

FOR LEASE > OFFICE SPACE

3636 N. First Street

MEDICAL/DENTAL AND GENERAL OFFICE SPACE



- Easy access to and from Freeway 41 and 168
- Abundant Parking Facilities with on-site covered parking
- Near Bus Lines and all major services
- Close to Manchester Regional Shopping Mall & Veteran's Hospital

BOBBY FENA, SIOR
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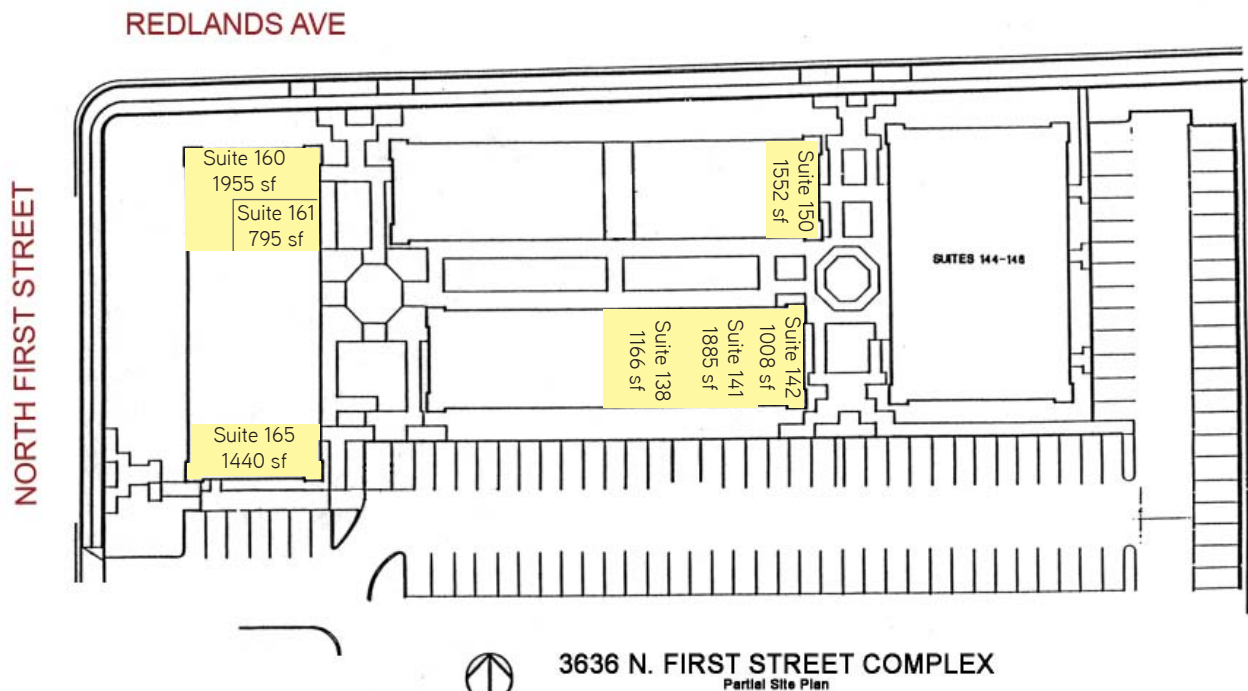
Property Summary

- > Location: On First Street between Dakota & Shields
- > Available Space:

*Suite 138 - Approx. 1166 sf	Suite 150 - Approx. 1552 sf	Suite 165 - Approx. 1440 sf
*Suite 141 - Approx. 1885 sf	**Suite 160 - Approx. 1955 sf	
*Suite 142 - Approx. 1008 sf	**Suite 161 - Approx. 795 sf	

**Suites 138, 141 and 142 can be combined for 4,059 SF*
***Suites 160 & 161 can be combined for 2,750 SF*
- > Lease Rate: \$1.05 per square foot per month, plus utilities & janitorial
- > Incentive Package: Landlord will negotiate free rent credits dependant on length of lease term and remodeling allowance to be provided. Tenant shall remain responsible for the cost of its own utilities and janitorial service during the free rent period.

Site Plan



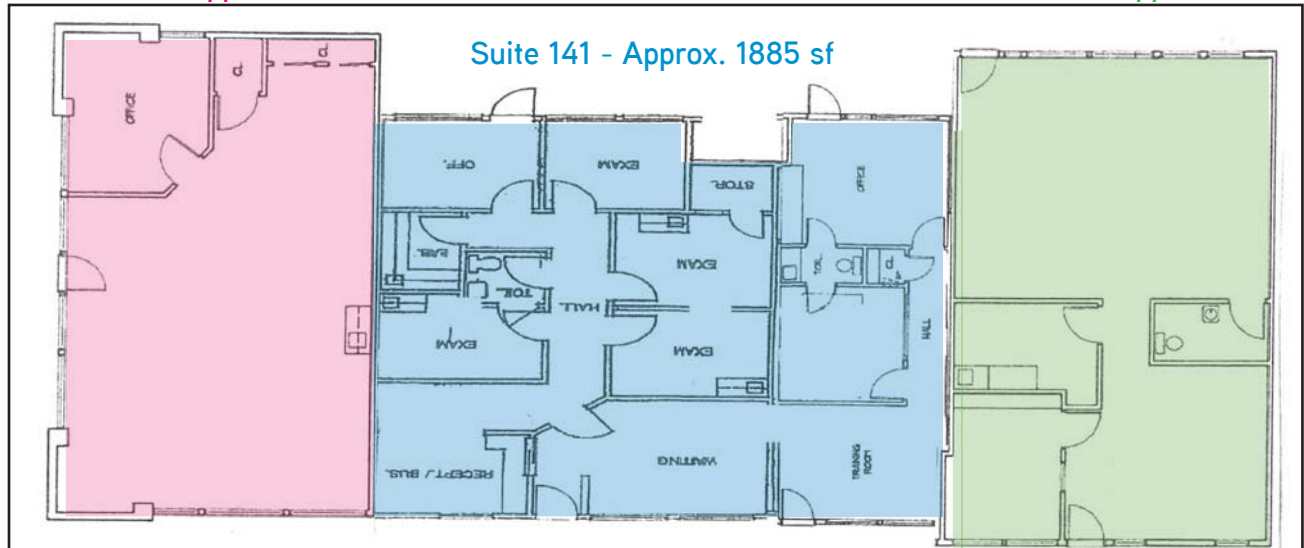
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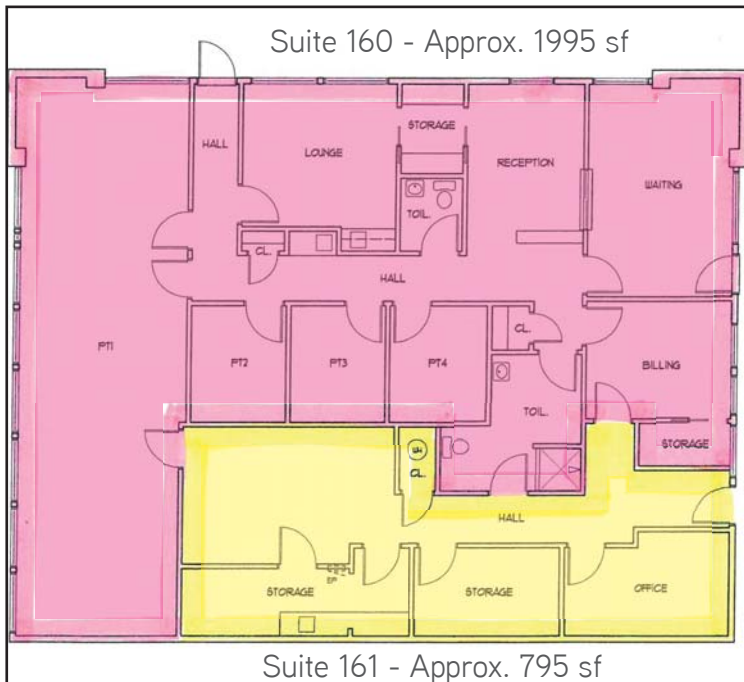
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Suite 142 - Approx. 1008 sf

Suite 138 - Approx. 1166 sf



Suite 160 - Approx. 1995 sf

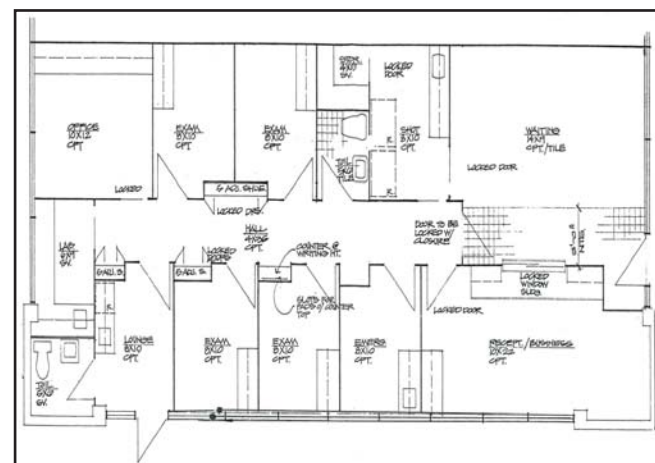


Suite 161 - Approx. 795 sf

Can be combined for a total of 2750 SF



Suite 150 - Approx. 1552 sf



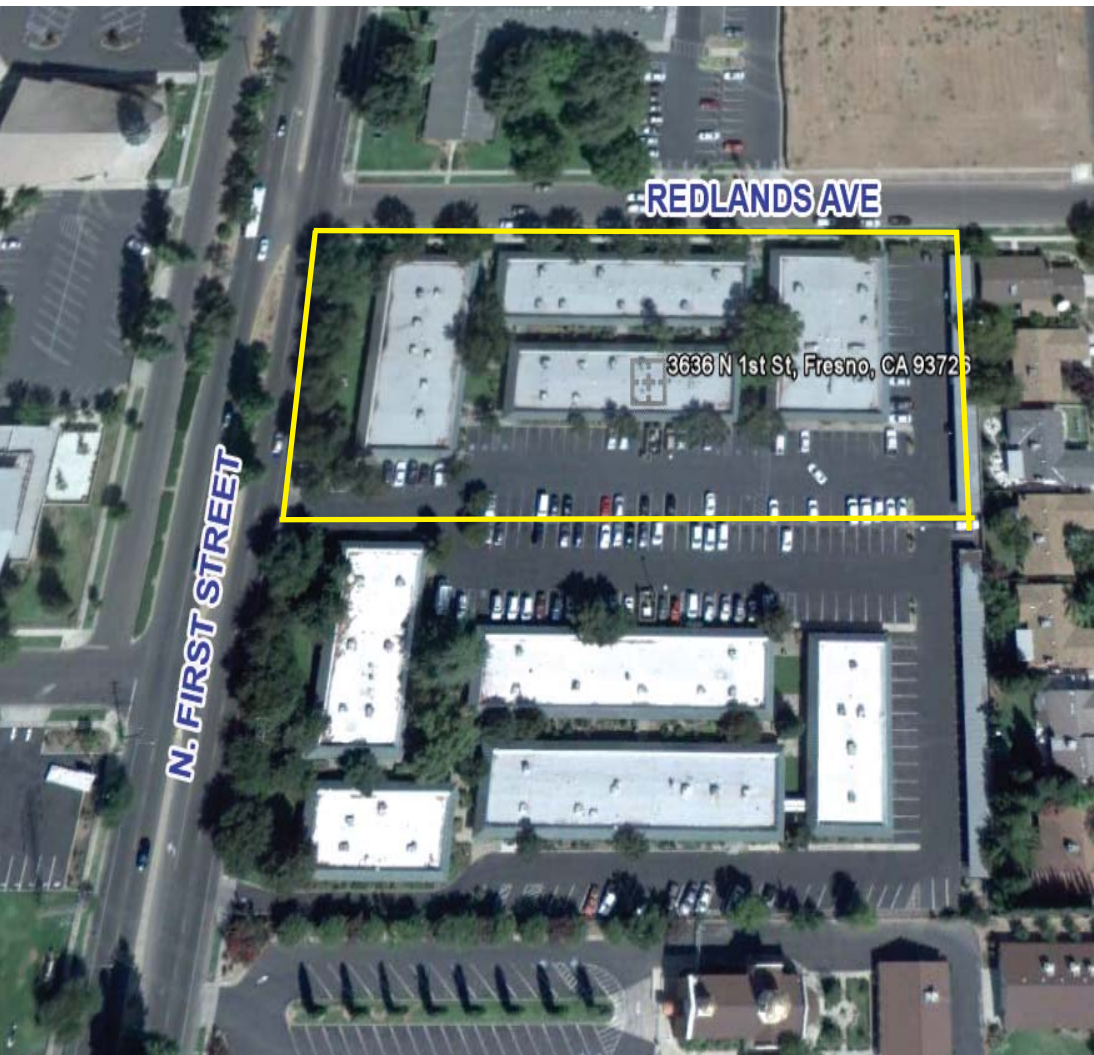
Suite 165 - Approx. 1440 sf

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Contact Us

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Please contact us to see this property

With an excellent Central Fresno location, 3636 N. First serves both medical/dental and general office users. Close to Freeway 41 and all major support services. More than ample parking for patients and visitors.

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