

FOR SALE OR LEASE > OFFICE SPACE

# 1510 E. Herndon Avenue

FRESNO, CALIFORNIA 93720



**Fiber Optic Cabling Available  
ADA Compliant**



- Premier Location in the Heart of Fresno's Medical Community.
- Numerous Amenities Nearby (Restaurants, Retail Services, Entertainment, Hospitals).
- Excellent Exposure and Visibility.
- Easy Access to Both Freeways 41 and 168.
- 3,500 to 49,337 RSF Available to Lease.
- Building can be Purchased.
- Monument Signage along Herndon Avenue Frontage

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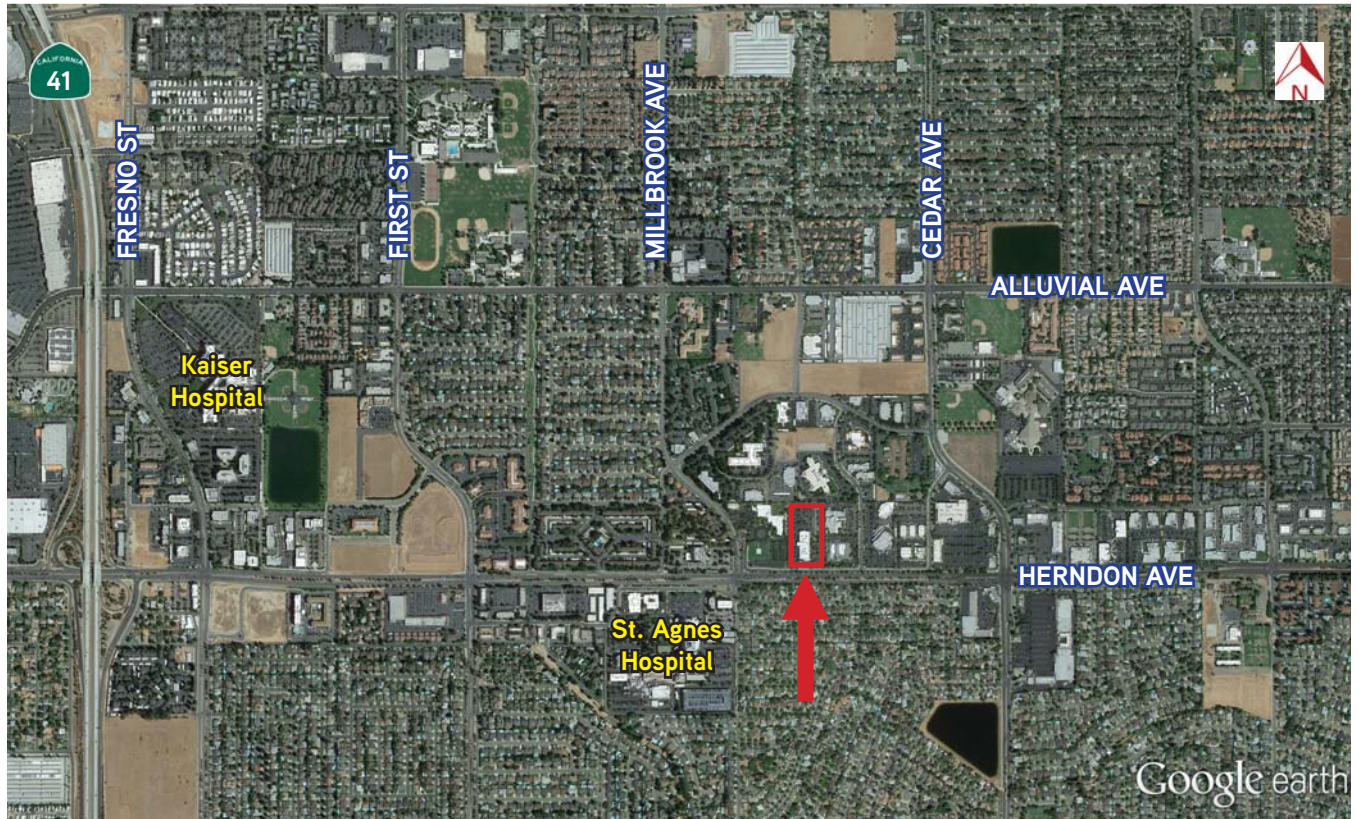
COLLIERS INTERNATIONAL  
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Fresno, CA 93711  
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## > Property Summary

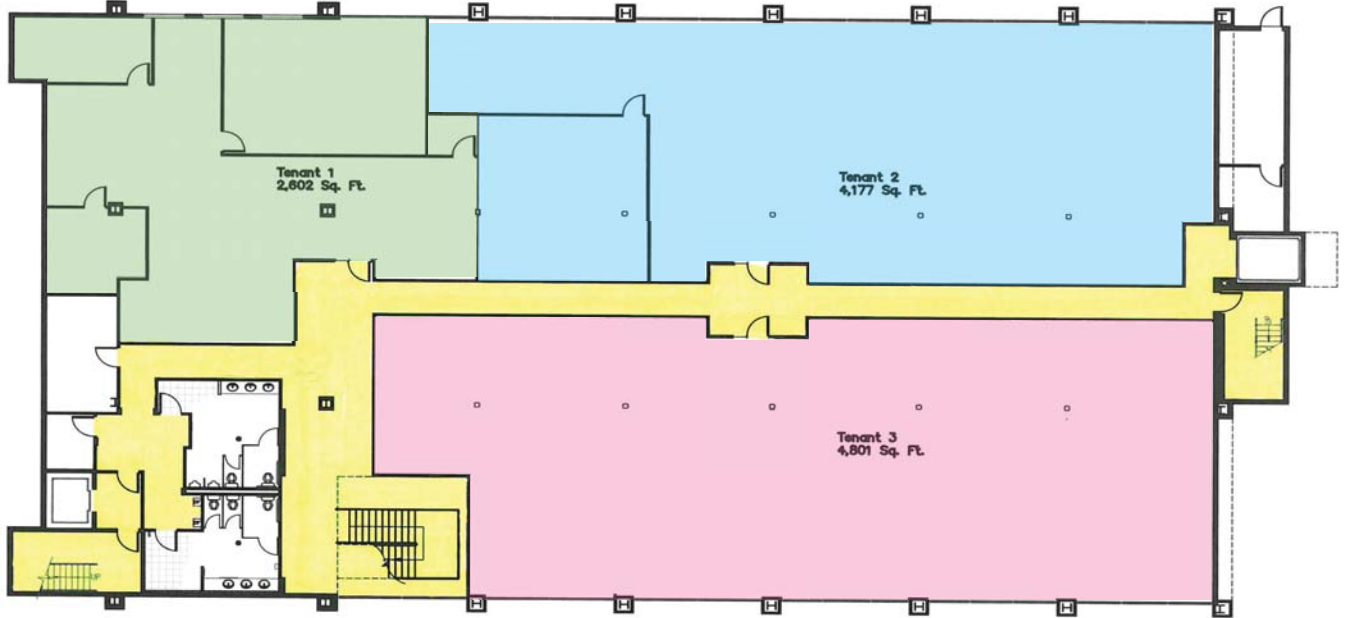
- > Location: 1510 E. Herndon Avenue, Fresno, CA 93720
- > Building Size: Approximately 49,337 square feet. Available space is divisible down to 3,500 square feet.
- > Parking: 4.5 stalls per 1,000 usf
- > Lease Rate: \$1.65 psf, triple-net (NNN)
- > Tenant Improvements: Negotiable
- > Sale Price: \$12,950,000
- > Comments: This prestigious multi-story building offers excellent visibility and exposure. This first class location has close proximity to three of the major hospitals in the Fresno/Clovis area and is only a few minutes away from Fresno's new financial district and high-end retail centers.

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*First Floor* (All Suites can be combined for approximately 15,470 RSF)



*Second Floor* (All Suites can be combined for approximately 24,737 RSF)



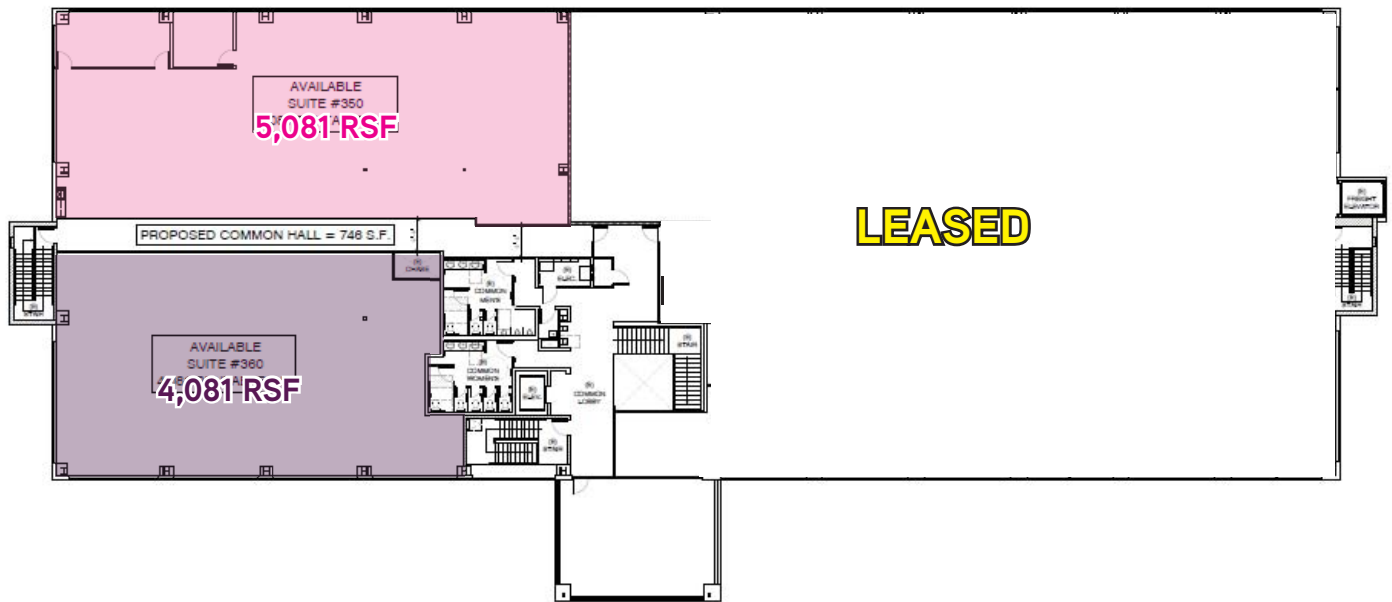


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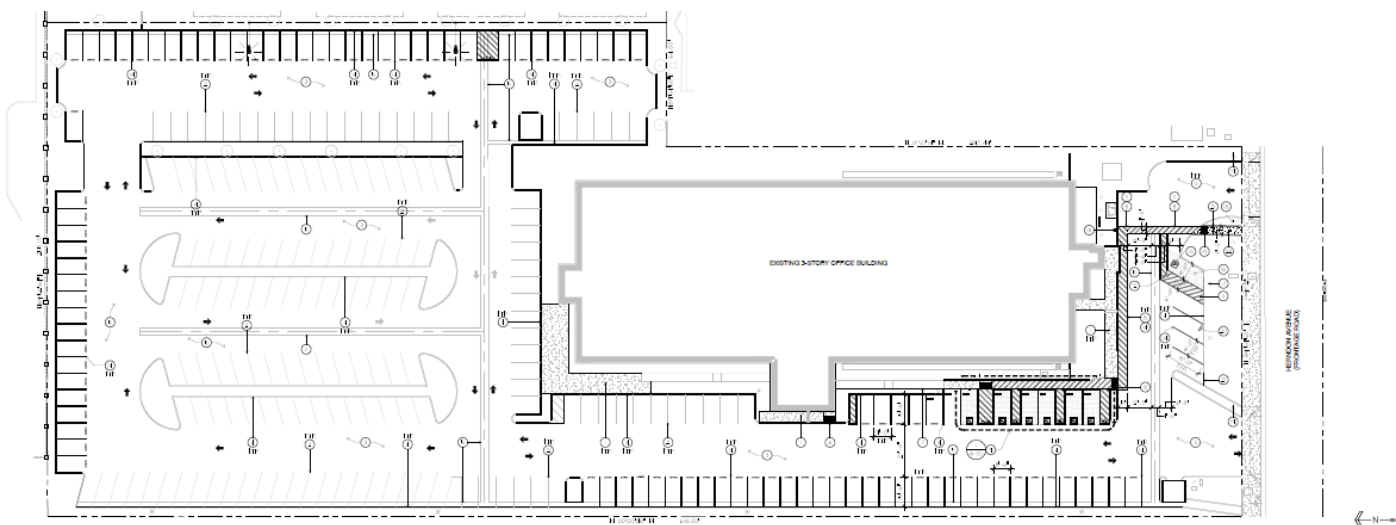
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*Third Floor (All Suites can be combined for approximately 10,021 RSF)*



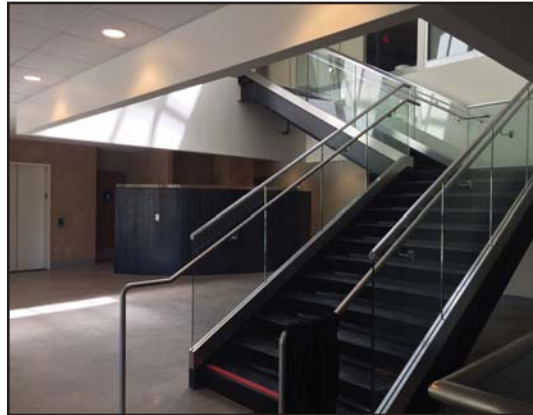
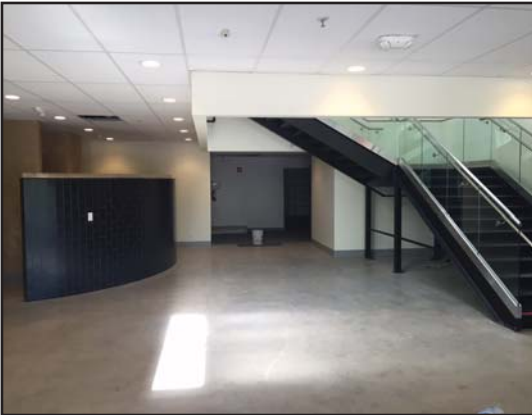
## Site Plan



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## Contact Us

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