

FOR LEASE > OFFICE SPACE



River Park Corporate Center

30 RIVER PARK PLACE WEST, FRESNO, CA



River Park Corporate > Class "A" Office Space

Located on the northeast quadrant of the 41/Friant Rd. interchange, this Class "A" office building is in close proximity to many restaurants, entertainment center and various retail shopping services within walking distance from this property.

Building Amenities *(1,452 SF to 14,150 SF Available)*

- > Located at the Freeway 41/Friant Road Interchange.
- > Full Service Lease Basis.
- > Class "A" Four-Story Office Building overlooking Woodward Park and the Sierra Nevada Mountain Range.
- > Tenant Improvements Negotiable

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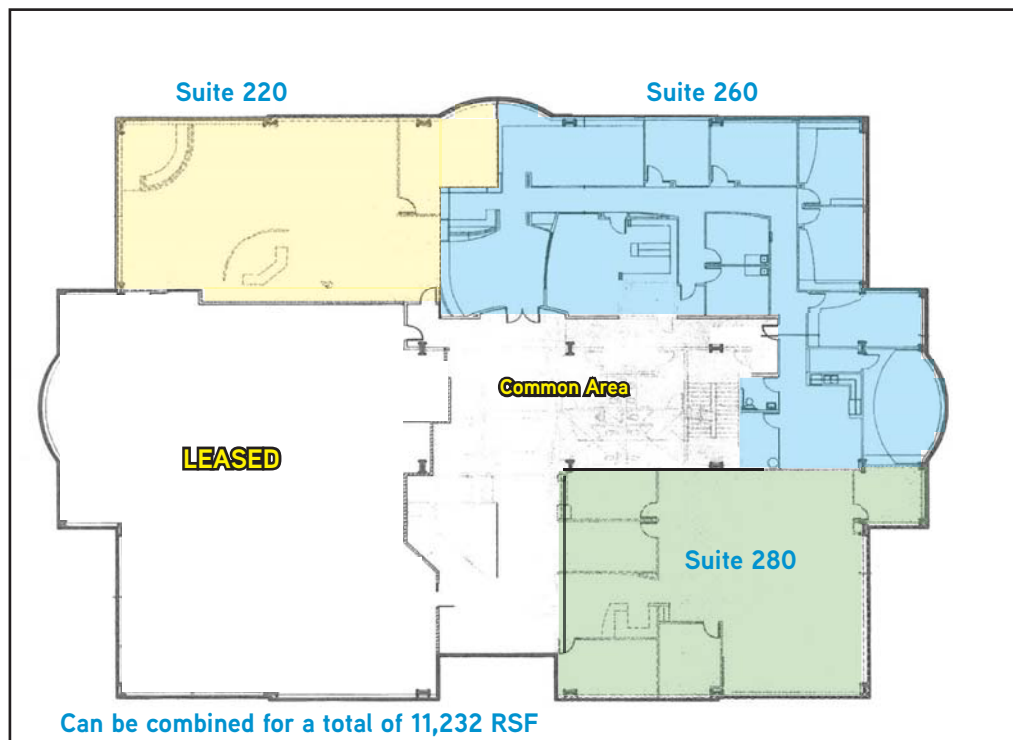
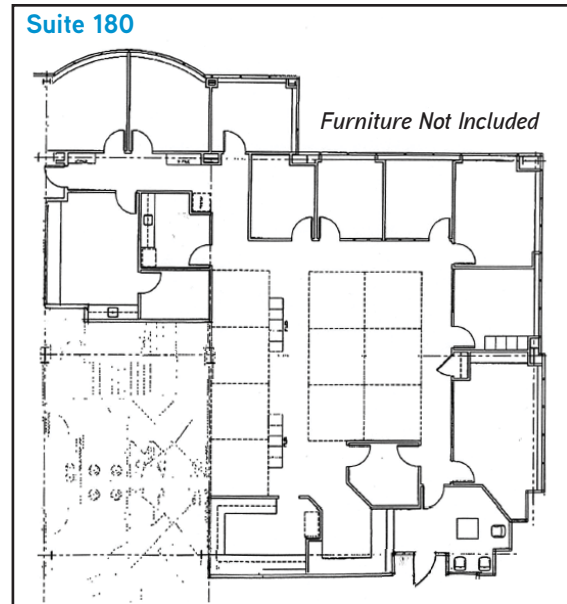
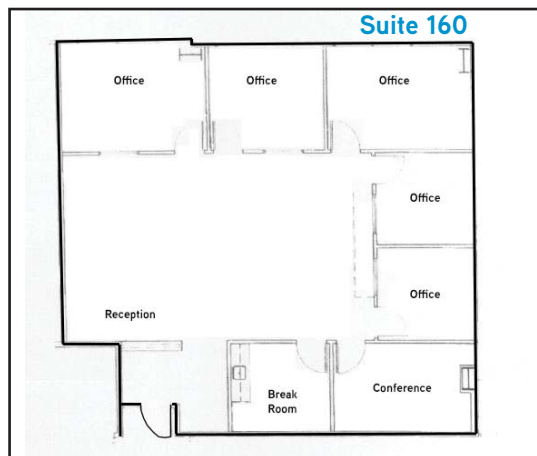
FLOOR PLANS

River Park Corporate Center > 30 River Park Place West

FLOOR PLANS

SUITE	RSF	RATE/RSF/YR	COMMENTS
160	±1,988	\$2.35 Full Service	Reception, 5 offices, conference room and open work area.
180	±4,389	\$2.35 Full Service	Eight private offices, cubicle area, two conference rooms, break room, equipment/storage room, computer room, reception and waiting area, central function room.
*220	±2,961	\$2.35 Full Service	Wide open work area, large conference room.
*260	±4,866	\$2.35 Full Service	Attractive, well designed general/medical office, interior restroom.

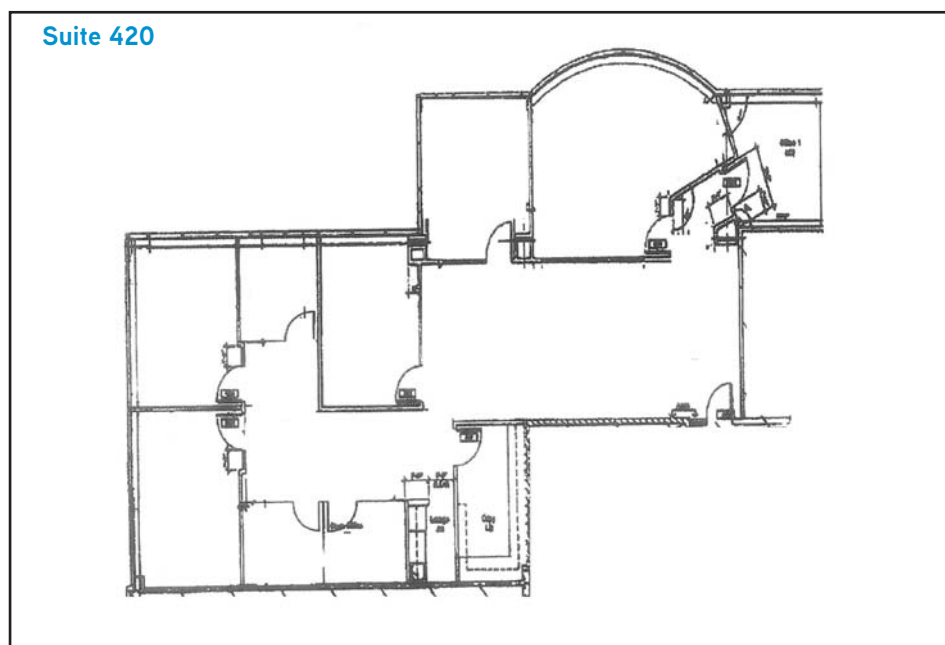
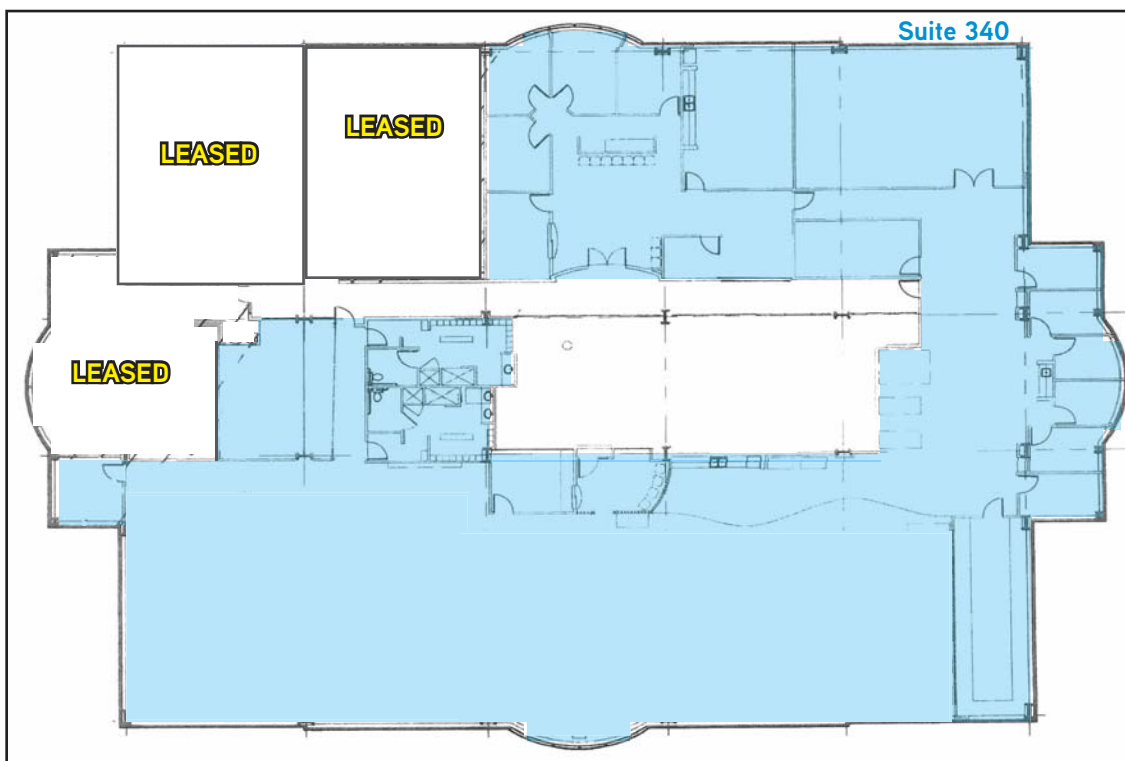
*Suites can be combined to total 11,232 RSF.



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FLOOR PLANS

SUITE	RSF	RATE/RSF/YR	COMMENTS
*280	±3,405	\$2.35 Full Service	Built-in reception, 2 offices, lounge, storage and large open work area.
340	±14,150	\$2.35 Full Service	Primarily large open work area, executive offices on north end of space.
420	±2,968	\$2.35 Full Service	Excellent space with 6 exterior private offices, conference room, lounge and work room.

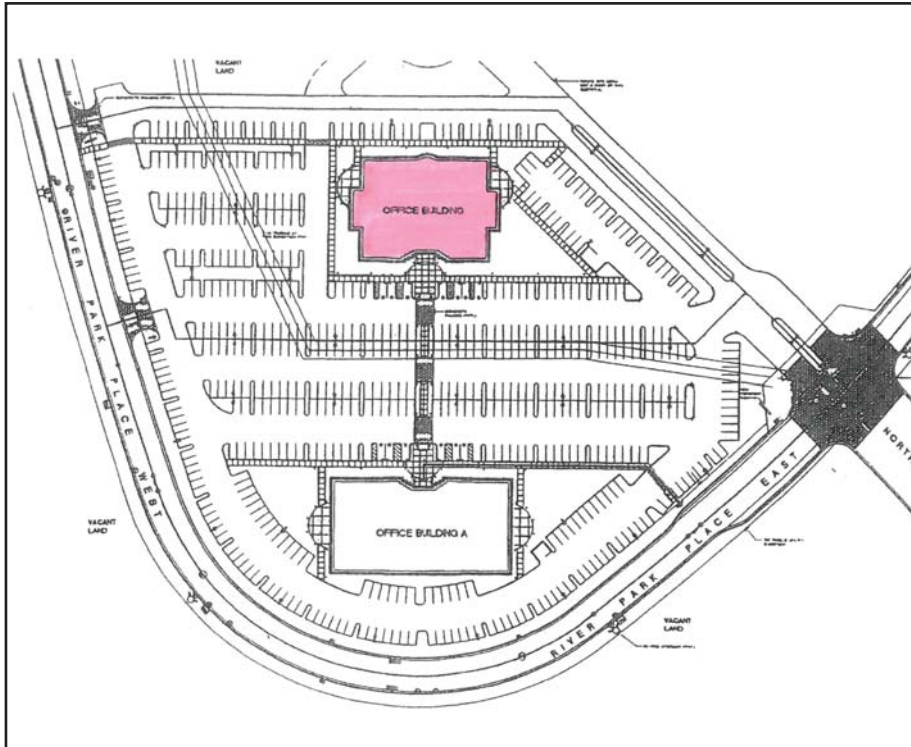


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SITE PLAN / AERIAL



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