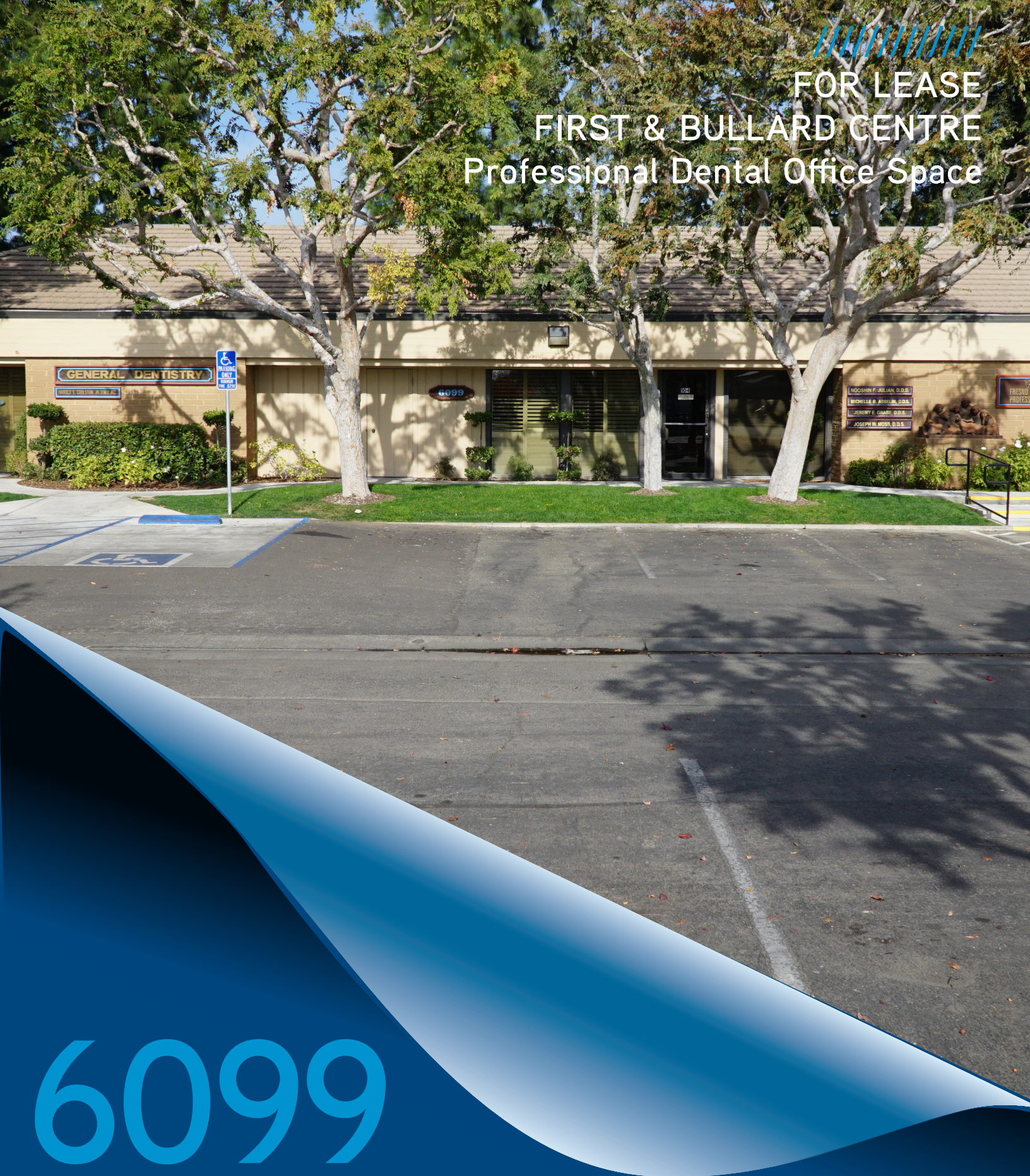


//////
FOR LEASE
FIRST & BULLARD CENTRE
Professional Dental Office Space



6099

N. First Street
Fresno, CA





//////////////// 6099 N. First Street | FOR LEASE

6099 N. First Street, Fresno, California

- Single Story building with First Street frontage, located within the First & Bullard Centre
- Good North Central Fresno location with nearby access to Freeways 41 & 168
- Fully Improved Dental Space
- Excellent Access, Abundant Parking
- Surrounding retail amenities, banking, restaurants, retail services within walking distance
- Well maintained Building

- Location: First & Bullard Centre (Northwest corner of First Street & Bullard Avenue)
- Available: *Suite 102 - 1,865 SF* (Dental Practice is available for sale)
Suite 104 - 3,224 SF (Available Summer 2018)
- Lease Rate: \$2.15 PSF, plus utilities and janitorial service.
- Zoning: O, (Administrative Professional Office District)
- Comments:
➤ Building interiors are above average and have been very well maintained.
➤ All dental operatories are plumbed for Nitrous Oxide uses.
➤ Wood flooring exists below operatories with crawl space below.

BOBBY FENA, SIOR
559 256 2436
bobby.fena@colliers.com
BRE #00590204
www.colliers.com

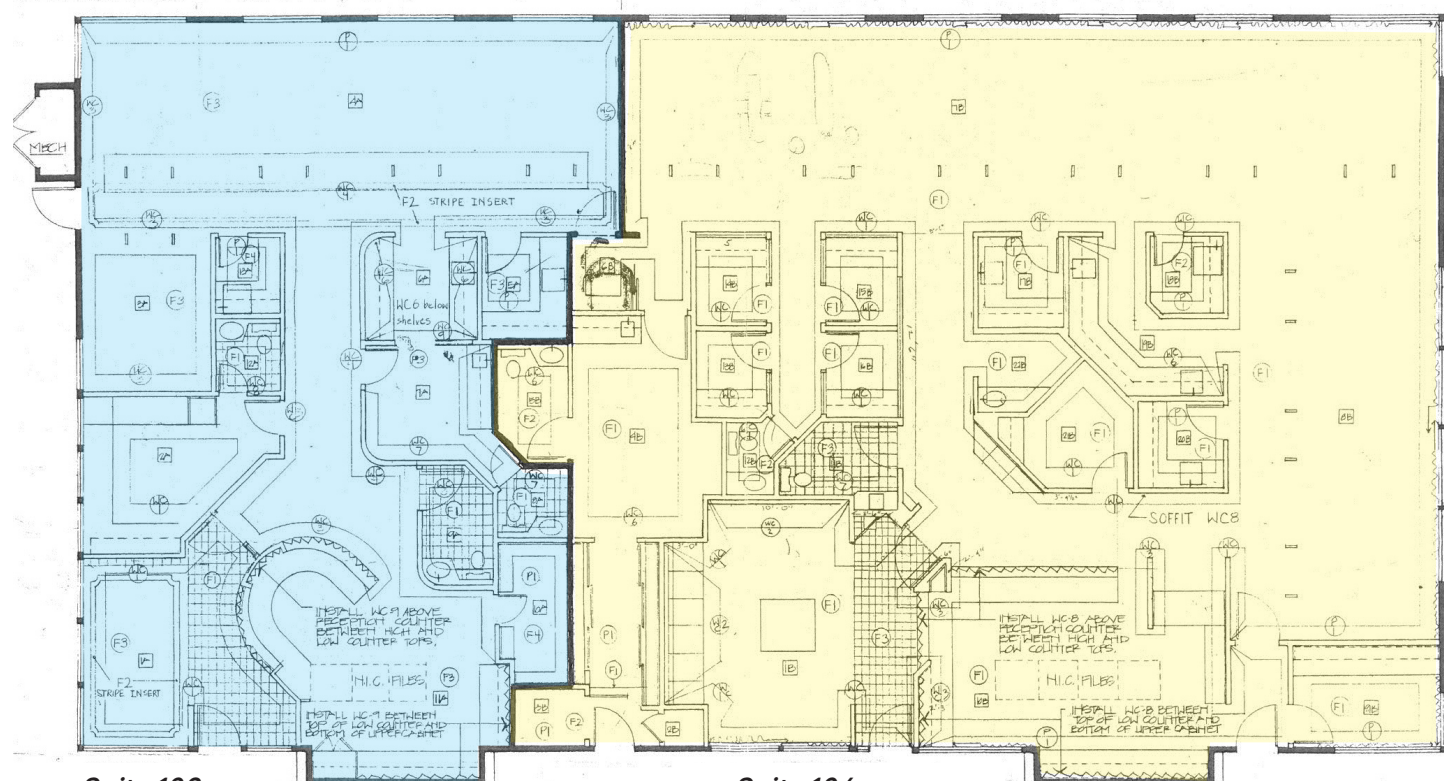
COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, California 93711
T 559 221 1271

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.





/////// 6099 N. First Street | FLOOR PLAN



Suite 102
1,865 RSF
(Dental Practice
Available for Sale)

Suite 104
3,224 RSF

www.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017 All rights reserved.





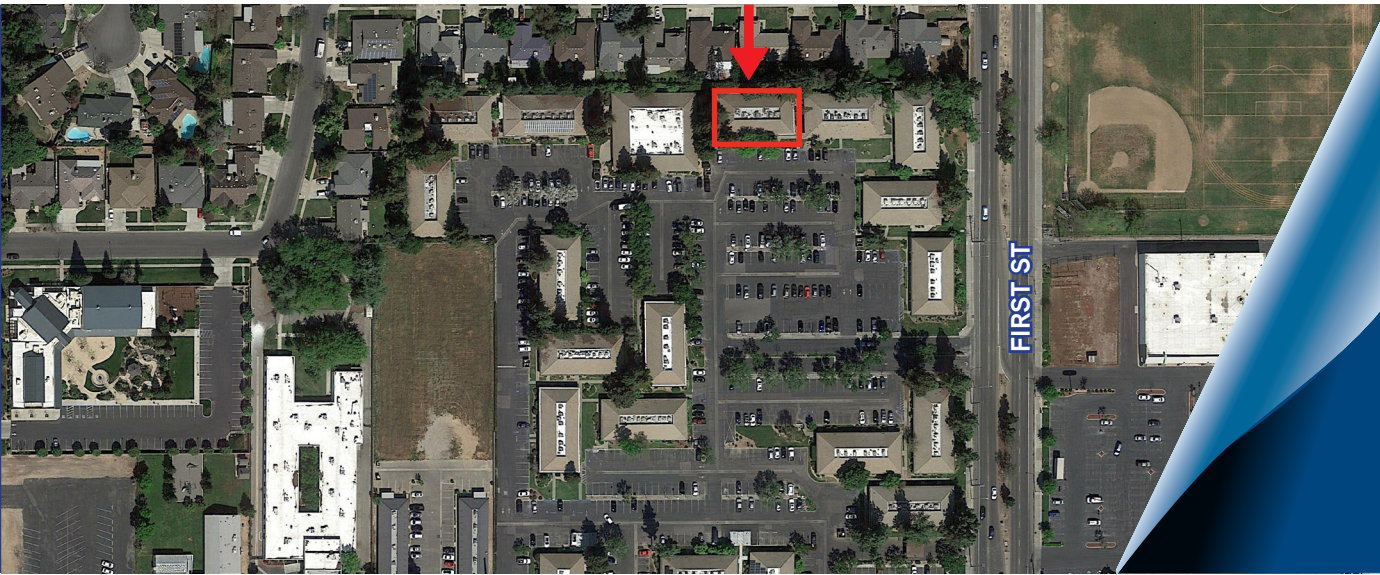
////////// 6099 N. First Street | PROPERTY PHOTOS



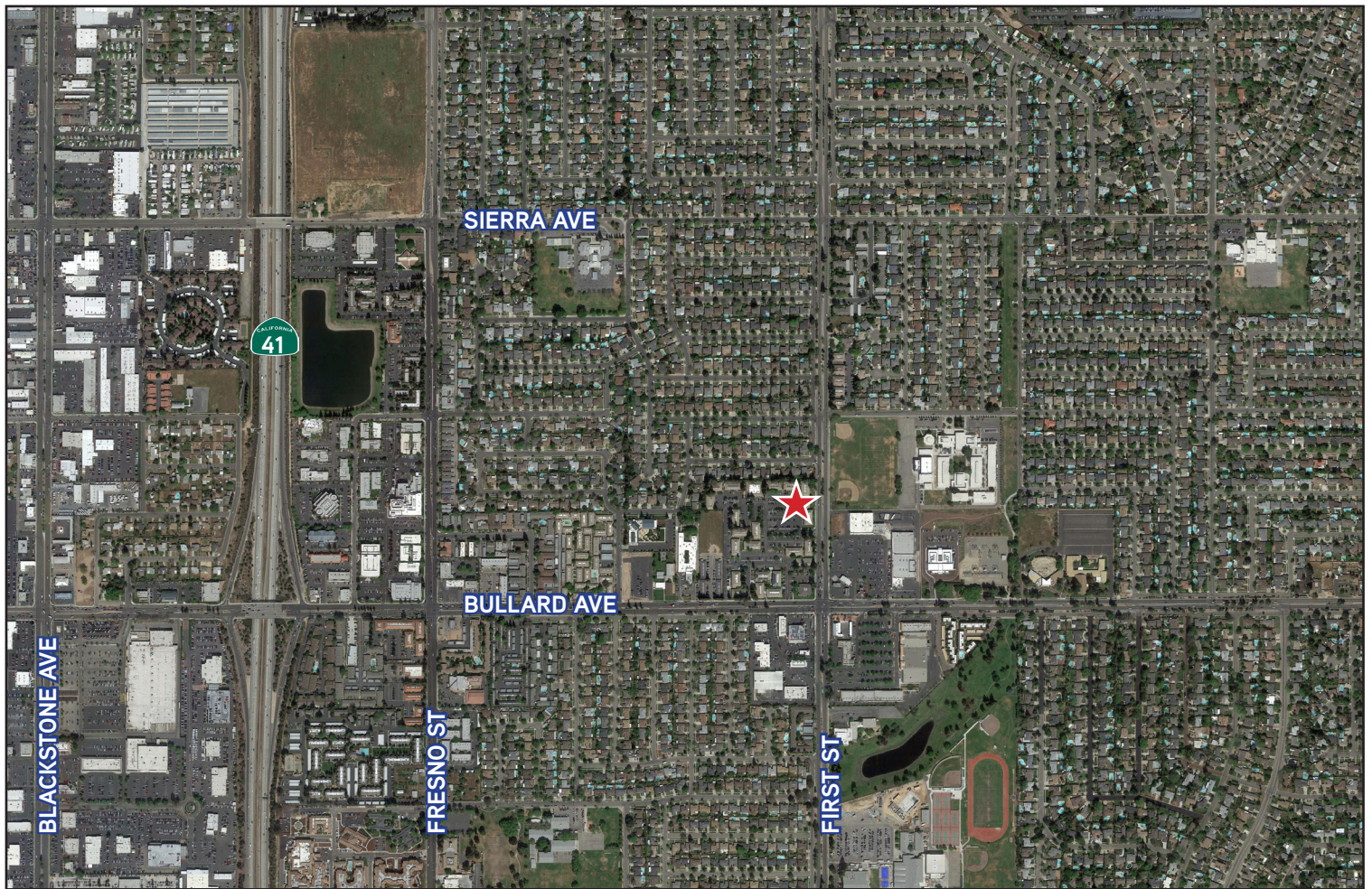
www.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.





//////// 6099 N. First Street | AERIAL



www.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.

