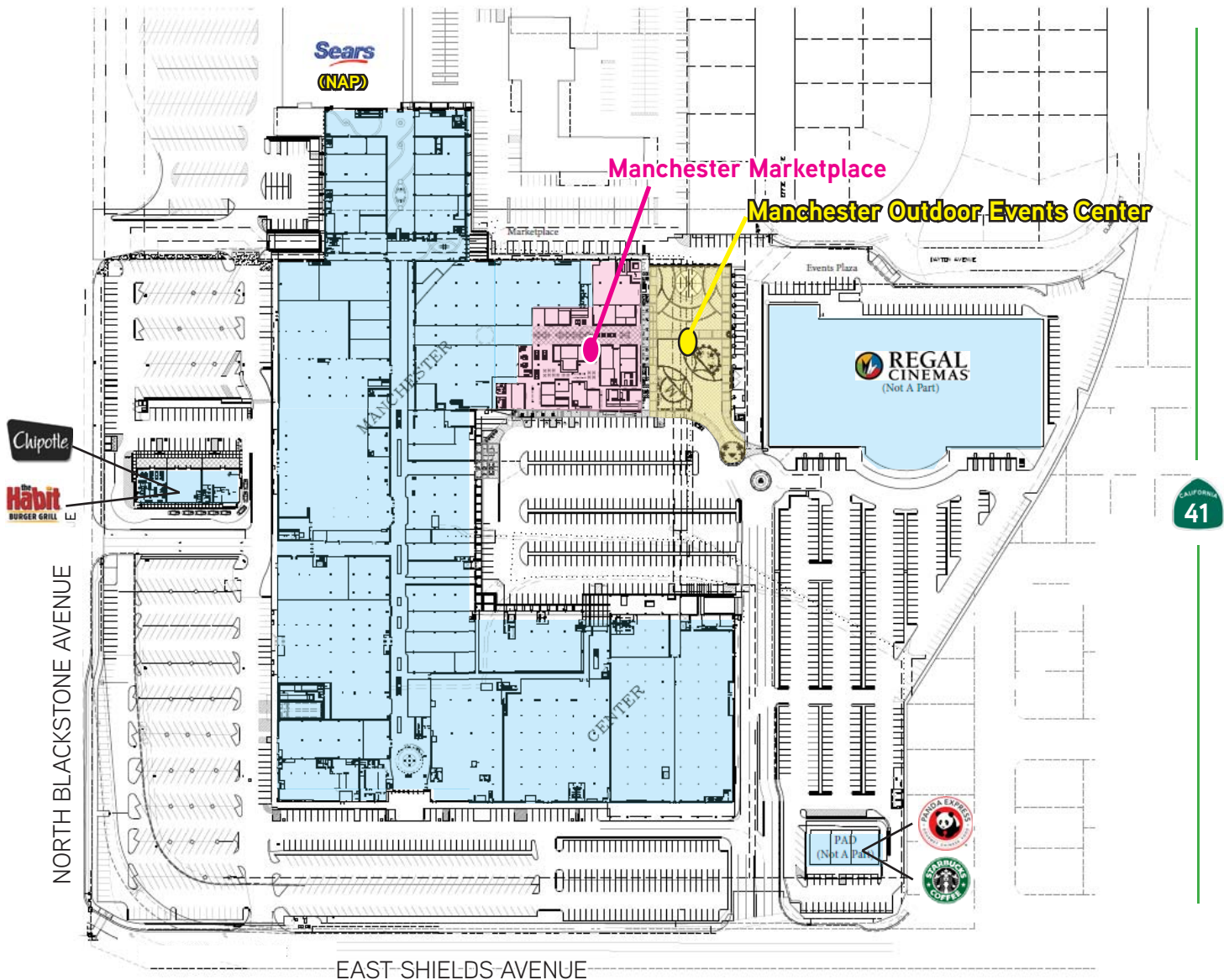
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Site Plan



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AMENITIES

- Restaurants
- Shopping
- Banks
- Theater
- Abundant Parking
- Fresno Area Bus Terminal
- Sears

TENANTS

- Cal Trans
- Crescent View Charter School
- Fresno Adult School
- UEI College
- Workforce Connection
- Department of Motor Vehicles
- IPSOS

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