

FOR LEASE > OFFICE SPACE

# 1130 E. Shaw Avenue

FRESNO, CALIFORNIA



- > High Quality, Functional Space with a “lake-like” setting
- > Covered and Secured Parking Areas
- > Quick Access to Freeways 41 and 168
- > Many Retail Amenities Close By (Retail services, restaurants, banking, etc.)
- > 1,318 RSF to 4,741 RSF

***FREE RENT  
INCENTIVES***

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AGENT: BEAU PLUMLEE  
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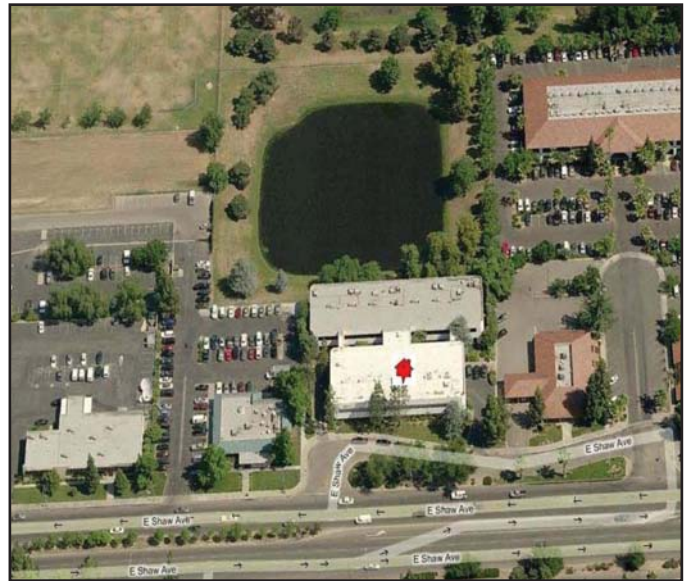
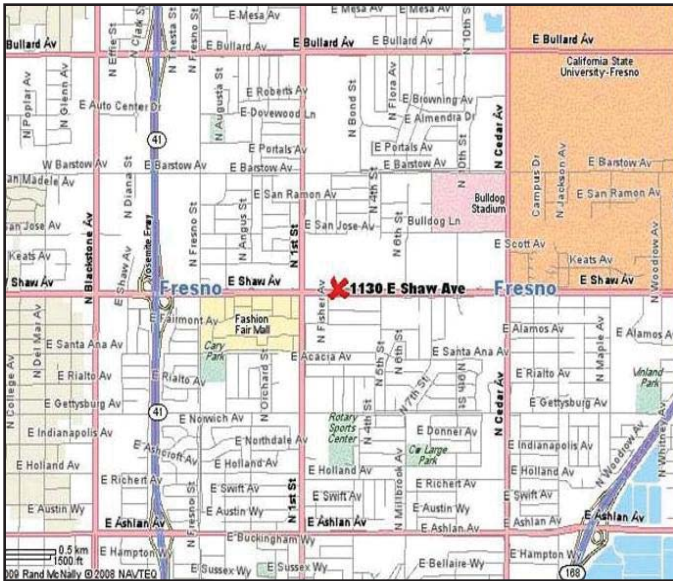
**COLLIERS INTERNATIONAL**  
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## Property Summary > Office Space

Located on the north side of Shaw Avenue, just east of First Street and within easy walking distance to restaurants, banking and shopping services. Current tenants include State of California, Department of Consumer Affairs and Department of Fish & Wildlife.

## Building Amenities

- > Availability: Suite 100 - 4,741 RSF (Ready-to-Occupy)  
Suite 107 - 1,318 RSF (Shell space - Landlord will Build-to-Suit)  
Suite 200 - 4,417 RSF (Ready-to-Occupy)
- > Rental Rate: \$1.40 PSF, per month, plus utilities & janitorial
- > Parking: 4.3 spaces per 1,000 SF. Gated and secured, covered parking is available along with a separate fenced and key-coded parking area and customer parking adjacent to the building. One reserved and covered stall available for each 1,250 SF of leased space.
- > Free Rent Incentives: See Broker for details

### Tenant Improvements

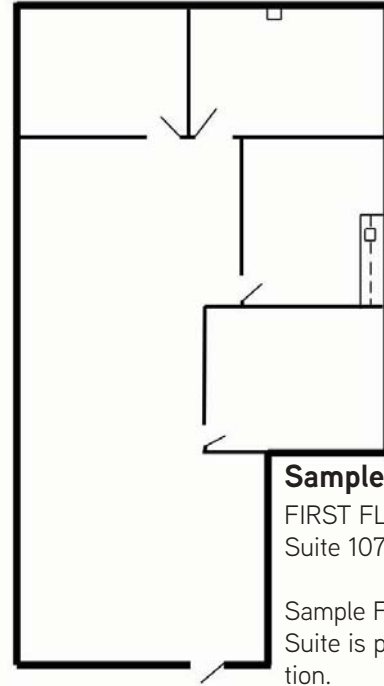
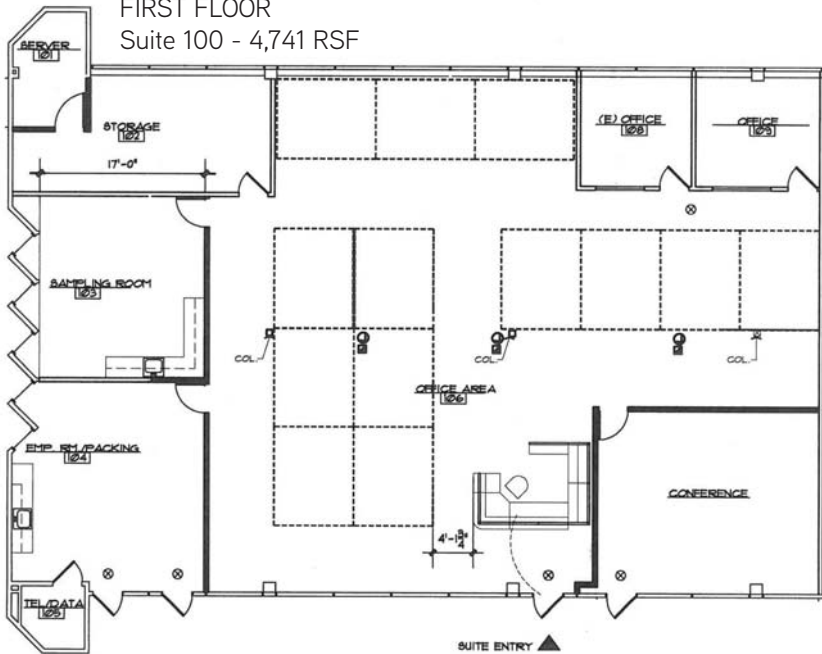
Negotiable. Suite 107 is in "shell condition", however, Landlord is willing and able to construct the attached sample floor plan or Build-to-Suit Tenant's specific needs & requirements based upon Landlord's standard Interior Improvement Allowance. Five year minimum Lease Term.

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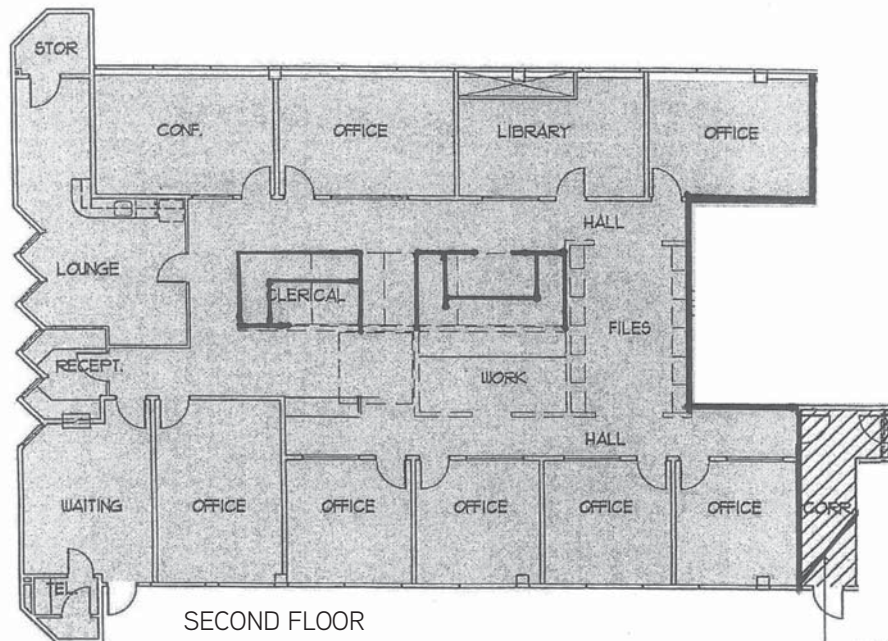
FIRST FLOOR  
Suite 100 - 4,741 RSF



**Sample Floor Plan**

FIRST FLOOR  
Suite 107 - 1,318 RSF

Sample Floor Plan (Not to Scale):  
Suite is presently in "shell" condition.



SECOND FLOOR  
Suite 200 - 4,417 RSF