

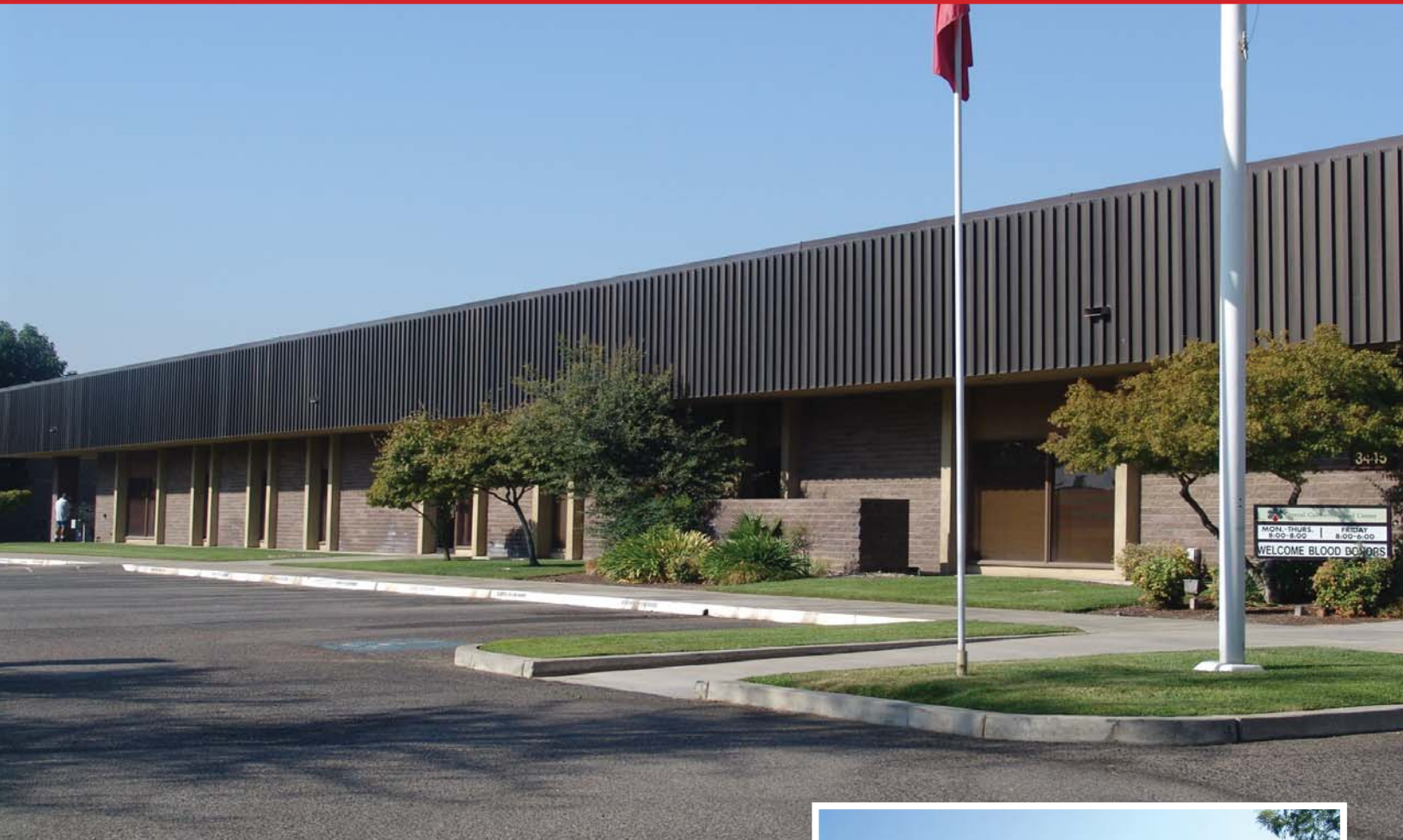
FOR SALE OR LEASE > OFFICE SPACE

3445 N. First Street

FRESNO, CALIFORNIA



PRICE REDUCTION



- Single-Story Office Building
- Good Central Fresno Location
- Good Visibility and Exposure
- Nearby Access to Freeways 41/168
- Surrounded by Several Retail Service Amenities

AGENT: BOBBY FENA, SIOR
559 256 2436
FRESNO, CA
bobby.fena@colliers.com
BRE #00590204

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com

FOR SALE OR LEASE > OFFICE SPACE

3445 N. First St., Suites 100-110

FRESNO, CALIFORNIA

Property Summary > Office Space

The Building is a 29,370 square foot multi-tenant office building located in Central Fresno on First Street between Shields and Dakota Avenues. Formerly known as the Central Valley Blood Bank Center.

The Building is masonry construction with partial glass exterior. The total complex contains approximately 56,480 total square feet of building area in two (2) buildings, but was divided in half and sold as two separate parcels that share common parking facilities and access to the complex. It also features a stand-alone 1,800 SF warehouse storage building situated at the southwest corner of the complex. The subject property is situated on the western half of this development.

The complex is situated between two of Fresno's major cross-town Freeways (41 & 168), Highway 99 and is close to the Manchester Center/Fashion Fair Regional Shopping Mall & Entertainment Complex, plus several other restaurants and retail shopping centers.

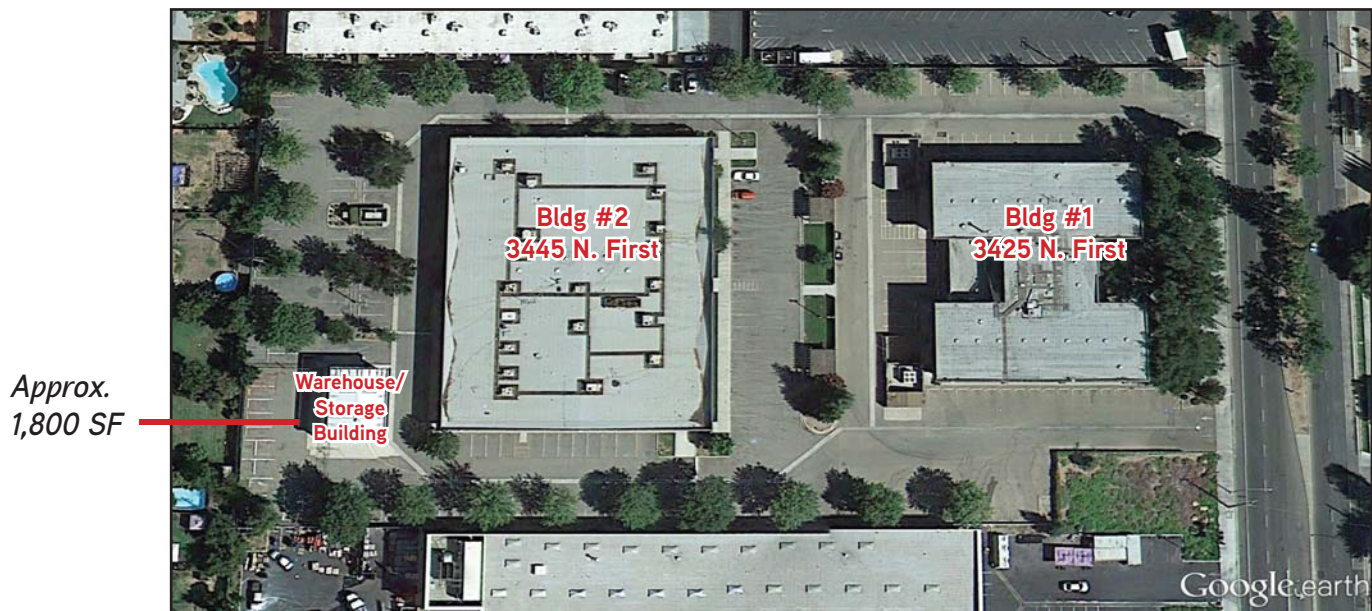
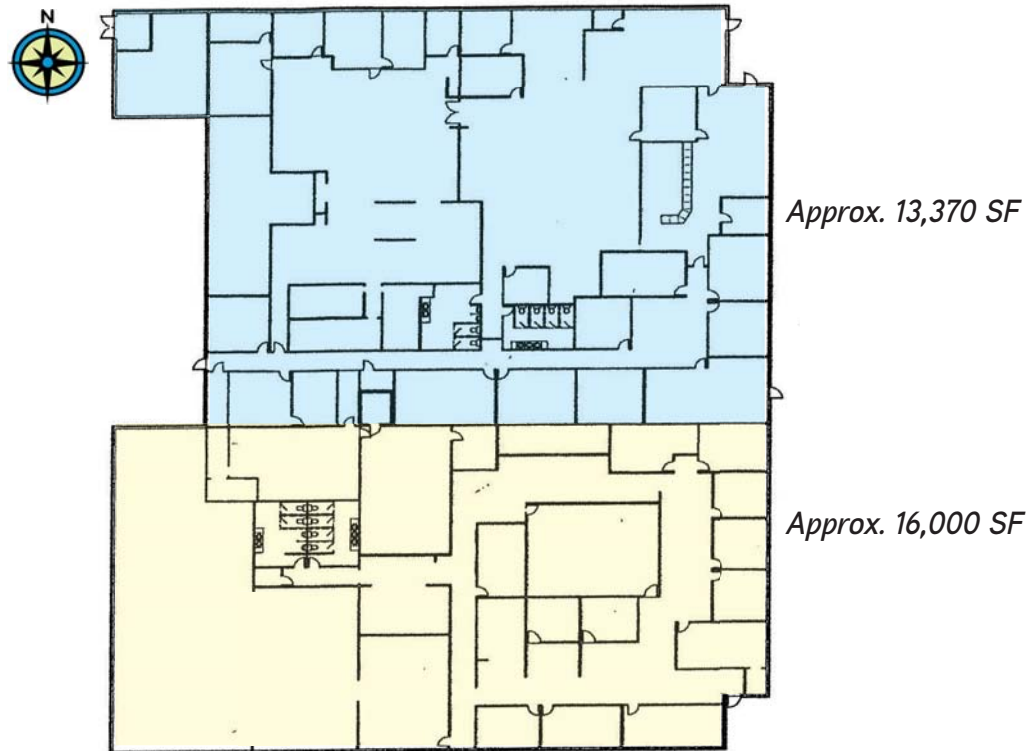
Building Amenities

- > Land Area: 123,710 SF (2.84 acres)
- > Building Area: 29,370 SF and approximately 1,800 SF stand alone warehouse building
- > Available Space: Approximately 29,370 SF (Divisible in increments of 13,370 SF and 16,000 SF)
- > APN: 437-213-22
- > Zoning: C/P (General)
- > Parking: Common area shared parking at 4.5/1,000 SF
- > Tenant Improvements: Available and negotiable. Building is fully fire sprinklered.
- > Sale Price: \$3,495,000 (\$119.00 psf) (As-Is, Where-Is Condition)
- > Rental Rate: \$0.98 per square foot. Tenant also responsible for the cost of its own utilities and janitorial.
- > Terms: All cash or seller financing to a qualified Buyer is negotiable. Seller will also consider leasing with an Option to Purchase.

FOR SALE OR LEASE > OFFICE SPACE

Floor Plan/Site Plan

3445 N. FIRST STREET, SUITES 100-110, FRESNO, CA



Broker Disclosure: Pursuant to the Regulations of the State of California Real Estate Commissioner, Chapter 6, Section 2785 (18), it is disclosed to all potential Tenants and their Broker/Agents, and all other interested parties, that Robert J. Fena, is a partner and principal in Colliers International and also partner and principal in First One Partners and, as such, has an ownership interest in the subject property and will benefit directly and indirectly from the Lease or Sale of the subject property.

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com

FOR SALE OR LEASE > OFFICE SPACE

Property Photos

3445 N. FIRST STREET, SUITES 100-110, FRESNO, CA



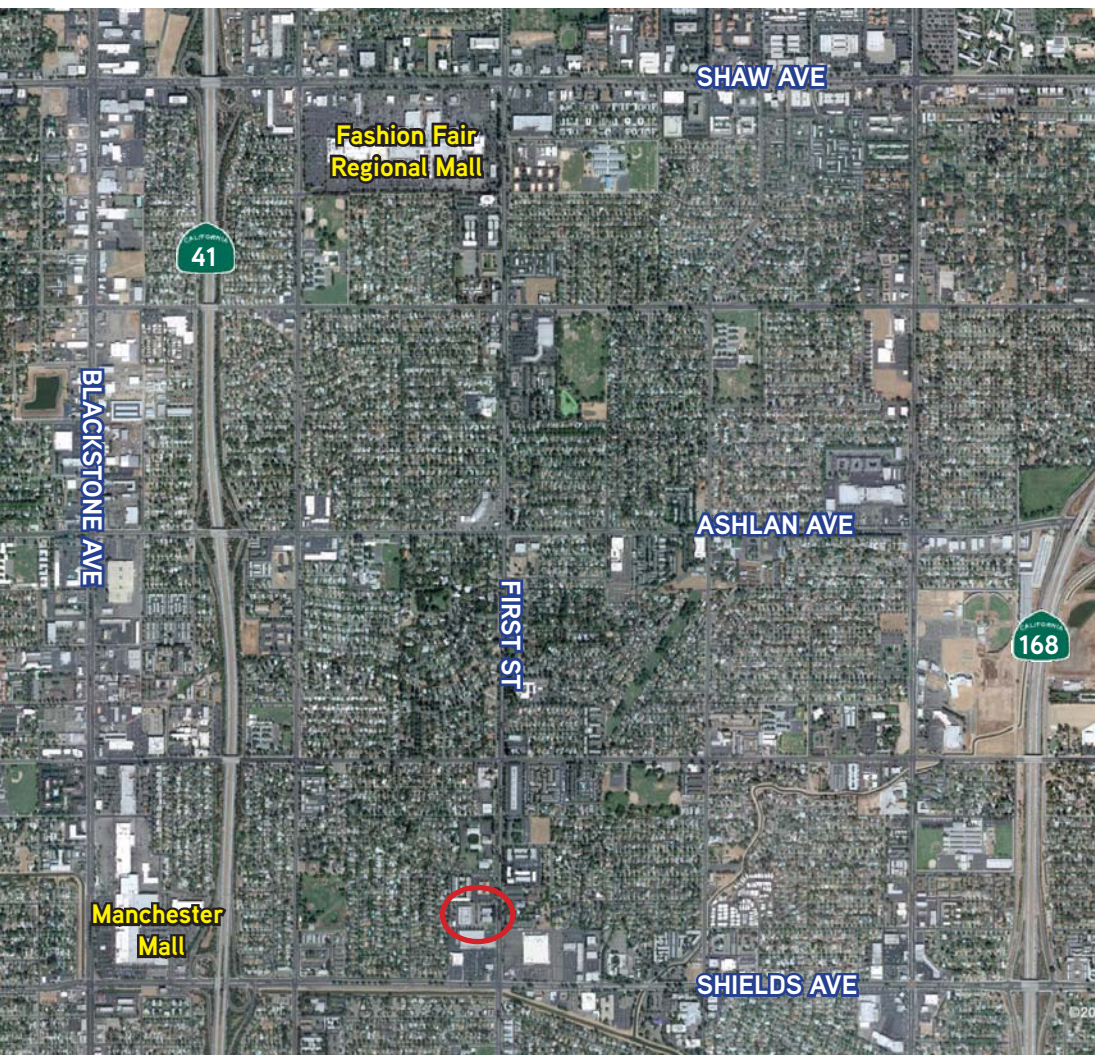
Broker Disclosure: Pursuant to the Regulations of the State of California Real Estate Commissioner, Chapter 6, Section 2785 (18), it is disclosed to all potential Tenants and their Broker/Agents, and all other interested parties, that Robert J. Fena, is a partner and principal in Colliers International and also partner and principal in First One Partners and, as such, has an ownership interest in the subject property and will benefit directly and indirectly from the Lease or Sale of the subject property.

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711
www.colliers.com

FOR SALE OR LEASE > OFFICE SPACE

Aerial

3445 N. FIRST STREET, SUITES 100-110, FRESNO, CA



Contact Us

AGENT: BOBBY FENA, SIOR

559 256 2436

FRESNO, CA

bobby.fena@colliers.com

BRE #00590204

Broker Disclosure: Pursuant to the Regulations of the State of California Real Estate Commissioner, Chapter 6, Section 2785 (18), it is disclosed to all potential Tenants and their Broker/Agents, and all other interested parties, that Robert J. Fena, is a partner and principal in Colliers International and also partner and principal in First Street Partners Fresno and, as such, has an ownership interest in the subject property and will benefit directly and indirectly from the Lease or Sale of the subject property.

Please contact us to see this property

COLLIERS INTERNATIONAL
7485 N. Palm Avenue, #110
Fresno, CA 93711

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). ©2013. All rights reserved

